

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



22.4
(MT 28104)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on Initiation of Foundation Component General Plan Amendment No. 240016 (GPA240016) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) & Community Development: Estate Density Residential (CD:EDR), to allow for submittal of an application for 2-5 acre residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Richard Michael c/o Ramona Dairy – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Rural Residential (R:RR) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – APN(s): 455-110-016 & 455-110-017 – 96.87 Gross Acres – Planning Contact: Candice Hughes at chughes@rivco.org or (951) 955- 1639 – Not a Project under CEQA, District 5.

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued off calendar.

Roll Call:

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 26, 2025, of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: August 26, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
22.4

xc: Planning, COB

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 22.4
(ID # 28104)

MEETING DATE:
Tuesday, August 26, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) & Community Development: Estate Density Residential (CD:EDR), to allow for submittal of an application for 2-5 acre residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Richard Michael c/o Ramona Dairy – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Rural Residential (R:RR) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – APN(s): 455-110-016 & 455-110-017 – 96.87 Gross Acres – Planning Contact: Candice Hughes at chughes@rivco.org or (951) 955- 1639 – Not a Project under CEQA. District 5. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy


John Hildebrand, Planning Director


Rania Odenbaugh, TLMA Director

8/19/2025

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STATE OF CALIFORNIA

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240016 (GPA240016) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (CD:MDR) & Estate Density Residential (CD:EDR), on two parcel(s), totaling 96.87 gross acres, in order to allow for submittal of an application for a development of approximately 2-5 acre residential lots around the western and northern property lines.

The two (2) parcels are located south of Trailwood Road, north of Tres Cerritos Avenue, east of Three Springs Road, and west of Warren Road.

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240016) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240016 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) and Community Development: Estate Density Residential (CD:EDR), to allow for development of approximately 2-5 acre lots around the western and northern property lines.

The parcel(s) are not located in a policy or overlay. The parcels are located within the San Jacinto Valley Area Plan.

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If FC-GPA240016 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 2-5 acre residential lots around the western and northern property lines.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD: HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (CD: MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed Estate Density Residential (CD: EDR) Land Use Designation allows for single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and agriculture is permitted, however, intensive animal keeping is discouraged.

Changes to Applicant Proposal

After presentation of the project proposal to the GPAC/PC, the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered in the GPAC/PC public hearing was for a change from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR). The Applicant submitted a change to the proposal by adding land use designation, Estate Density Residential (CD:EDR).

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 500 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

One comment was received after the close of the Planning Commission public hearing and as of the writing of this staff report. The comment indicated concerns about maintaining the character of the surrounding environment and negative impact on quality of life.

General Plan Advisory Committee Proceedings

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As duly noticed public hearing to discuss FC-GPA240016 was held before the General Plan Advisory Committee on February 10, 2025. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and 2 members of the public provided public testimony.

Of the public comments received, 2 were against initiation of a General Plan Amendment, and 0 were in support. Comments against the initiation of the GPA cited preservation of equestrian lifestyle, traffic and noise concerns, impact on roads, lacking infrastructure, and ruined roads.

The Committee discussed the project. Issues that were discussed included the development conflicting with the ranch community lifestyle, high fire area, Medium Density Residential 5,500 sq. ft lots are too small for the surrounding parcels, traffic issues and road improvements. Support for more housing.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 3rd, 5th Districts

Against: 2nd District

Neutral:

Not Present: 1st, 4th Districts

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240016 was held before the Planning Commission on March 19, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Four members of the public provided public testimony.

Of the public comments received, four were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited preserving rural and equestrian lifestyle, poor road conditions, increase in existing traffic, impact on property values, surrounding parcel are 5-acre minimum lots, speeding, high fire, one entry and exit way, lack of infrastructure, lack of horse trails, and unsafe for children.

The Committee discussed the project. Issues that were discussed included density and lot sizing, concerns about keeping the lots at least an acre, buffering between adjacent larger

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lots, proposed higher density not compatible with surround uses, increased traffic, and more information needed. The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 3rd, 4th, 5th Districts

Against:

Neutral: 1st, 2nd Districts

Not Present:

Abstain:

IMPACT ON RESIDENTS AND BUSINESS

The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

ADDITIONAL FISCAL INFORMATION

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Attachment A – Vicinity Maps

Attachment B – Existing Land Use Designations

Attachment C – Existing Zoning Classifications

Attachment D – Noticing Radius and Labels

Attachment E – Applicant's Exhibits

Attachment F – GPAC Hearing Package

Attachment G – PC Hearing Package

Attachment H – Public Comments

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Jason Farin, Principal Policy Analyst

8/20/2025



Braden Holly, Deputy County Counsel

8/18/2025

27x2 = 54



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: (07/29/2025)

TO: Clerk of the Board of Supervisors

**FROM: Planning Department – Riverside – Victoria Gomez, Project Planner
August 26, 2025**

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) & Community Development: Estate Density Residential (CD:EDR), to allow for submittal of an application for 2-5 acre residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Richard Michael c/o Ramona Dairy – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Rural Residential (R:RR) – **Location:** north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – APN(s): 455-110-016 & 455-110-017 – 96.87 Gross Acres – Planning Contact: Candice Hughes at chughes@rivco.org or (951) 955- 1639 – Not a Project under CEQA. District 5. [Applicant Fees 100%]

Planning Commission Date: March 19, 2025 / **Commissioner Vote:** 3-0
GPAC Date: February 10, 2025 / **Members Vote:** 2-1

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: ()
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

2025 JUL 29 PM 11:12

2204



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240016)

Planning Case APN(s): 455110016, -017

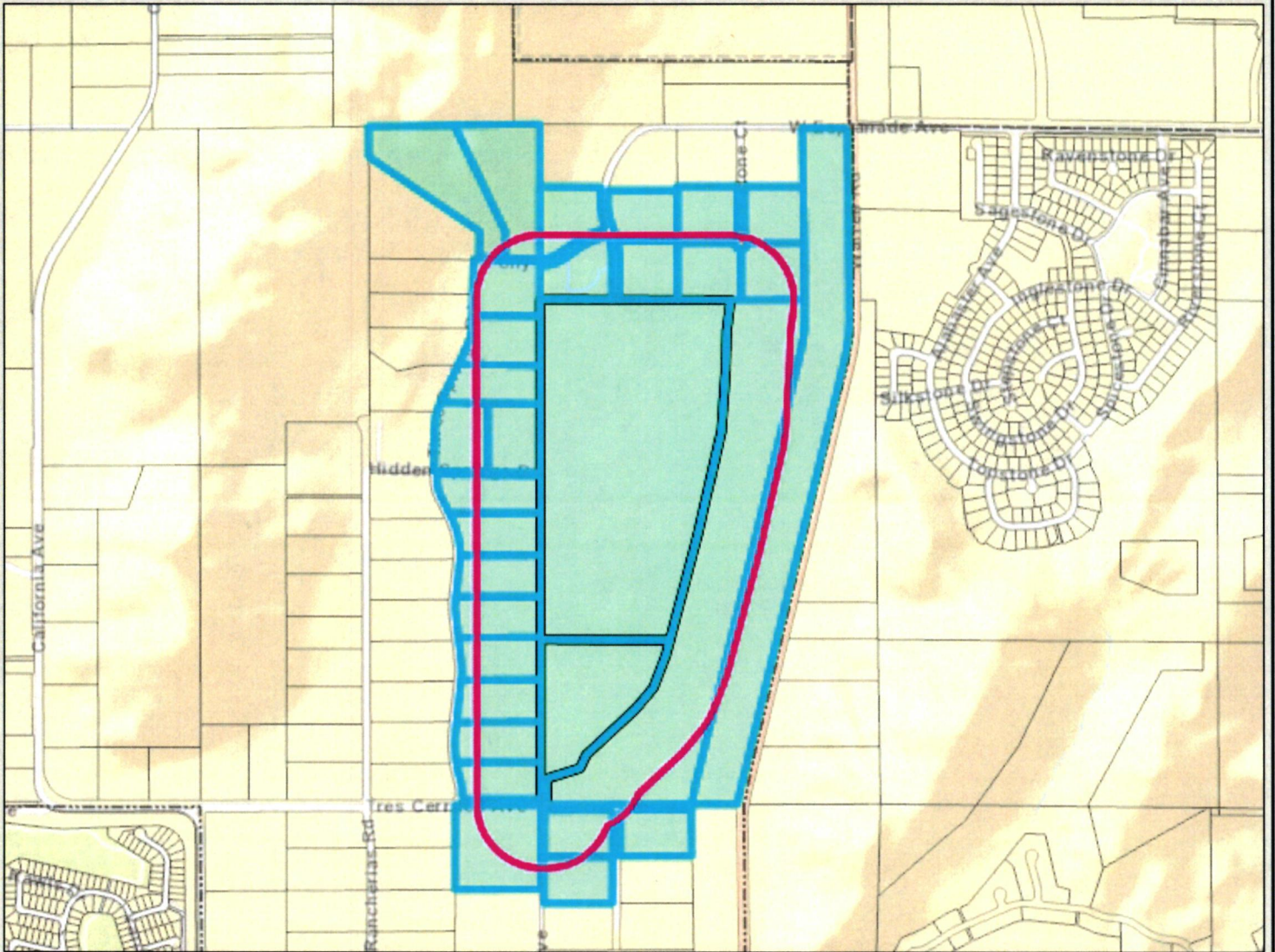
I, Victoria Gomez certify that on July 24, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 500 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Victoria Gomez
TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9549
EMAIL: vicgomez@rivco.org

SIGNATURE: *Victoria Gomez*

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/21/2024 10:37:50 AM

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 26, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240016**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) & Community Development: Estate Density Residential (CD:EDR), to allow for submittal of an application for 2-5 acre residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 455-110-016 & 455-110-017. This proposed project is located: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240016 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240016 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: <https://rivcocob.org/2025-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.º 240016 EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Pls, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 a.m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.º 240016**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240016 para cambiar el Componente de Fundamentos del Plan General de dos (2) parcelas de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR) y Desarrollo Comunitario: Residencial de Densidad de Urbanización (CD:EDR), para permitir la presentación de solicitudes para lotes residenciales de 2 a 5 acres. Si la Junta de Supervisores aprueba la Propuesta de la Enmienda del Plan General N.º GPA240016, se requerirán solicitudes de aprobación adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, hallazgos y otros requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas APN: 455-110-016 y 455-110-017. Este proyecto propuesto está ubicado: al norte de Tres Cerritos Ave, al este de Three Springs Rd, al sur de Trailwood Rd y al oeste de Warren Rd en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. 240016 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. 240016 y exigiendo al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: <https://rivcocob.org/2025-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE LA PLANIFICADORA DE PROYECTOS, CANDICE HUGHES EN (951) 955-1639 O POR CORREO ELECTRÓNICO CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted o alguien más haya planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Téngase en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. Por consiguiente, las designaciones, las normas de construcción, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de una manera distinta a la propuesta específicamente.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita alguna adaptación razonable, póngase en contacto con el Secretario de la Junta de Supervisores en el (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

Fecha: 4 de agosto de 2025

By: Kimberly A. Rector, secretaria de juntas
Naomy Sicra, Asistente de secretaria de la juntas

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 26, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240016**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) & Community Development: Estate Density Residential (CD:EDR), to allow for submittal of an application for 2-5 acre residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 455-110-016 & 455-110-017. This proposed project is located: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd in the Fifth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. 240016 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. 240016 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: <https://rivcocob.org/2025-agendas-and-proceedings> or <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CANDICE HUGHES, PROJECT PLANNER, AT (951) 955-1639 OR EMAIL CHUGHES@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

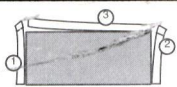
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org.

Dated: August 4, 2025

By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant

* 7877981 7878014

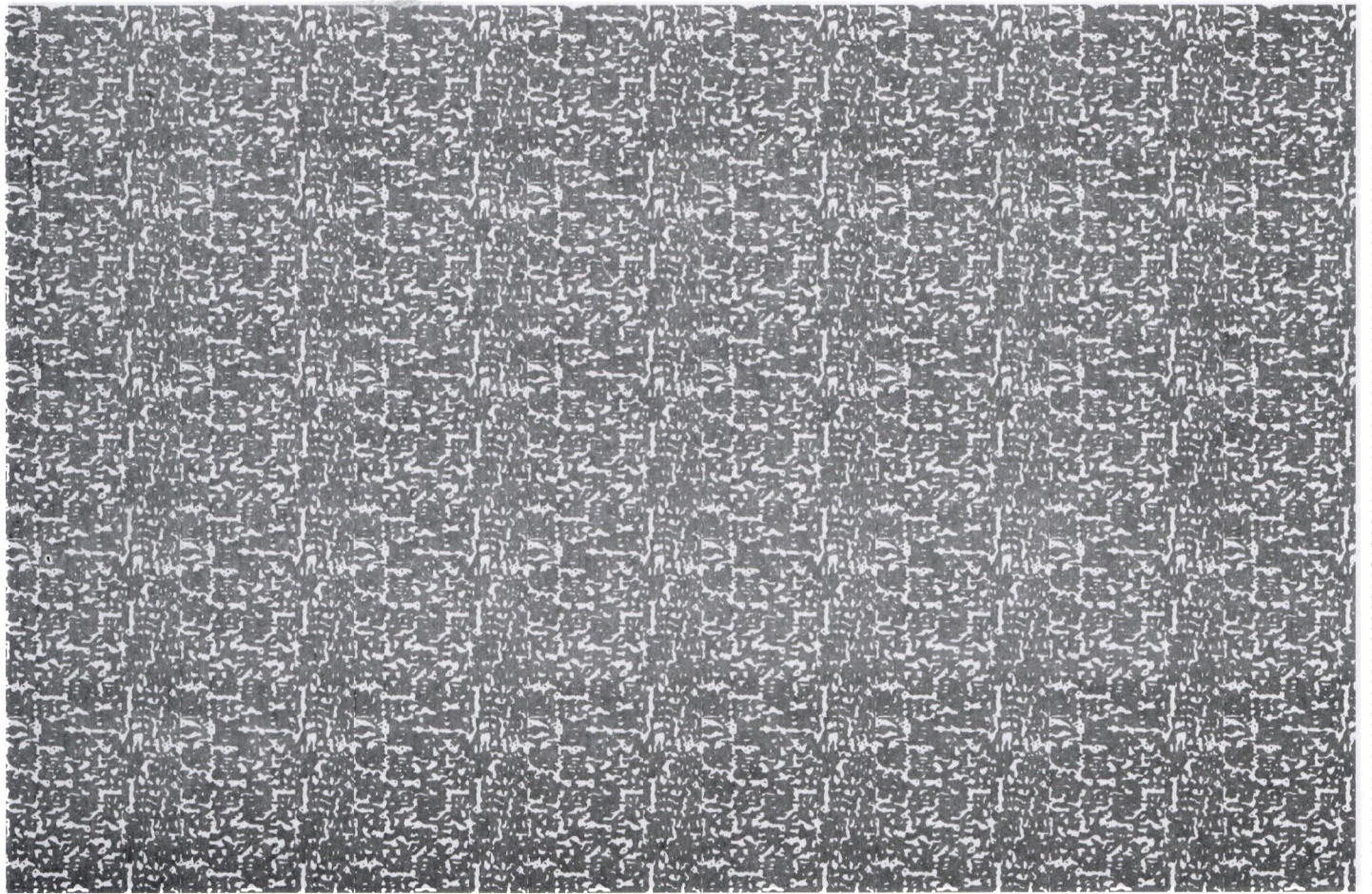
PSEMPV



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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NONAUTO
PRSR T LTR



US POSTAGE PAID BY PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
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JUAN SANDOVAL
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HEMET CA 92545

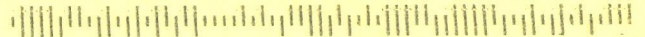
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DEL COMPONENTE FUNDAMENTAL DE LA ENMIENDA DEL PLAN GENERAL N.º 240016 EN EL QUINTO DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Junta del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 26 de agosto de 2025 a las 10:00 a.m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación de aprobar la **Iniciación del Componente Fundamental de la Enmienda del Plan General N.º 240016**. El solicitante solicita que el Condado de Riverside considere si recomienda el inicio del GPA240016 para cambiar el Componente de Fundamentos del Plan General de dos (2) parcelas de Rural: Residencial Rural (R:RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD:MDR) y Desarrollo Comunitario: Residencial de Densidad de Urbanización (CD:EDR), para permitir la presentación de solicitudes para lotes residenciales de 2 a 5 acres. Si la Junta de Supervisores aprueba la Propuesta de la Enmienda del Plan General N.º GPA240016, se requerirán solicitudes de aprobación adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, hallazgos y otros requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas APN: 455-110-016 y 455-110-017. Este proyecto propuesto está ubicado: al norte de Tres Cerritos Ave, al este de Three Springs Rd, al sur de Trailwood Rd y al oeste de Warren Rd en el Quinto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** recomendar el inicio de la Enmienda al Plan General No. 240016 y, si se recomienda, **ADOPTAR** una orden que inicie la Enmienda al Plan General No. 240016 y exigiendo al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no es un proyecto según la CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión para el proyecto propuesto pueden consultarse en línea en: <https://rivcocob.org/2025-agendas-and-proceedings> o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle> cuando esté disponible.

