

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



ITEM: 22.3  
(ID # 28755)

MEETING DATE:

Tuesday, September 09, 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 – 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

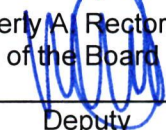
  
John Hildebrand, Planning Director 9/9/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240016 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Perez and Gutierrez  
Nays: None  
Absent: Washington  
Date: September 9, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	25/26

**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 14 large, 20,000 sq ft. lots around the western and northern property lines.

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

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.

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. residential lots.

**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

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STATE OF CALIFORNIA**

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.

Upon the applicants request, the project was recommended to be continued from Tuesday August 26, 2025 to certain date of Tuesday, September 09, 2025. The Board voted to approve the recommendation.

**General Plan Advisory Committee Proceedings**

As duly noticed public hearing to discuss FC-GPA240016 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.

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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:** 3<sup>rd</sup>, 5<sup>th</sup> Districts

**Against:** 2<sup>nd</sup> District

**Neutral:**

**Not Present:** 1<sup>st</sup>, 4<sup>th</sup> 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. 4 members of the public provided public testimony.

Of the public comments received, 4 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 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:** 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> Districts

**Against:**

**Neutral:** 1<sup>st</sup>, 2<sup>nd</sup> 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

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

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**

  
Crystal Carrillo, Senior Management Analyst 9/3/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

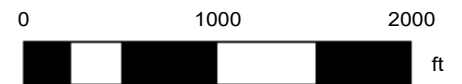
District: 5

Date: 8-20-2024