PARA OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR, CONTACTE LA PLANIFICADORA DE PROYECTOS, CANDICE HUGHES EN (951) 955-1639 O POR CORREO ELECTRÓNICO CHUGHES@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de esta notificación y la audiencia pública, o bien podrá comparecer y ser escuchada en el lugar y hora indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, la cual los tendrá en cuenta, junto con cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

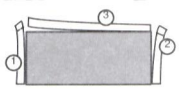
Si impugna el punto anterior ante los tribunales, es posible que solo pueda plantear las cuestiones que usted o alguien más haya planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Téngase en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. Por consiguiente, las designaciones, las normas de construcción, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de una manera distinta a la propuesta específicamente.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita alguna adaptación razonable, póngase en contacto con el Secretario de la Junta de Supervisores en el (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o por correo electrónico cob@rivco.org.

Fecha: 4 de agosto de 2025

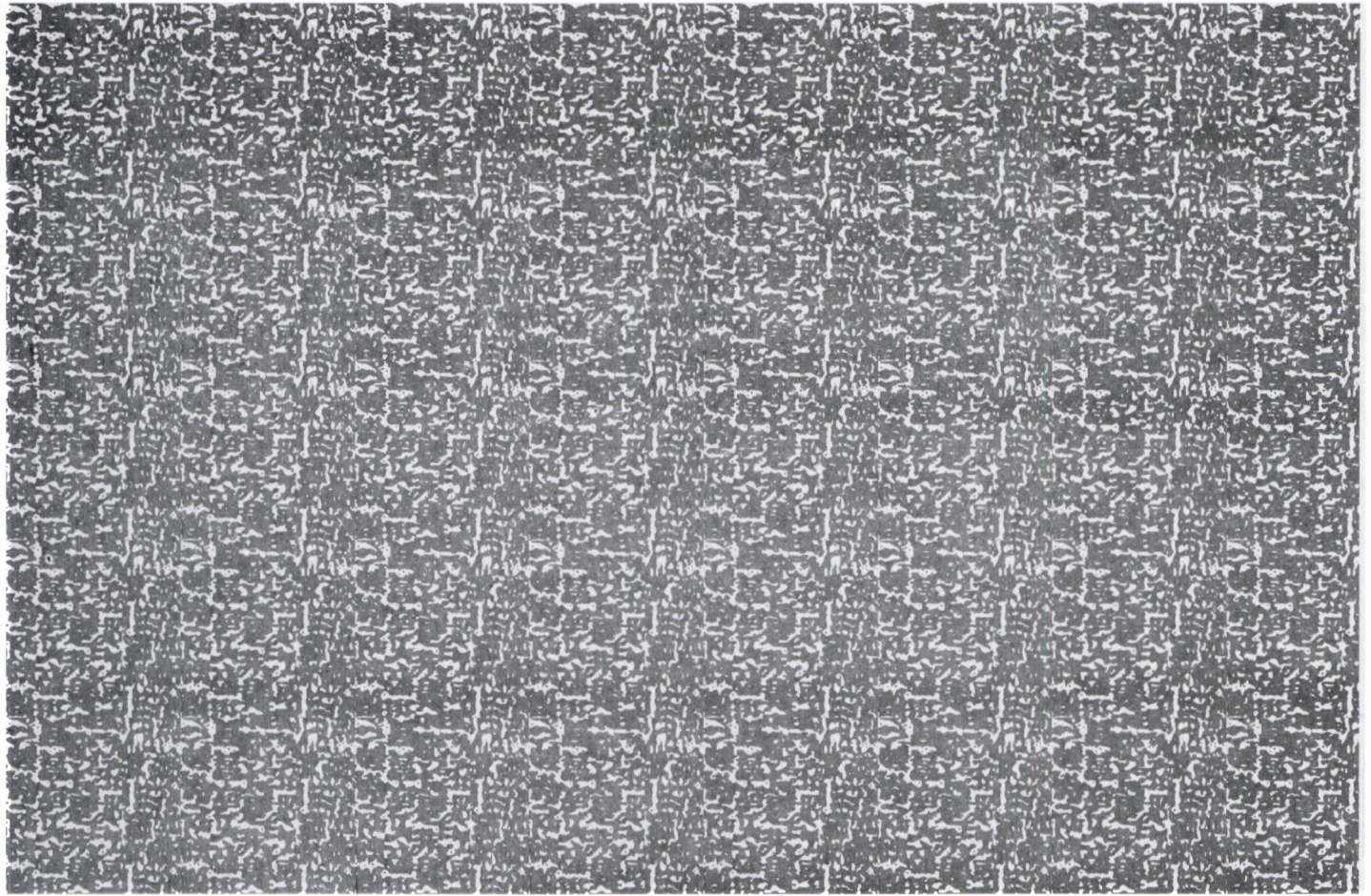
By: Kimberly A. Rector, secretaria de juntas
Naomy Sicra, Asistente de secretaria de la juntas



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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This may affect your property

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RIVERSIDE COUNTY PLANNING DEPARTMENT

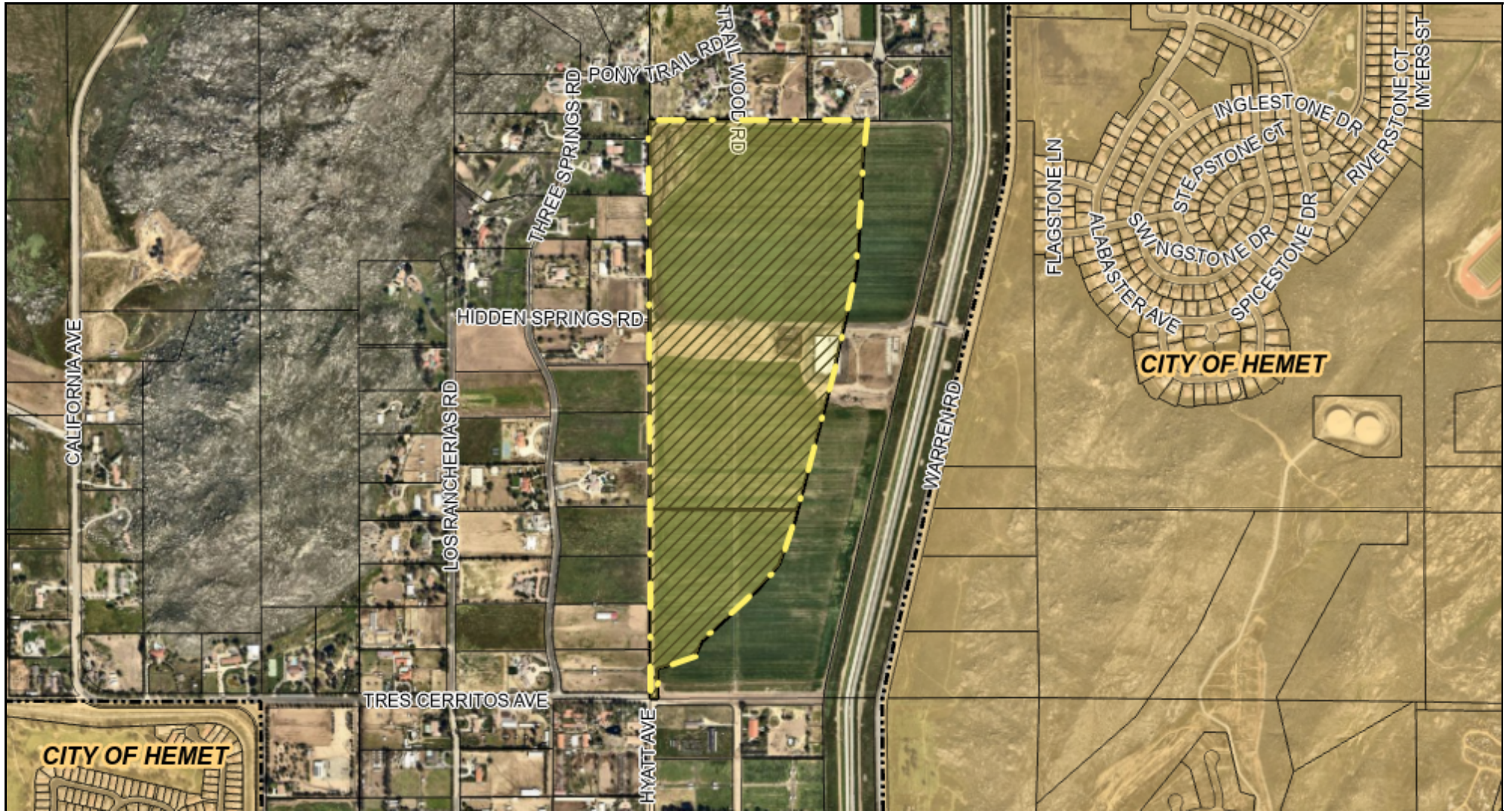
GPA240016

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

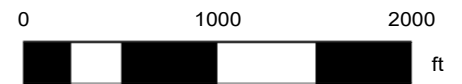
District: 5

Date: 8-20-2024

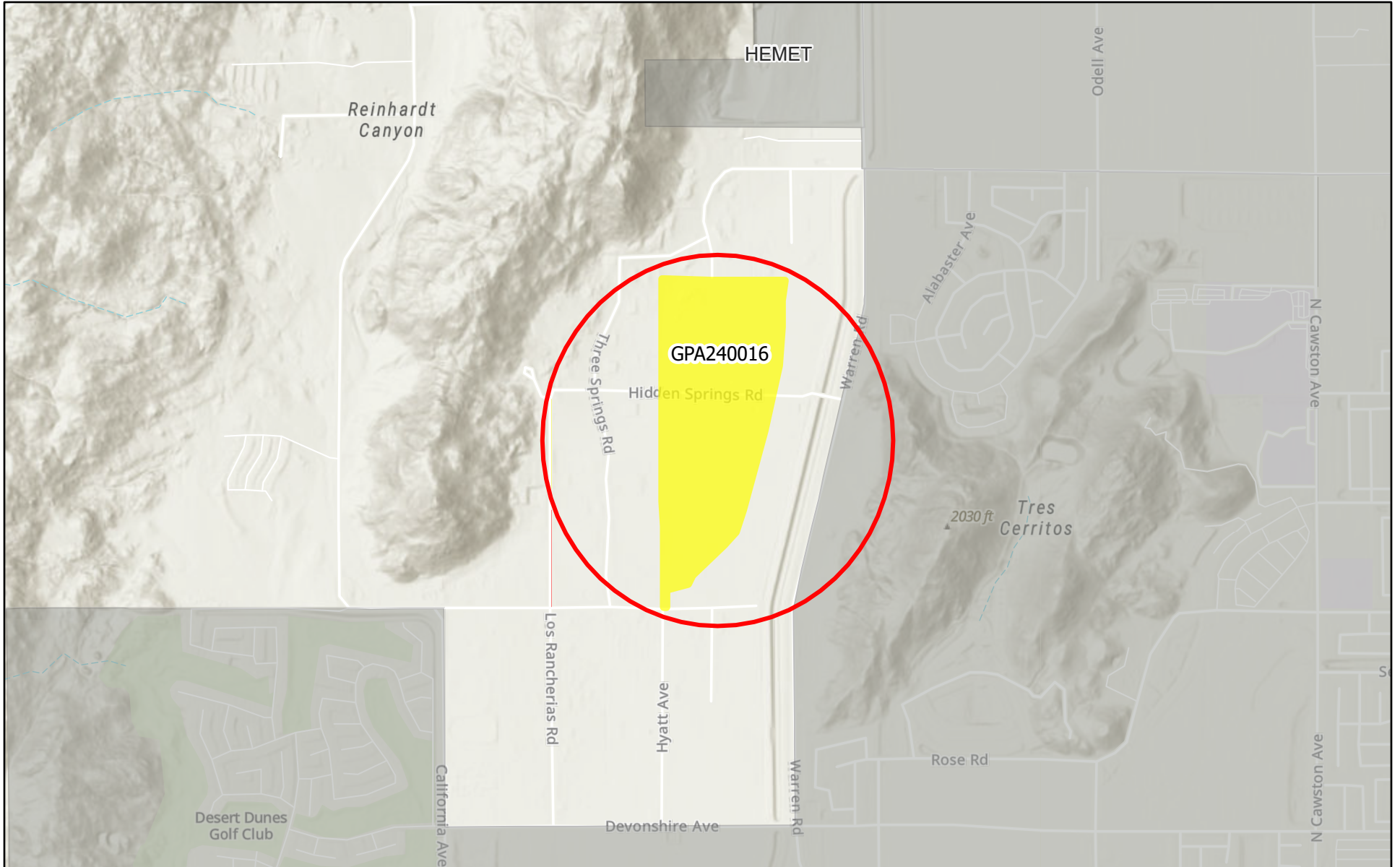


Zoning Area/District: HEMET-SAN JACINTO

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



FGPA Status Map



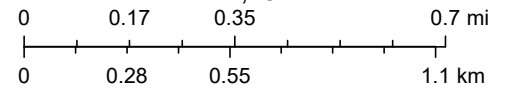
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 FGPA Web Map

World Hillshade

 Cities - CITIES

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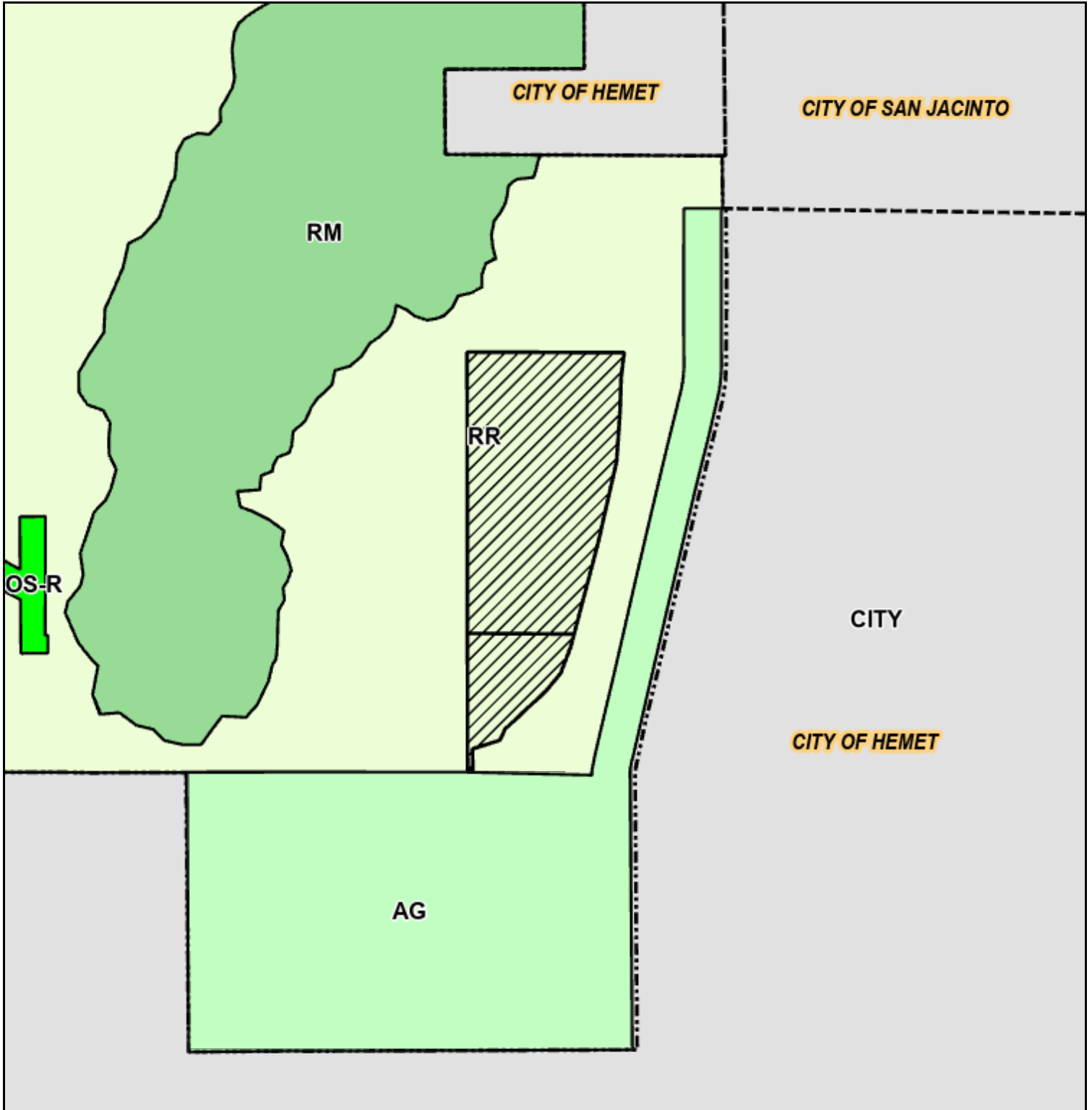
City of San Jacinto, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: YXSTIAN GUTIERREZ
District: 5

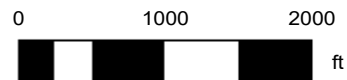
GPA240016
LAND USE

Date: 8-20-2024
Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

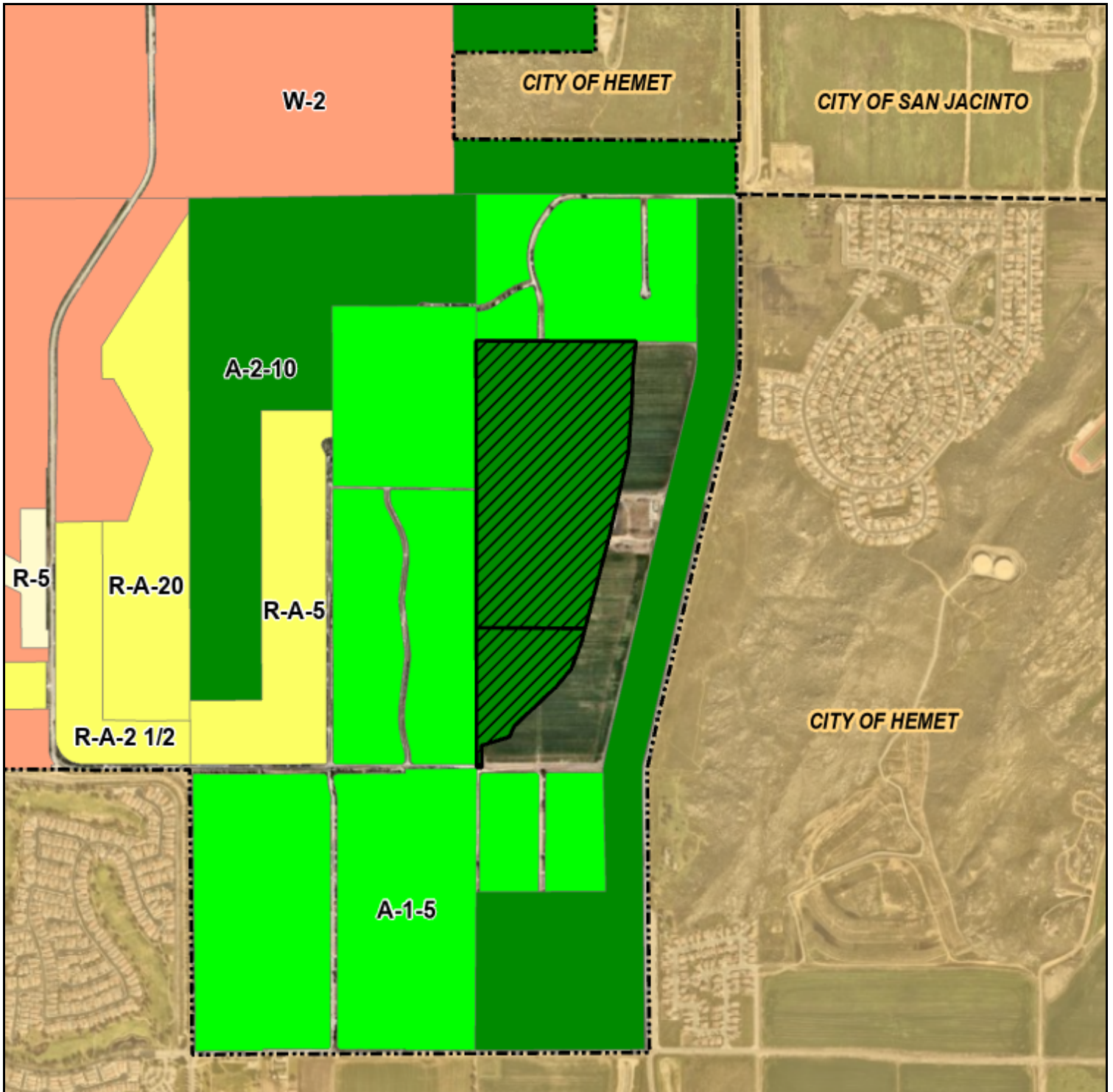
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

District: 5

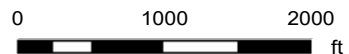
Date: 8-20-2024

Exhibit: 2



Zoning Area/District: HEMET-SAN JACINTO

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240016)

Planning Case APN(s): 455110016, -017

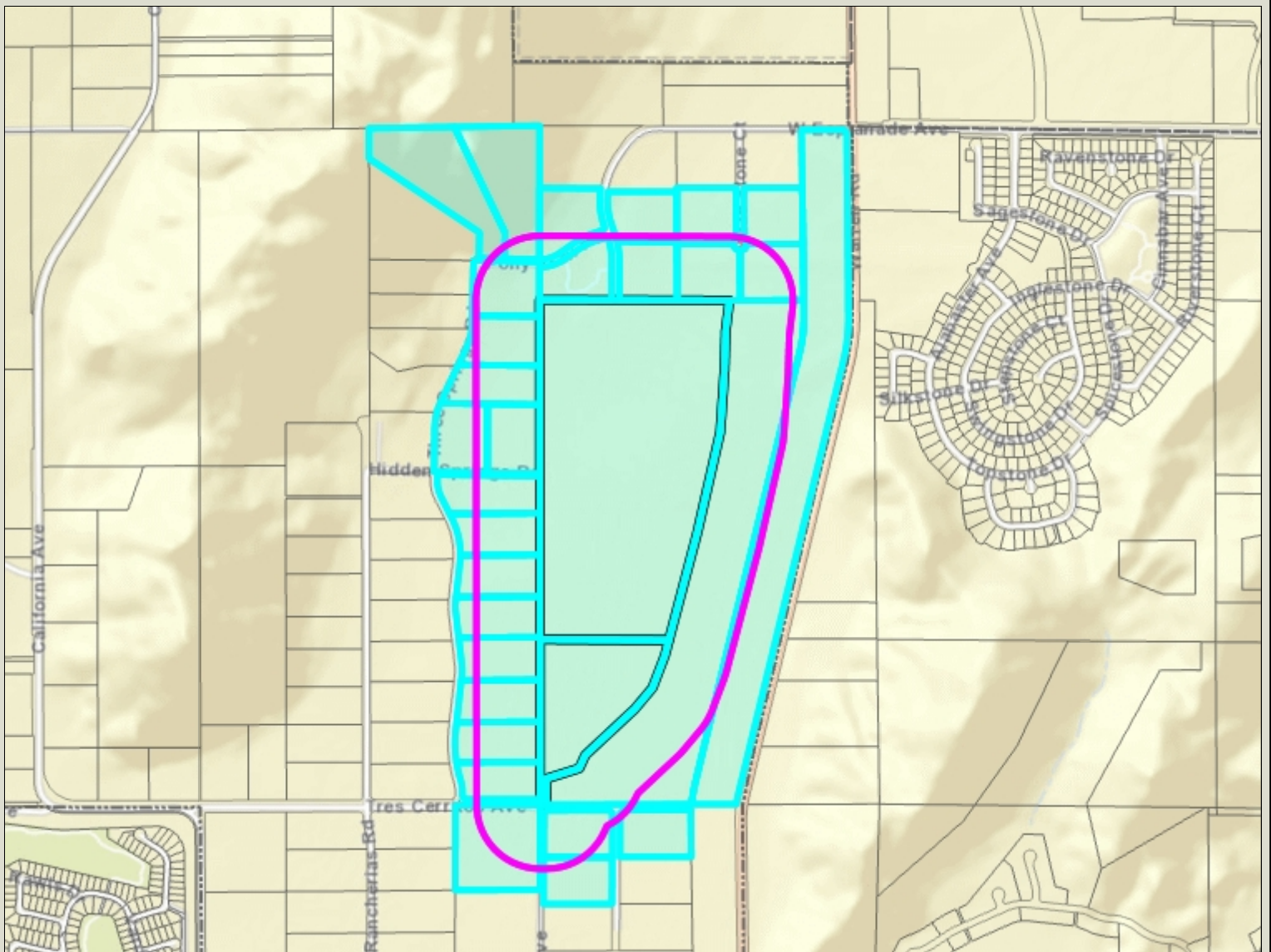
I, Victoria Gomez certify that on July 24, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 500 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Victoria Gomez
TITLE: Assistant Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-9549
EMAIL: vicgomez@rivco.org

SIGNATURE: *Victoria Gomez*

Riverside County GIS Mailing Labels



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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455100033
DARNELL R. BAILEY
35490 PONY TRAIL RD
HEMET CA 92545

455100038
JIMMY A. FULLER
35480 PONY TRAIL RD
HEMET CA 92545

455110015
MWD
P O BOX 54153
LOS ANGELES CA 90054

455110016
DE JONG TEUNIS J TRUST DTD 1/26/18
2451 RAMONA EXPRESSWAY
SAN JACINTO CA 92582

455110018
RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
4080 LEMON ST
RIVERSIDE CA 92502

455120049
GARY C. NARVAEZ
35375 TRES CERRITOS AVE
HEMET CA 92545

455120062
JEROME NICHOLAS KELLEY
25601 THOROUGHbred LN
HEMET CA 92545

455120063
MIGUEL A. FRANCO
20132 CASSIA CT
CERRITOS CA 90703

455120065
WILLIAM EUGENE CRUTCHFIELD
25100 THOROUGHbred LN
HEMET CA 92545

455291020
DENNY BENAVIDES
24210 THREE SPRINGS RD
HEMET CA 92545

455291021
CHAFFEE CAROLE E REVOCABLE
TRUST DTD 08/16/04
32882 HADDOCK ST
WINCHESTER CA 92596

455291022
AMPELIA DELGADO
18444 MARYGOLD AVE
BLOOMINGTON CA 92316

455291024
HERIBERTO VEGA-MEDINA
4090 LOGAN AVE
SAN DIEGO CA 92113

455340002
JUAN SANDOVAL
8620 MISSION BLVD
HEMET CA 92545

455340003
BRILLIANT CORNERS
854 FOLSOM ST
SAN FRANCISCO CA 94107

455340004
ANDEEL FAMILY TRUST DTD 10/09/23
24160 TRAILWOOD RD
HEMET CA 92545

455340005
ANDEEL FAMILY TRUST DTD 10/09/23
24160 TRAIL WOOD RD
HEMET CA 92545

455340008
CASSEL JOHN F 2015 TRUST DTD
08/27/15
24155 MAZE STONE CT
HEMET CA 92545

455340009
JOHN G. FARQUHARSON
24235 MAZE STONE CT
HEMET CA 92545

455340010
MICHAEL J. LINDNER
24230 MAZE STONE CT
HEMET CA 92545

455340011
IMPERIAL HIGHWAY CHURCH OF
CHRIST
8321 IMERIAL HWY
DOWNEY CA 90242

455551001
SID SYBRANDY
P O BOX 580
SAN JACINTO CA 92581

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CHRIS E. WYBORNY
P O BOX 960
HEMET CA 92546

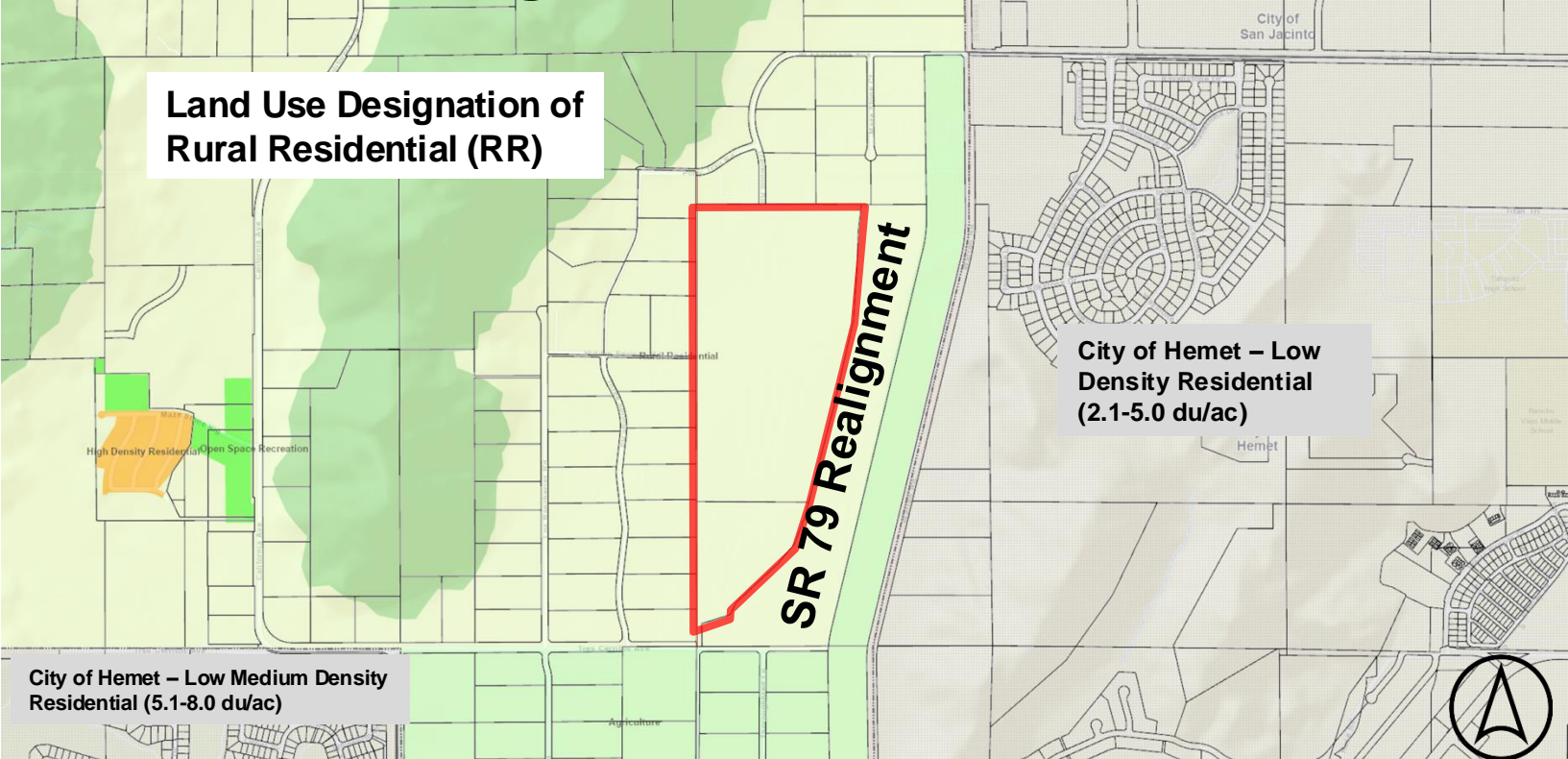
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ARTURO MOTA
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SUN CITY CA 92585

455551004
DINH PHAM FAMILY TRUST 4/13/2024
24730 THREE SPRINGS RD
HEMET CA 92545

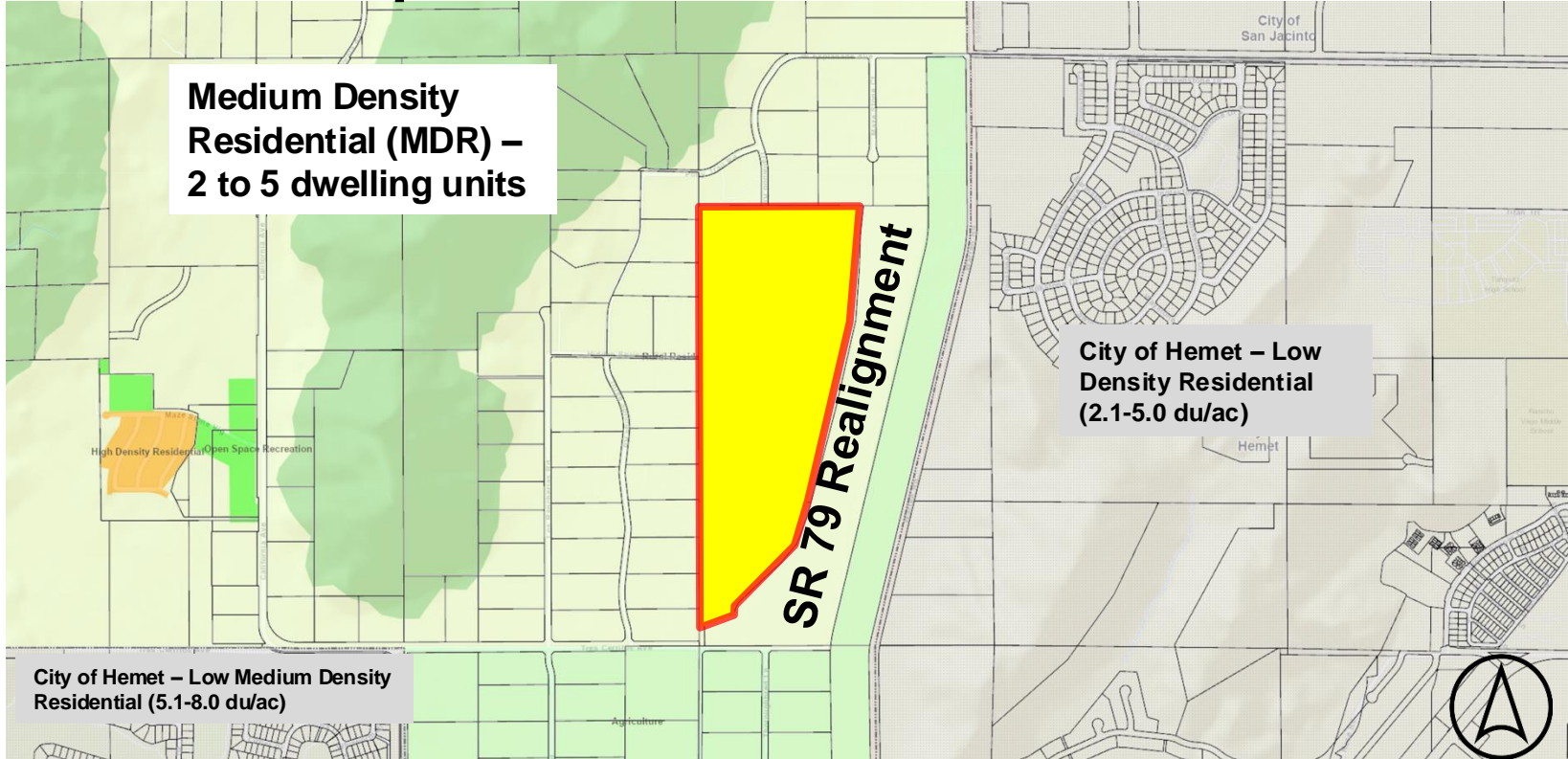
455551005
MARLYN DEYANIRA LARA
2748 ROCHELLE ST
SANTA ROSA CA 95403

455551006
JOHANNA OSEGUERA GONZALEZ
JESSICA
25062 LOS RANCHERIAS RD
HEMET CA 92545

Existing General Plan Land Use



Proposed General Plan Land Use





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
DIRECTOR'S HEARING REPORT**

Agenda Item No.

4.1

(ID # 26950)

MEETING DATE:

Monday, February 10, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240016 (GPA240016) Foundation Component – Applicant: Richard Michael c/o Ramona Dairy, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – 96.87 Gross Acres – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Land Use: Rural Residential (R:RR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural:Rural Residential (R:RR) to Community Development:Medium Density Residential (CD:MDR). Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors. – APN: 455-110-016 & 455-110-017 – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

PROPOSED PROJECT

Case Number(s):	GPA240016
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Fifth District
Project Planner:	Victoria Gomez
Project APN(s):	455-110-016 & 455-110-017
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 2/3/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240016) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Medium Density Residential (CD:MDR), on two parcels, totaling 96.87 gross acres.

The two parcels are located south of Trailwood Rd, north of Tres Cerritos Ave, east of Three Springs Rd, and west of Warren Rd.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE GENERAL PLAN AMENDMENT ADVISORY COMMITTEE MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240016 (GPA240016).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR)
South:	Agriculture (AG:AG) & Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	A-2-10 (Heavy Agriculture, 10-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)
East:	A-2-10 (Heavy Agriculture, 10-acre minimum)
South:	A-1-5 (Light Agriculture, 5-acre minimum)
West:	A-1-5 (Light Agriculture, 5-acre minimum)
Existing Use:	Agriculture
Surrounding Uses	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

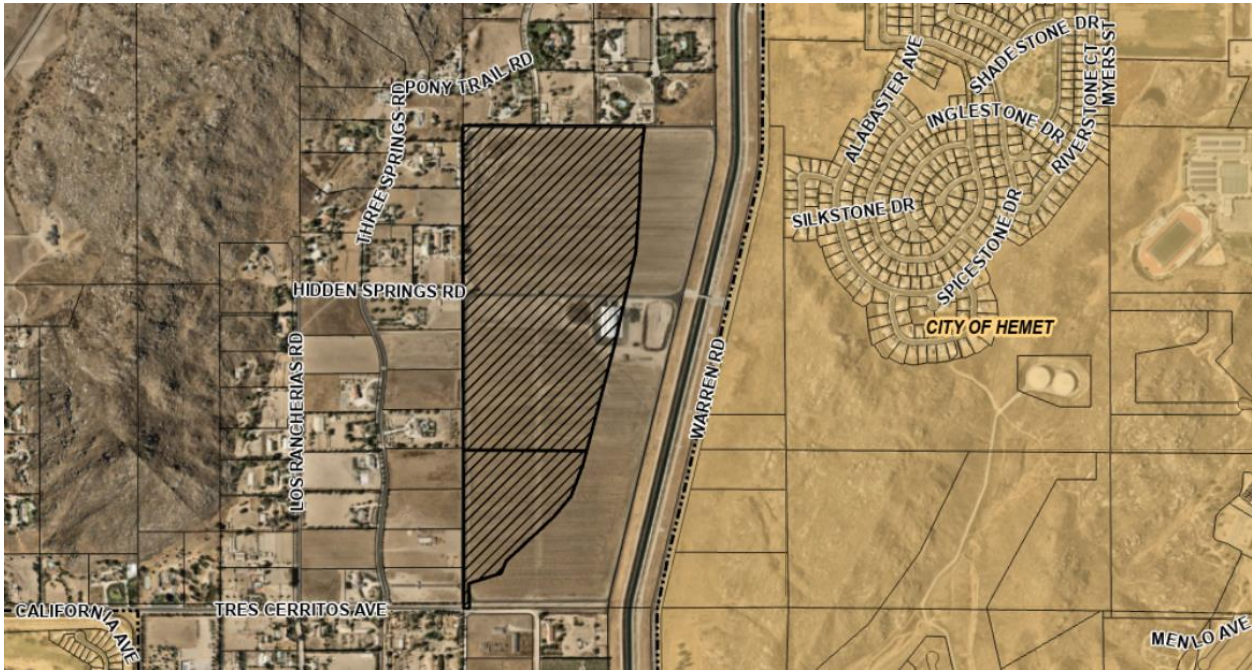
	North:	Single Family Dwellings
	South:	Agriculture Single Family Dwellings
	East:	Agriculture Single Family Dwellings
	West:	Single Family Dwellings Vacant

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	Yes – Winchester No. 24 Map No. 375 & Winchester No. 24 Map No. 938
Liquefaction Area:	Yes – High Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – Hemet-Ryan
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**



PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240016) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC- GPA240016 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for development of large residential lots. The parcels are not located in a policy or overlay.

If FC- GPA240016 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of approximately fourteen, 20,000 square foot, large

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
DIRECTOR'S HEARING**

residential lots along the northern and western property line for the potential growth from the State Route 79 realignment.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD: HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (CD: MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 500 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

No comments were received as of the drafting of this staff report.

ATTACHMENTS

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designations**
- Exhibit C – Existing Zoning Classifications**
- Exhibit D – Noticing Radius and Labels**
- Exhibit E – Applicant’s Exhibits**

RIVERSIDE COUNTY PLANNING DEPARTMENT

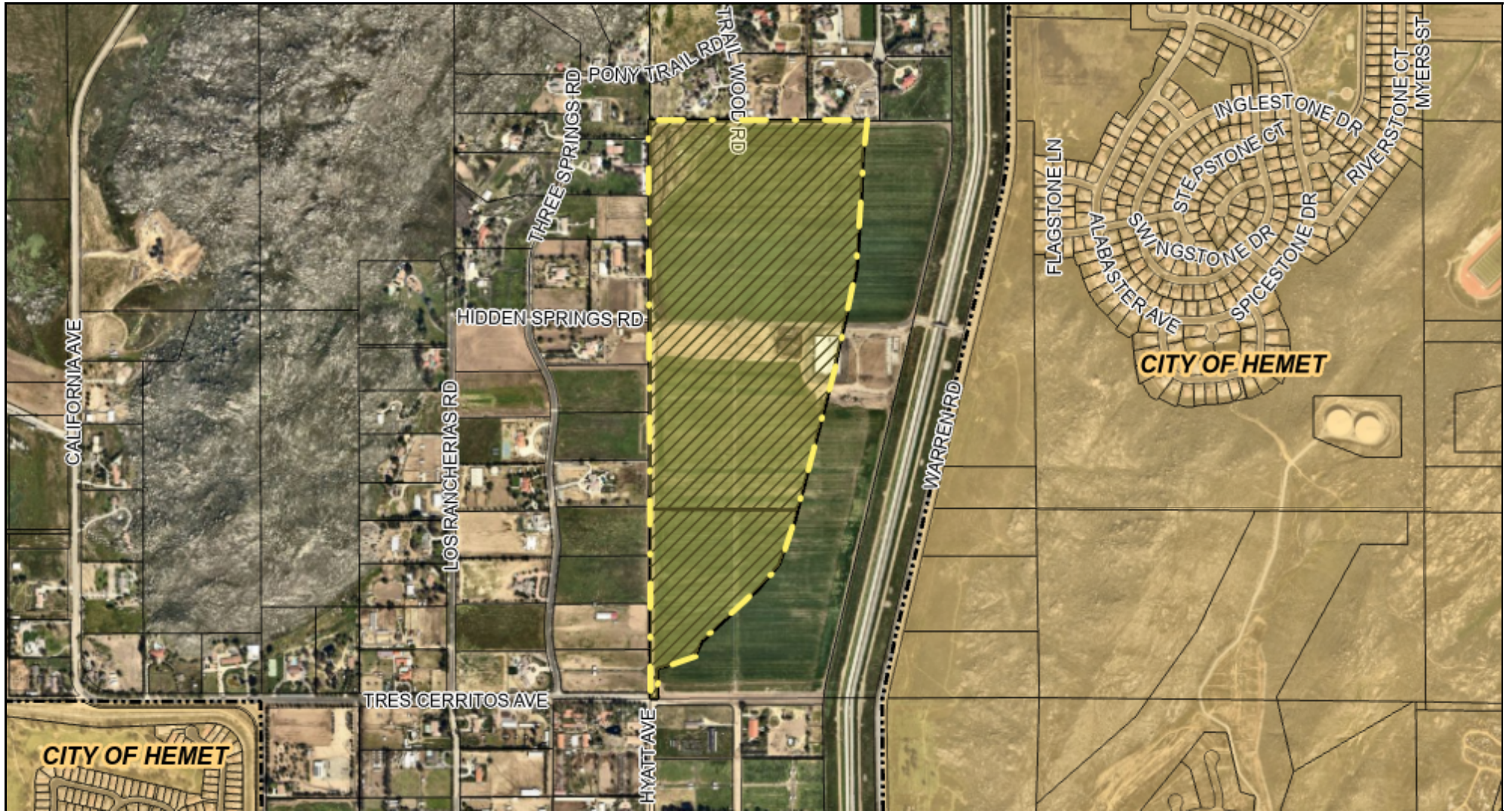
GPA240016

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

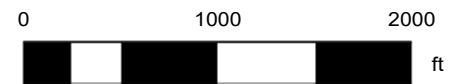
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District: 5

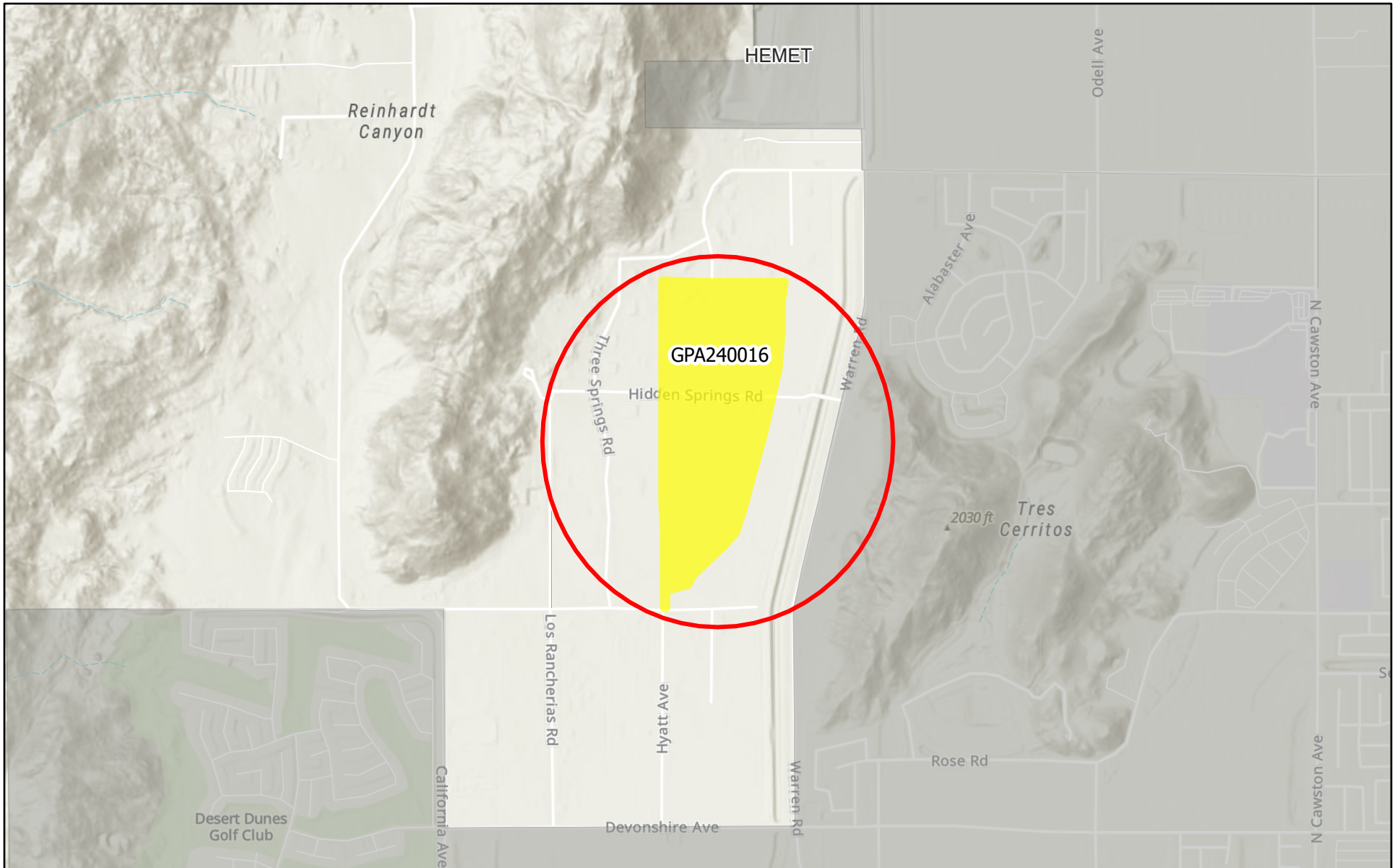


Zoning Area/District: HEMET-SAN JACINTO

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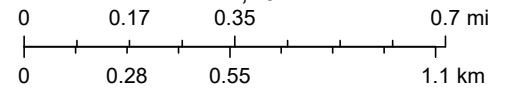
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 FGPA Web Map

World Hillshade

 Cities - CITIES

1:24,294



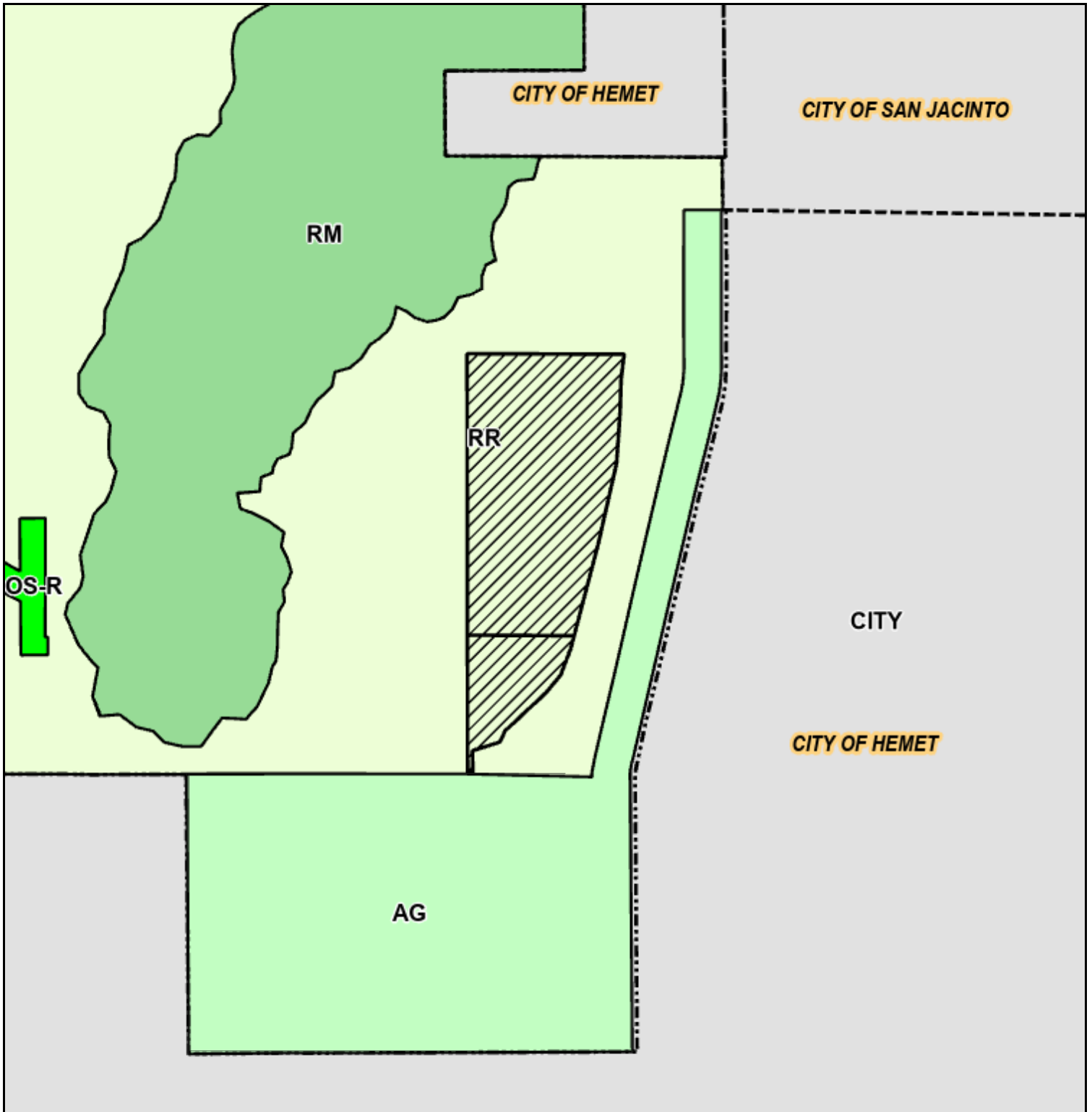
City of San Jacinto, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: YXSTIAN GUTIERREZ
District: 5

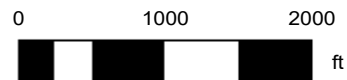
GPA240016
LAND USE

Date: 8-20-2024
Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

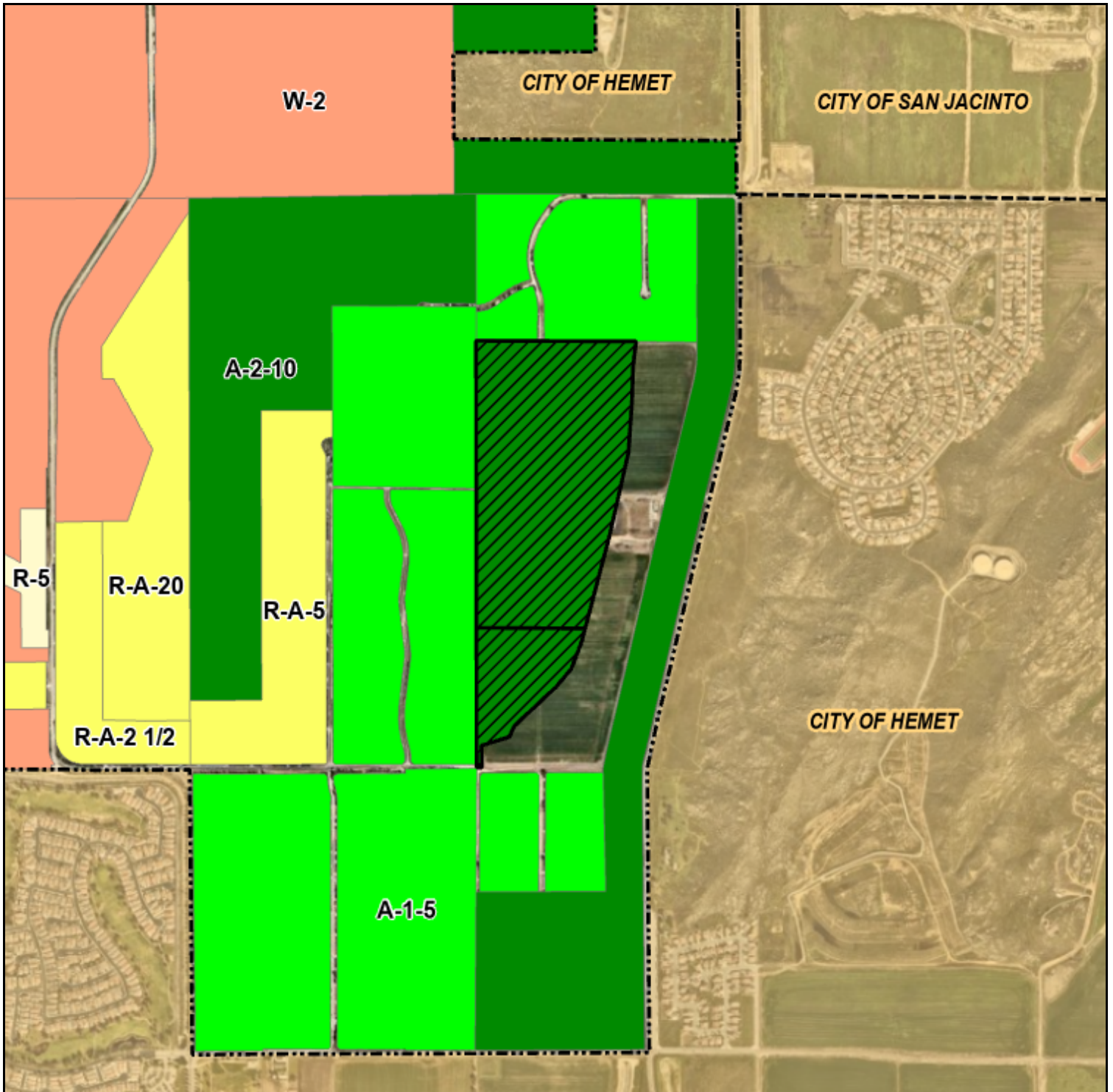
EXISTING ZONING

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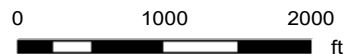
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION APN: 455-110-016 & 455-110-017

I, Victoria Gomez, certify that on 11.21.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 500 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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NAME: Victoria Gomez

SIGNATURE: Victoria Gomez

TITLE: Assistant Planner

ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

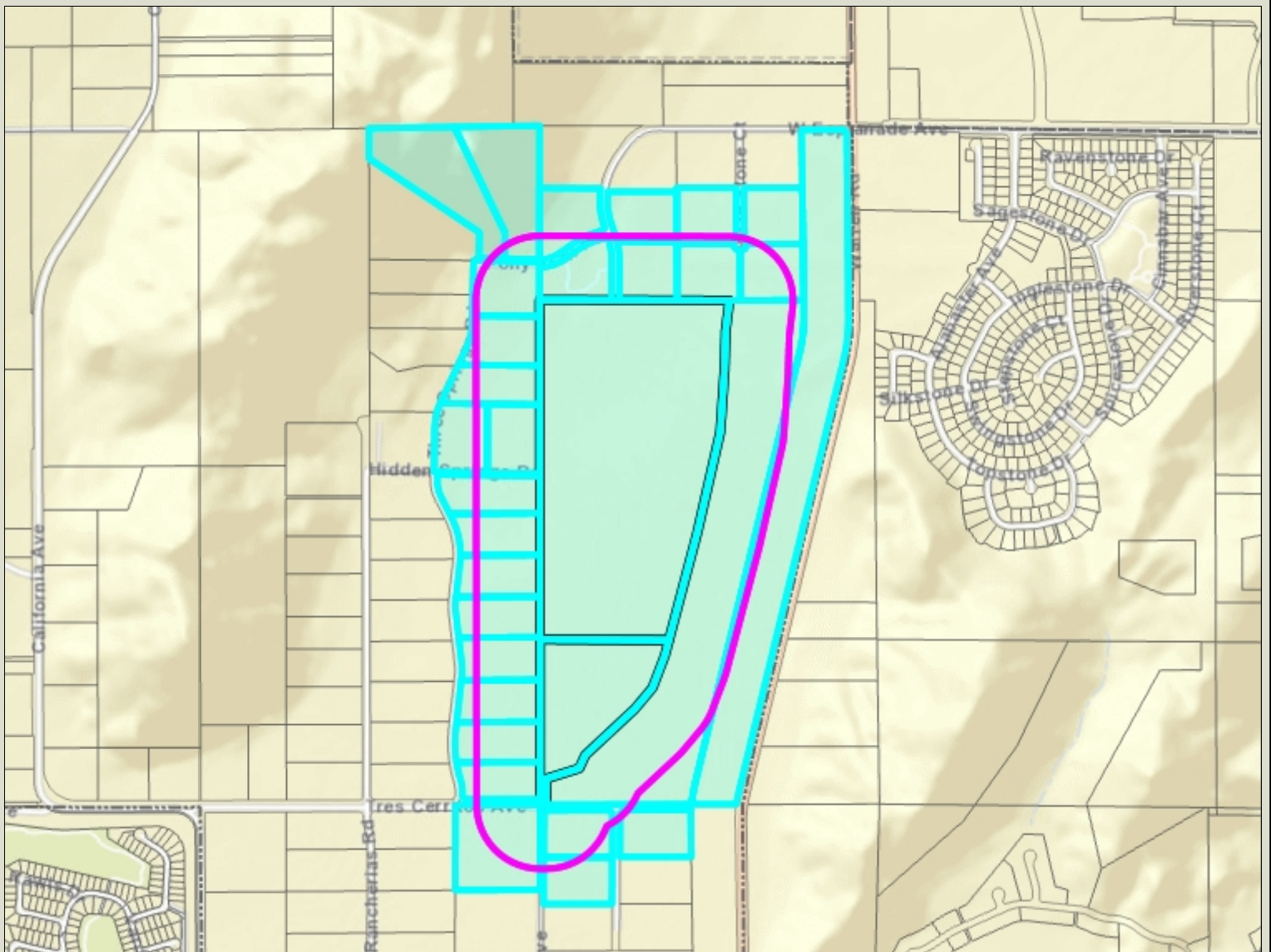
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EMAIL: vicgomez@rivco.org

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Riverside County GIS Mailing Labels



Legend

-  County Boundary
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Notes



0 1,505 3,009 Feet

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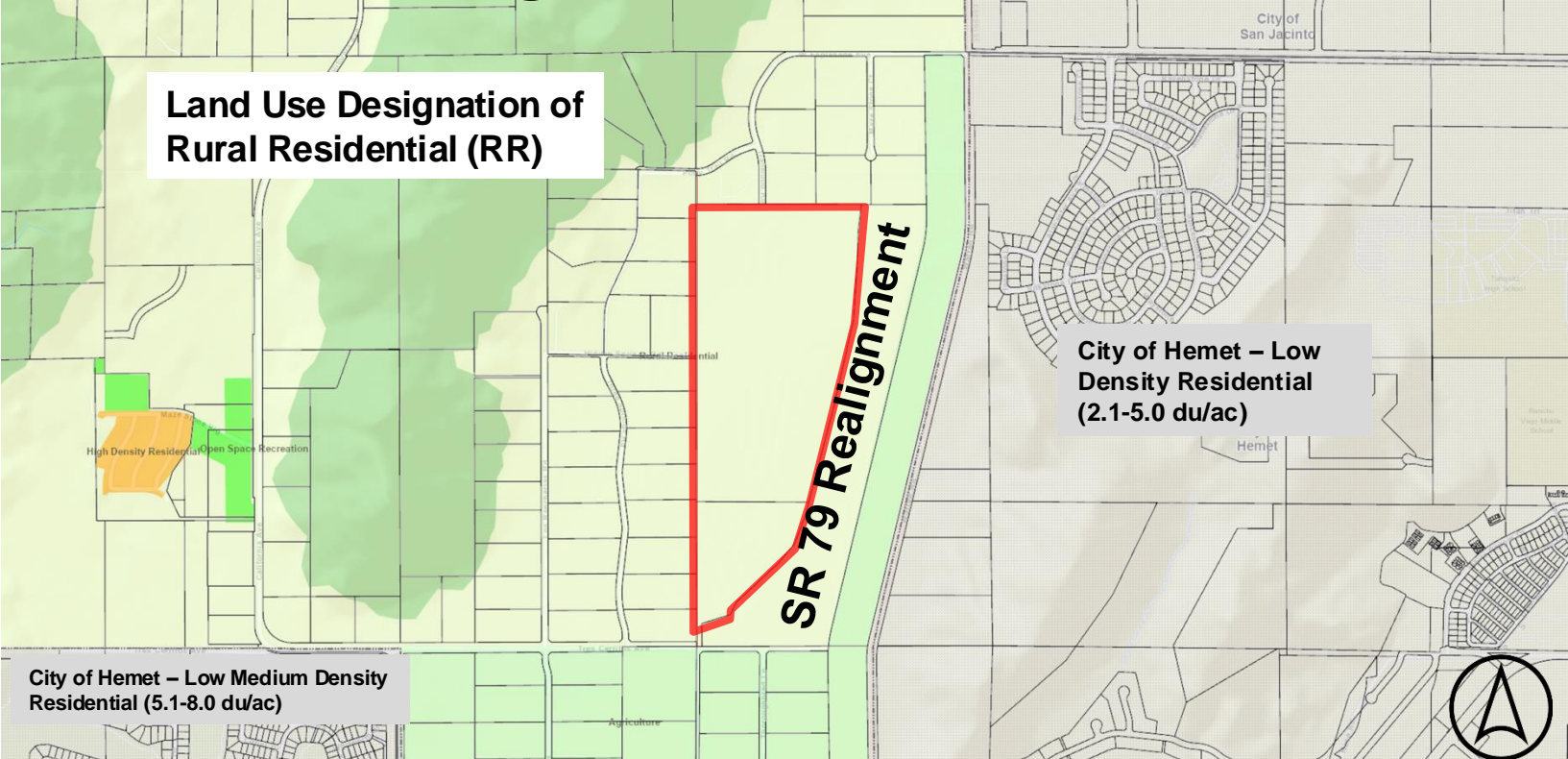
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Existing General Plan Land Use



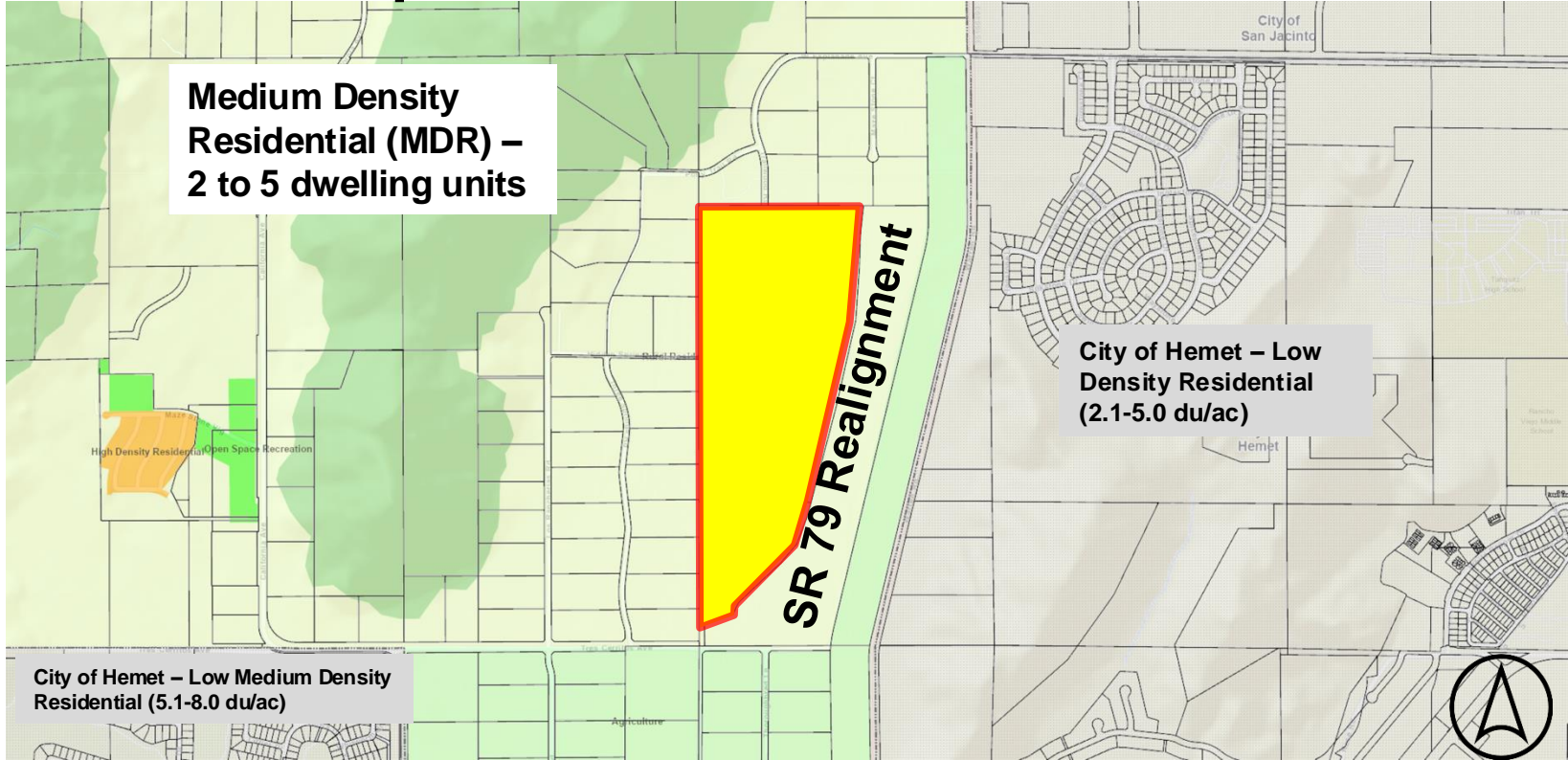
Land Use Designation of Rural Residential (RR)

City of Hemet – Low Density Residential (2.1-5.0 du/ac)

City of Hemet – Low Medium Density Residential (5.1-8.0 du/ac)



Proposed General Plan Land Use





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.7

(ID # 27200)

MEETING DATE:

Wednesday, March 19, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240016 (GPA240016) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240016 to change the General Plan Foundation Component of two (2) parcels from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR), to allow for submittal of an application for large residential lots. Additional development applications and review by the County to confirm that the overall project complies with applicable standards, policies, findings, and other requirements will be required if the proposed GPA240016 is initiated by the Board of Supervisors – Fifth Supervisorial District – Hemet-San Jacinto District Zoning Area/District – San Jacinto Valley Area Plan – Applicant: Richard Michael c/o Ramona Dairy, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: A-2-10 (Heavy Agriculture) – Existing Land Use: Rural Residential (RR) – Location: north of Tres Cerritos Ave, east of Three Springs Rd, south of Trailwood Rd, and west of Warren Rd – APN(s): 455-110-016 & 455-110-017 – 96.87 Gross Acres – Planning Contact: Victoria Gomez at vicgomez@rivco.org or (951) 955-9549.

PROPOSED PROJECT

Case Number(s):	GPA240016
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Hemet-San Jacinto District
Supervisorial District:	Fifth District
Project Planner:	Victoria Gomez
Project APN(s):	455-110-016 & 455-110-017
Continued From:	



John Hildebrand, Planning Director 3/12/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240016) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R:RR) to Medium Density Residential (CD:MDR), on two parcels, totaling 96.87 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The two parcels are located south of Trailwood Rd, north of Tres Cerritos Ave, east of Three Springs Rd, and west of Warren Rd.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240016 (GPA240016).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Rural Residential (R:RR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD:MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (R:RR)
East:	Rural Residential (R:RR)
South:	Agriculture (AG:AG) & Rural Residential (R:RR)
West:	Rural Residential (R:RR)
Existing Zoning Classification:	A-2-10 (Heavy Agriculture, 10-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)
East:	A-2-10 (Heavy Agriculture, 10-acre minimum)
South:	A-1-5 (Light Agriculture, 5-acre minimum)
West:	A-1-5 (Light Agriculture, 5-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

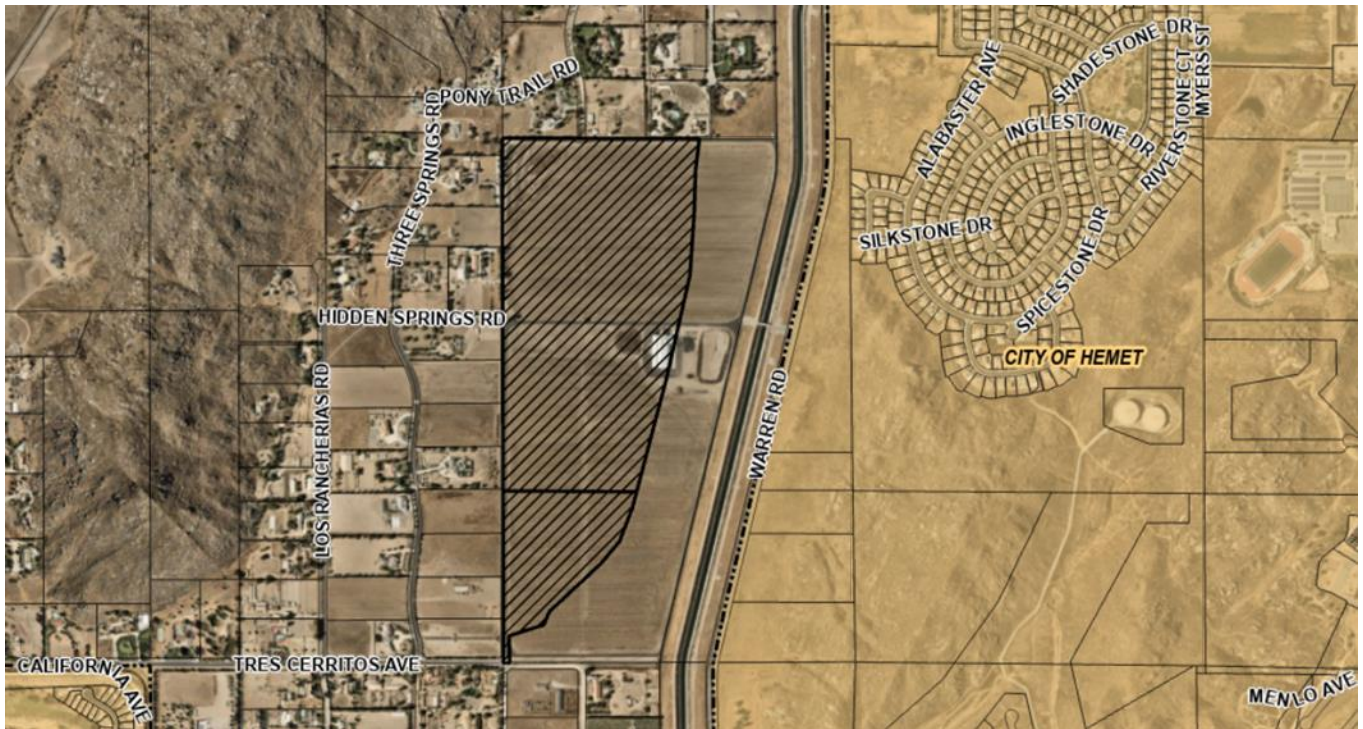
Existing Use:	Agriculture
Surrounding Uses	
North:	Single Family Dwellings
South:	Agriculture Single Family Dwellings
East:	Agriculture Single Family Dwellings
West:	Single Family Dwellings Vacant

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	Yes – Winchester No. 24 Map No. 375 & Winchester No. 24 Map No. 938
Liquefaction Area:	Yes – High Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	Yes – Hemet-Ryan
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240016) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC- GPA240016 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD: MDR), to allow for development of multiple large residential lots. The parcels are not located in a policy or overlay.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC- GPA240016 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of approximately 14 large, 20,000 sq ft. lots around the western and northern property lines.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the CD Foundation is the Heavy Industrial (CD-HI) land use designation, which allows for more intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.

The proposed Medium Density Residential (CD-MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 500 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

0 comments were received after the close of the GPAC public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240016 was held before the General Plan Advisory Committee on February 10, 2025. 9 number of comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and 2 members of the public provided public testimony.

Of the public comments received, 2 were against initiation of a General Plan Amendment, and 0 were in support. Comments against the initiation of the GPA cited preservation of equestrian lifestyle, traffic and noise concerns, impact on roads, lacking infrastructure, and ruined roads.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The Committee discussed the project. Issues that were discussed included the development conflicting with the ranch community lifestyle, high fire area, Medium Density Residential 5,500 sq. ft lots are too small for the surrounding parcels, traffic issues and road improvements. Support for more housing.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 3rd District, 5th District

Against: 2nd District

Neutral:

Not Present: 1st District, 4th District

Abstain:

ATTACHMENTS

Exhibit A – Vicinity Maps

Exhibit B – Existing Land Use Designations

Exhibit C – Existing Zoning Classifications

Exhibit D – Noticing Radius and Labels

Exhibit E – Applicant's Exhibits

Exhibit F – GPAC Public Comments

RIVERSIDE COUNTY PLANNING DEPARTMENT

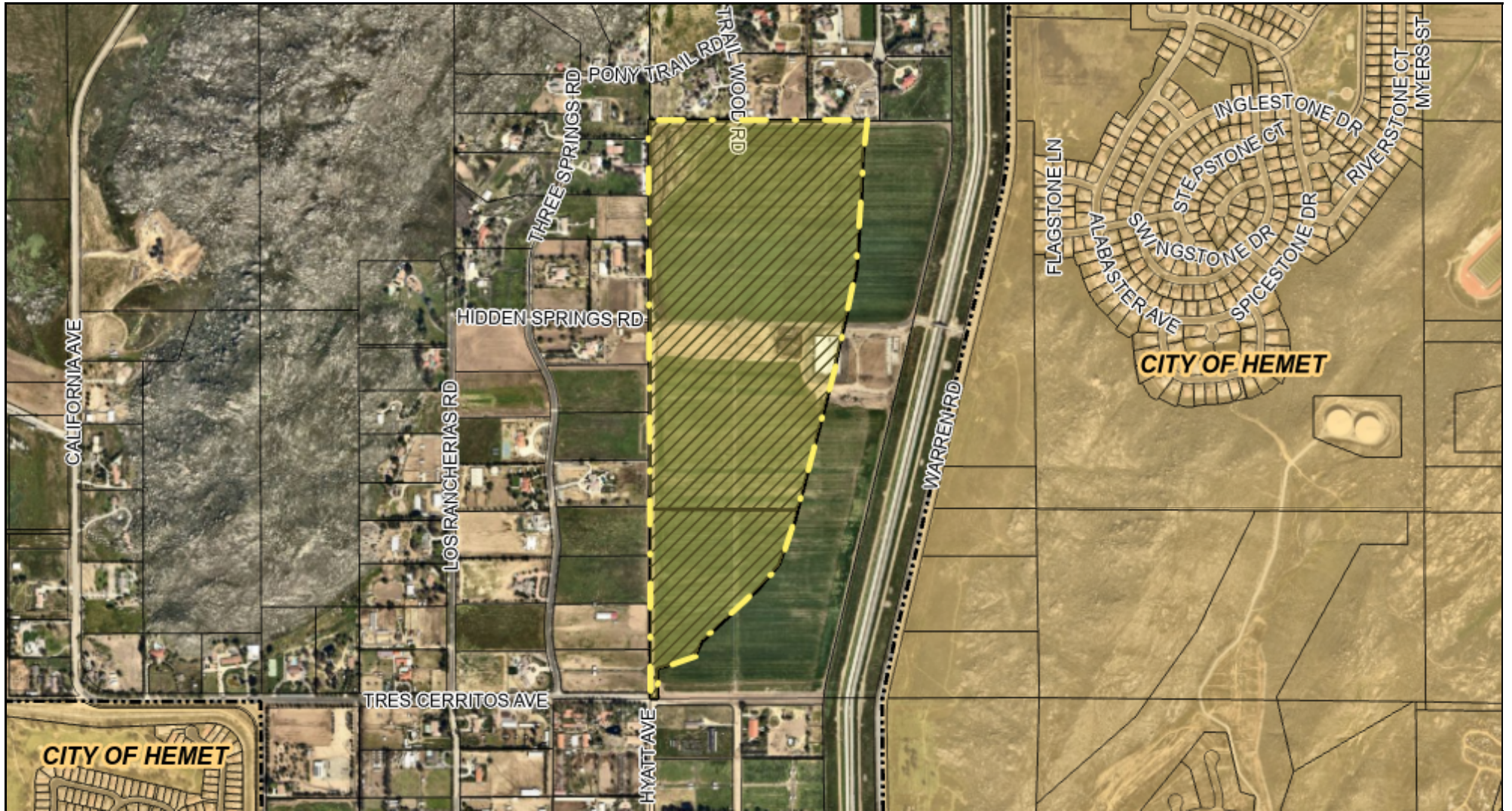
GPA240016

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

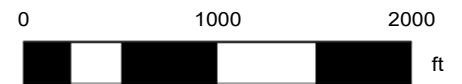
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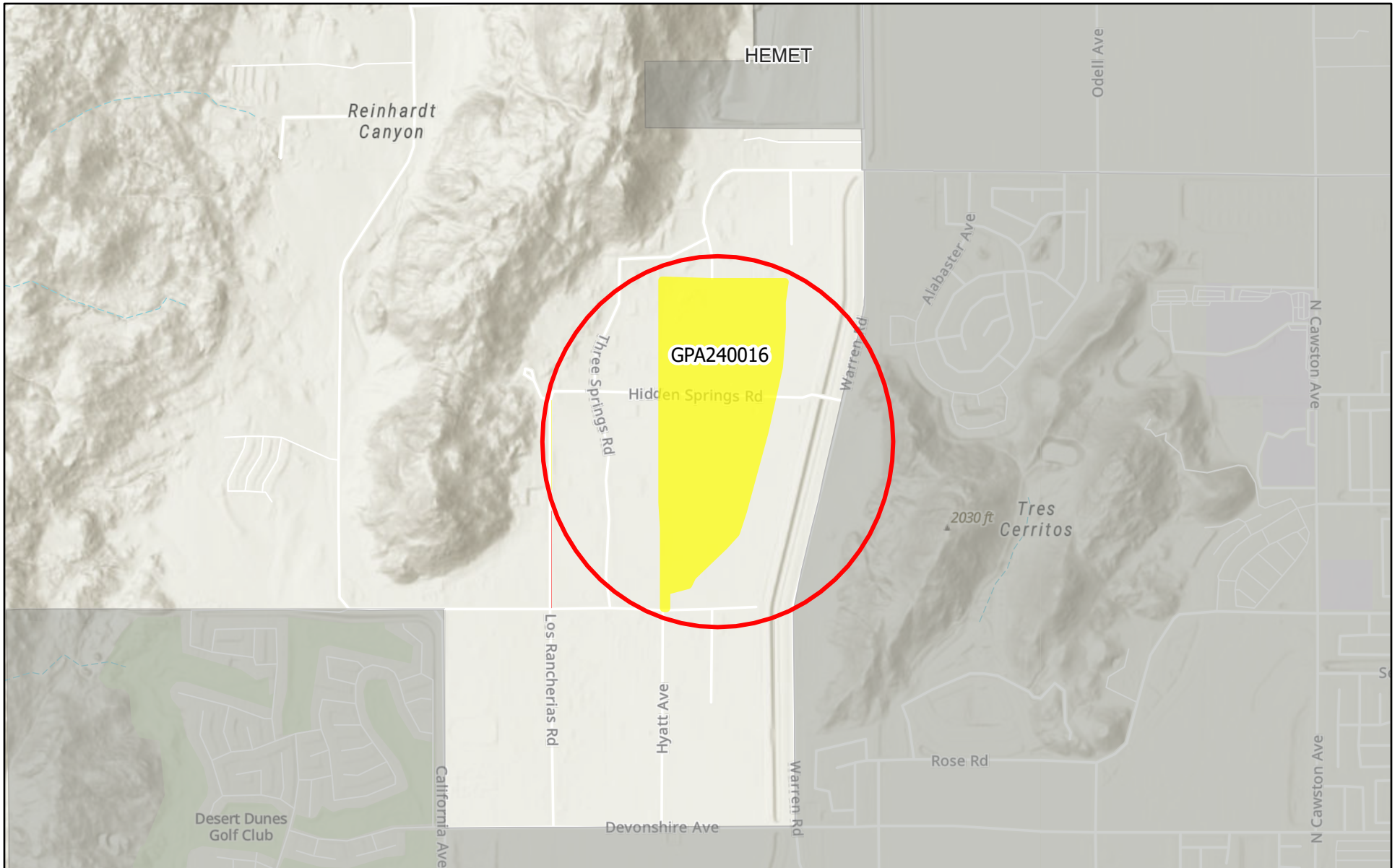


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FGPA Status Map



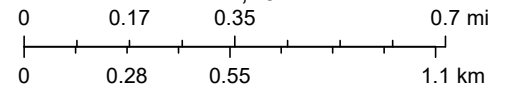
11/18/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES

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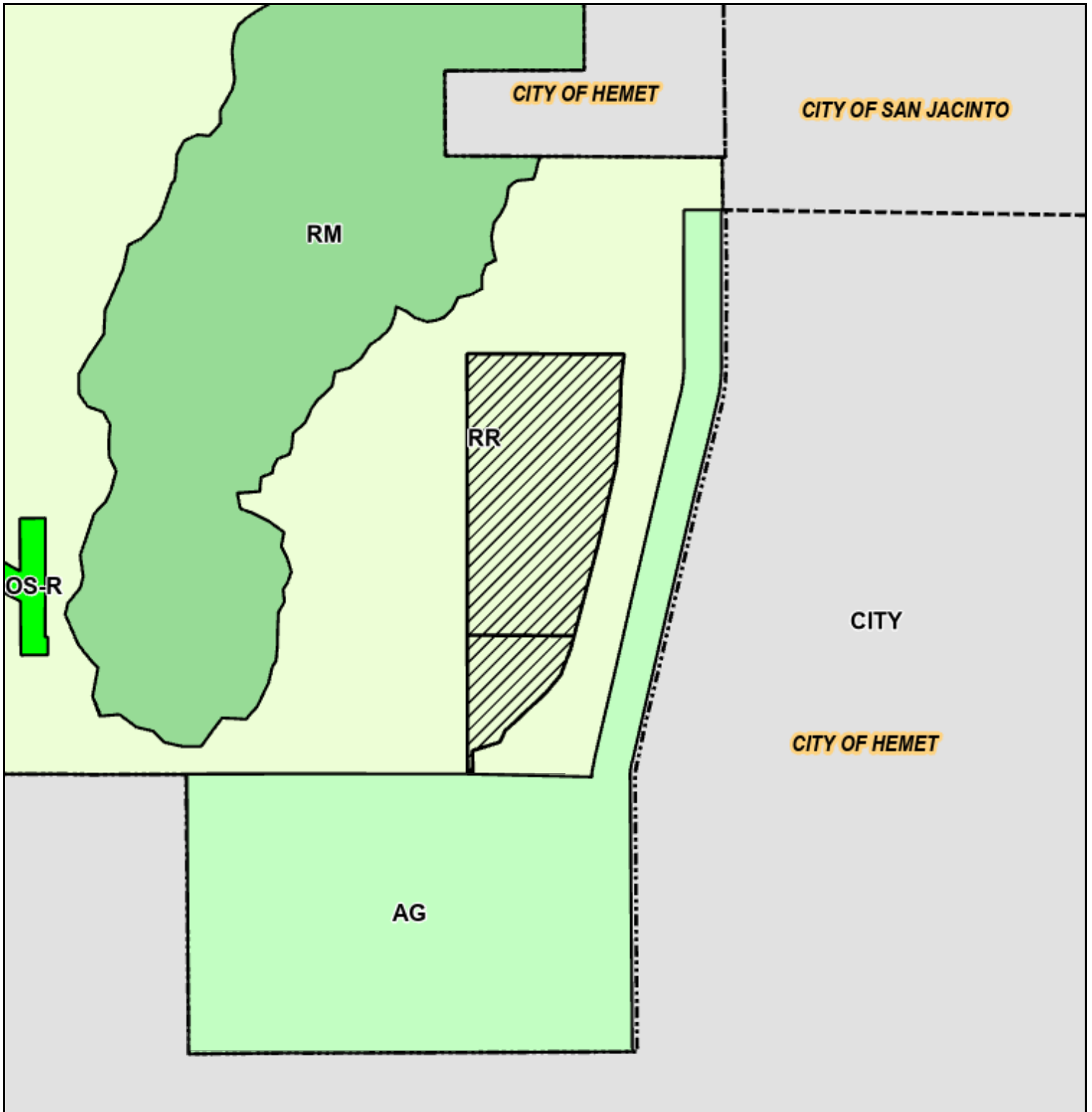
City of San Jacinto, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

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GPA240016
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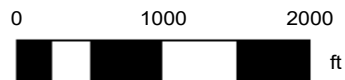
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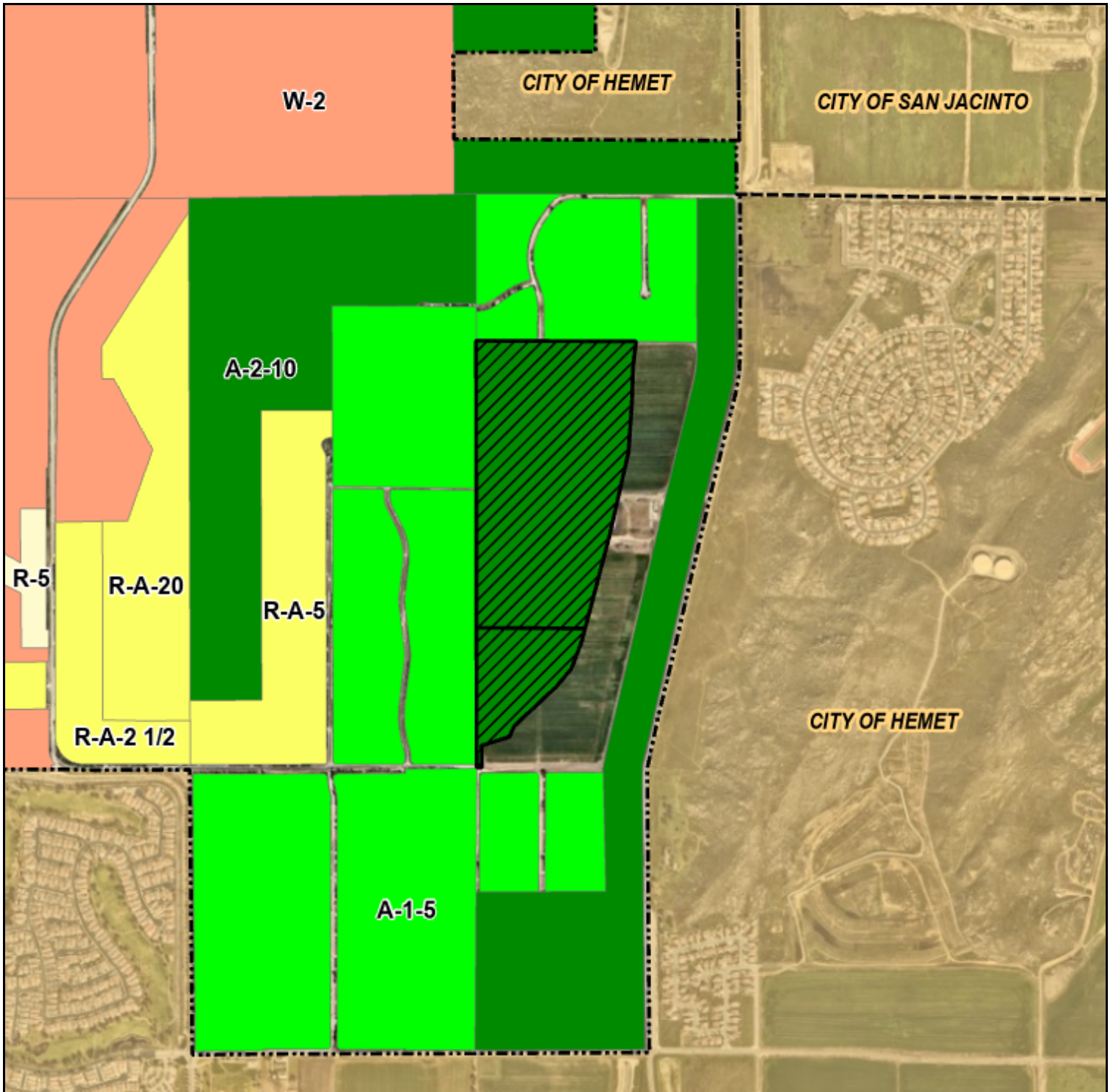
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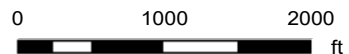
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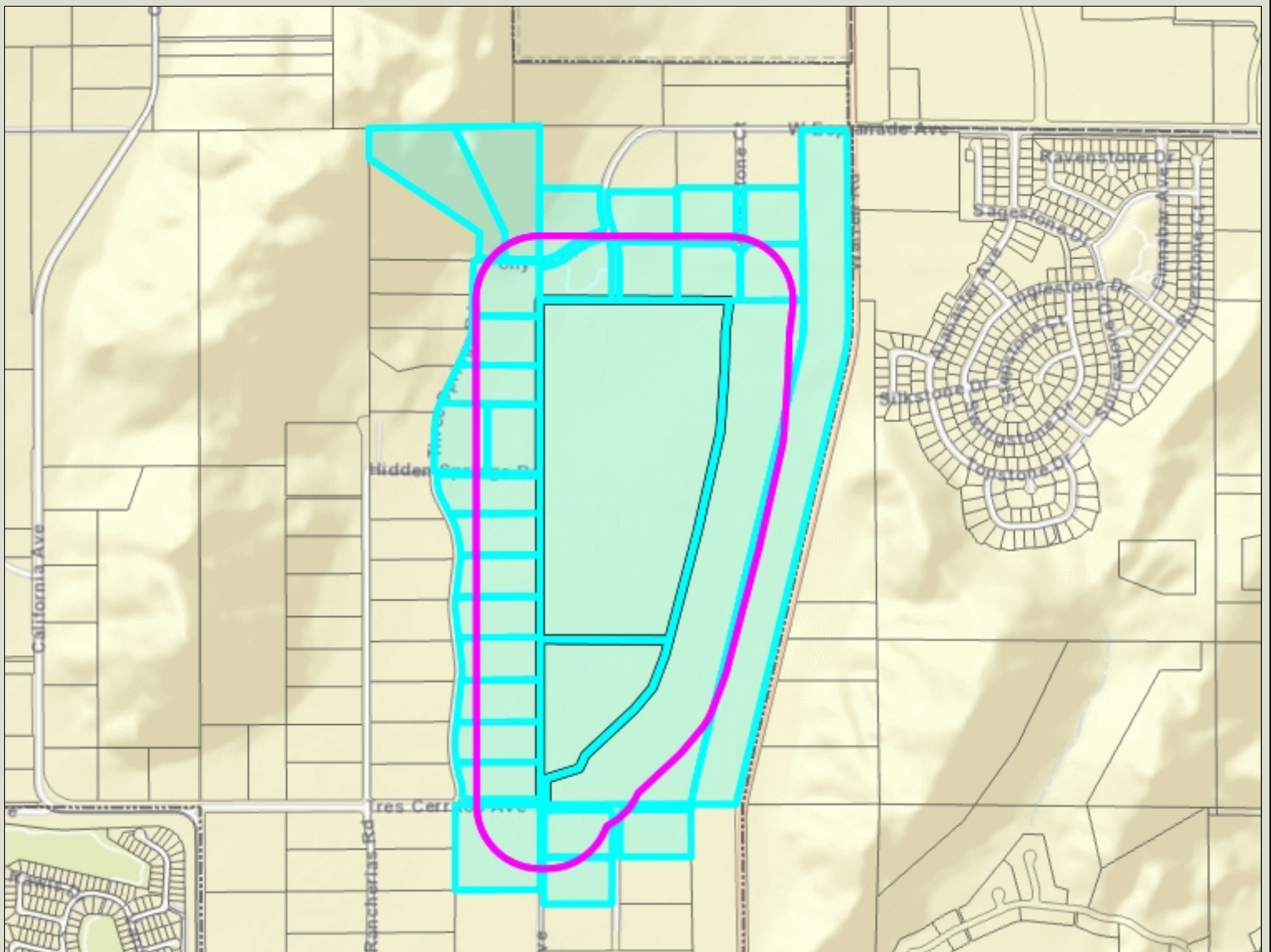
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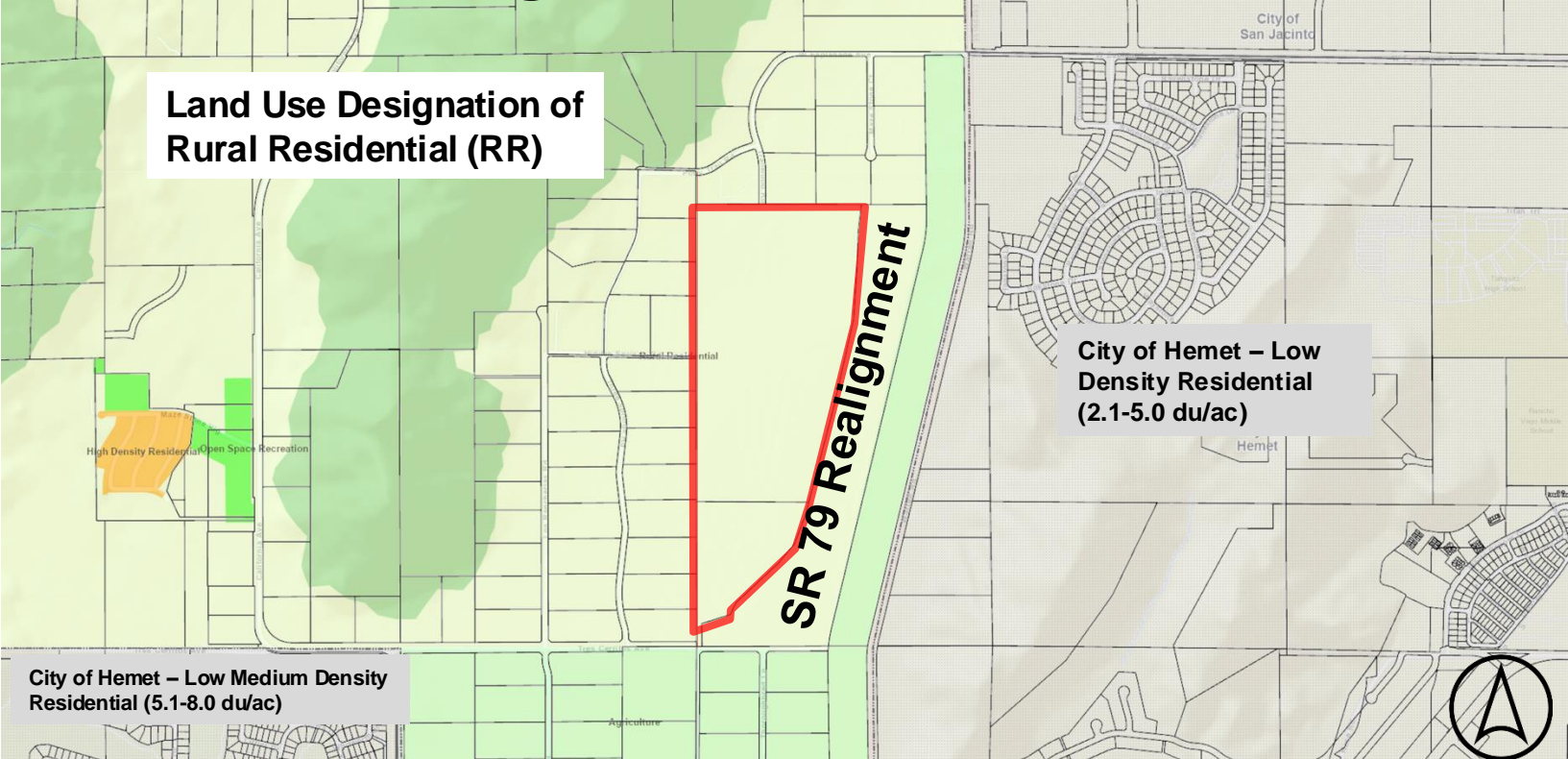
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Existing General Plan Land Use



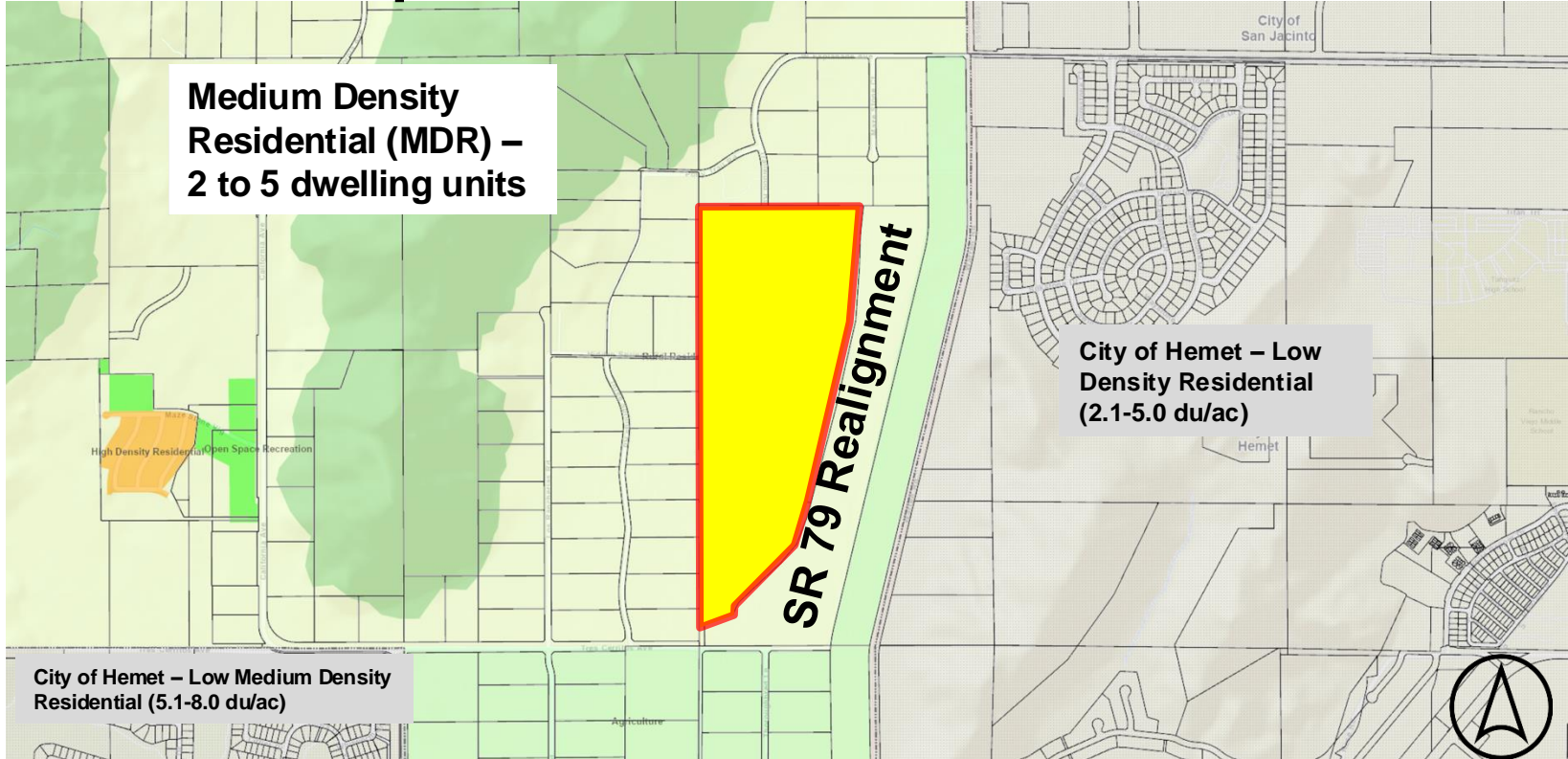
Land Use Designation of Rural Residential (RR)

City of Hemet - Low Density Residential (2.1-5.0 du/ac)

City of Hemet - Low Medium Density Residential (5.1-8.0 du/ac)



Proposed General Plan Land Use



From: [Gomez, Victoria](#)
To: [Caryn Dominessy](#)
Cc: [Marshallian, Richard](#)
Subject: RE: Objection to low income housing
Date: Monday, February 3, 2025 11:48:00 AM

Good Morning Caryn,

Thank you for the clarification and the comment has been recorded for **GPA240016**.

Thank you,

Victoria Gomez

Assistant Planner, Advance Planning
TLMA - Planning Department | County of Riverside
Email: VicGomez@rivco.org

How are we doing? Click the link to tell us

From: Caryn Dominessy <caryndominessy@gmail.com>
Sent: Monday, February 3, 2025 11:47 AM
To: Gomez, Victoria <VicGomez@Rivco.org>
Subject: Re: Objection to low income housing

240016

On Mon, Feb 3, 2025, 11:43 AM Gomez, Victoria <VicGomez@rivco.org> wrote:

Good Morning Caryn,

Thank you for your comment. For clarification, which General Plan Amendment (GPA) are you objecting to?

Thank you,

Victoria Gomez

Assistant Planner, Advance Planning
TLMA - Planning Department | County of Riverside
Email: VicGomez@rivco.org

How are we doing? Click the link to tell us

From: Caryn Dominessy <caryndominessy@gmail.com>
Sent: Sunday, February 2, 2025 7:45 PM

To: Gomez, Victoria <VicGomez@Rivco.org>

Subject: Objection to low income housing

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

I object to the proposed use of land in my neighborhood for a low- income housing project.

We have horses and other farm animals. Our peace will disappear with the addition of thousands of people with no equestrian property or concern. There will be traffic, noise, parties and live music none of which is conducive to farm life which is what my family and all our neighbors have.

Our private community road has become overused by commuters using it to bypass Warren. The road is developing potholes and all kinds of damage that residents are responsible for. We cannot take the addition of thousands more.

Thank you.

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[County of Riverside California](#)

From: [David Dominessy](#)
To: [Gomez, Victoria](#)
Subject: Objection to GPA240016
Date: Sunday, February 2, 2025 7:36:30 PM

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I am a resident in the equestrian community where this proposed project is to be built.
I object on these grounds.

1. Riverside County approved a Highway 79 extension project years ago that is supposed to run right through the lands in question. The environmental impact of building a community only to tear it down again for a road project makes no sense and is wasteful in the extreme.
2. This community is equestrian. We all enjoy our horses and cattle and farm life. To build a community right in the midst of it will only bring excessive traffic to our already abused private road that we are responsible for the upkeep of. And the added disruption to our livestock from the inevitable fireworks and parties of residents who have no concern for horses and cattle will further disrupt our lives here.

Thank you,
David Dominessy

From: [David Dominessy](#)
To: [Gomez, Victoria](#)
Cc: [Marshallian, Richard](#)
Subject: Re: Zoning
Date: Monday, February 3, 2025 12:07:21 PM

This project is in West hemet . GPA 240016

On Mon, Feb 3, 2025, 1:45 PM Gomez, Victoria <VicGomez@rivco.org> wrote:

Good Morning David,

Thank you for the comment. For clarification, which General Plan Amendment are you referring to?

Thank you,

Victoria Gomez

Assistant Planner, Advance Planning

TLMA - Planning Department | County of Riverside

Email: VicGomez@rivco.org

[How are we doing? Click the link to tell us](#)

From: David Dominessy <fireflytransportation@gmail.com>
Sent: Monday, February 3, 2025 1:54 AM
To: Gomez, Victoria <VicGomez@Rivco.org>
Subject: Zoning

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Concerning the rezoning of a parcel by Maze Stone, as a landowner here I object in the strongest way. I purchased land in an equestrian community. This entire area is equestrian. Most have horses and all have animals. My property value will plummet with this project.

The hwy 79 realignment is an approved project and shovel ready. That road runs through the middle of this land in question. Does Riverside county know that? Are they going to approve building 1,000 townhouses to be demolished in the near future. Have they counted the cost of eminent domain?

Church of Christ

Maze Stone Ct

Hemet

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[County of Riverside California](#)

From: [Anne Sybrandy](#)
To: [Gomez, Victoria](#)
Subject: Notice of Public Meeting General Plan Ammendment #240016 zoning change!
Date: Friday, February 7, 2025 3:11:52 PM

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Riverside/Hemet Planning Commission,

This letter expresses our STRONG OPPOSITION to the proposed zoning changes affecting the area immediately adjacent to our property at 24568 Three Springs Road, Hemet. We have been residents of this location for eighteen years, drawn to its distinctive character and peaceful environment. We are deeply concerned that the proposed changes will negatively impact the established quality of life in this neighborhood and respectfully request that you carefully reconsider this proposal. We would welcome the opportunity to discuss our concerns further and provide additional information, should you require it.

General plan amendment #240016 put forth by Richard Michael c/o Ramona Dairy LLC

Sincerely,

Anne Sybrandy
Sid Sybrandy
34568 Three Springs Road
Hemet, CA 92545
anniesy8@yahoo.com
Heysid@msn.com
[Sent from Yahoo Mail for iPhone](#)

From: [Bishop Bailey](#)
To: [Gomez, Victoria](#)
Subject: Opposition to Project : Initiation of general plan amendment No. 240016 (GPA 240016)
Date: Friday, February 7, 2025 9:18:02 AM

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Pastor Darnell R. Bailey Sr., and I am the owner of the property located at 35490 Pony Trail Road, Hemet, CA 92545. I am writing to formally express my opposition to the proposed development project in the vicinity of my property.

I chose this location specifically for its rural character and the peaceful environment it provides. Many of my neighbors also rely on this area for the proper care and training of their livestock, including horses and goats. A transition from rural residential to medium-density residential zoning would significantly impact their ability to manage their animals safely and effectively.

Additionally, this development will likely lead to increased traffic on our local roads, which are not currently maintained by the city. Instead, homeowners are responsible for these repairs, which already place a financial burden on residents. Further strain on our infrastructure without proper support would negatively affect the quality of life in our community.

I urge you to carefully reconsider this proposal in light of its potential impact on long-standing residents and the character of our community. I would be happy to discuss my concerns further and can be reached at my office at (951) 249-9126.

Thank you for your time and consideration.

Sincerely,
Pastor Darnell R. Bailey Sr.

From: [John Cassel](#)
To: [Gomez, Victoria](#)
Subject: Planning GPA240016
Date: Monday, February 10, 2025 10:56:25 AM

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Please let it be known that 24155 Maze Stone ct., APN 455-340-008 paying \$9632.44 in property taxes is 100% a possessed to this action.

Name: Anonymous

Method of Contact: Phone

Support/Against/Neutral: Against

Case: GPA240016

Amount of money spent on the lot. The project will increase property taxes, and the existing landowners will not benefit from it.

Name: Patricia Farquharson

Method of Contact: Phone

Support/Against/Neutral: Against

Case: GPA240016

Decrease in property value. Private road. Traffic issues due to added high density

Name: Erin Mills

Method of Contact: Phone

Support/Against/Neutral: Against

Case: GPA240016

Decrease in property value, lack of infrastructure, roads not maintained due to it being private, people driving in the area do not adhere to the speed limit, lack of enforcement, increase in traffic, potential theft of valuable animals and equipment, roads are small, and the proposed project does not fit the agricultural area.

Subject Notice of Public Meeting General Plan
Ammendment #240016 zoning change!

From Anne Sybrandy <anniesy8@yahoo.com>

To: *Riverside County Planning Dept*

Date Feb 18 at 3:11 PM

Dear Riverside/Hemet Planning Commission,

This letter expresses our **STRONG OPPOSITION** to the proposed zoning changes affecting the area immediately adjacent to our property at 24568 Three Springs Road, Hemet. We have been residents of this location for eighteen years, drawn to its distinctive character and peaceful environment. We are deeply concerned that the proposed changes will negatively impact the established quality of life in this neighborhood and respectfully request that you carefully reconsider this proposal. We would welcome the opportunity to discuss our concerns further and provide additional information, should you require it.

General plan amendment #240016 put forth by Richard Michael
c/o Ramona Dairy LLC

Sincerely,

Anne Sybrandy
Sid Sybrandy
34568 Three Springs Road
Hemet, CA 92545
anniesy8@yahoo.com
Heysid@msn.com

[Sent from Yahoo Mail for iPhone](#)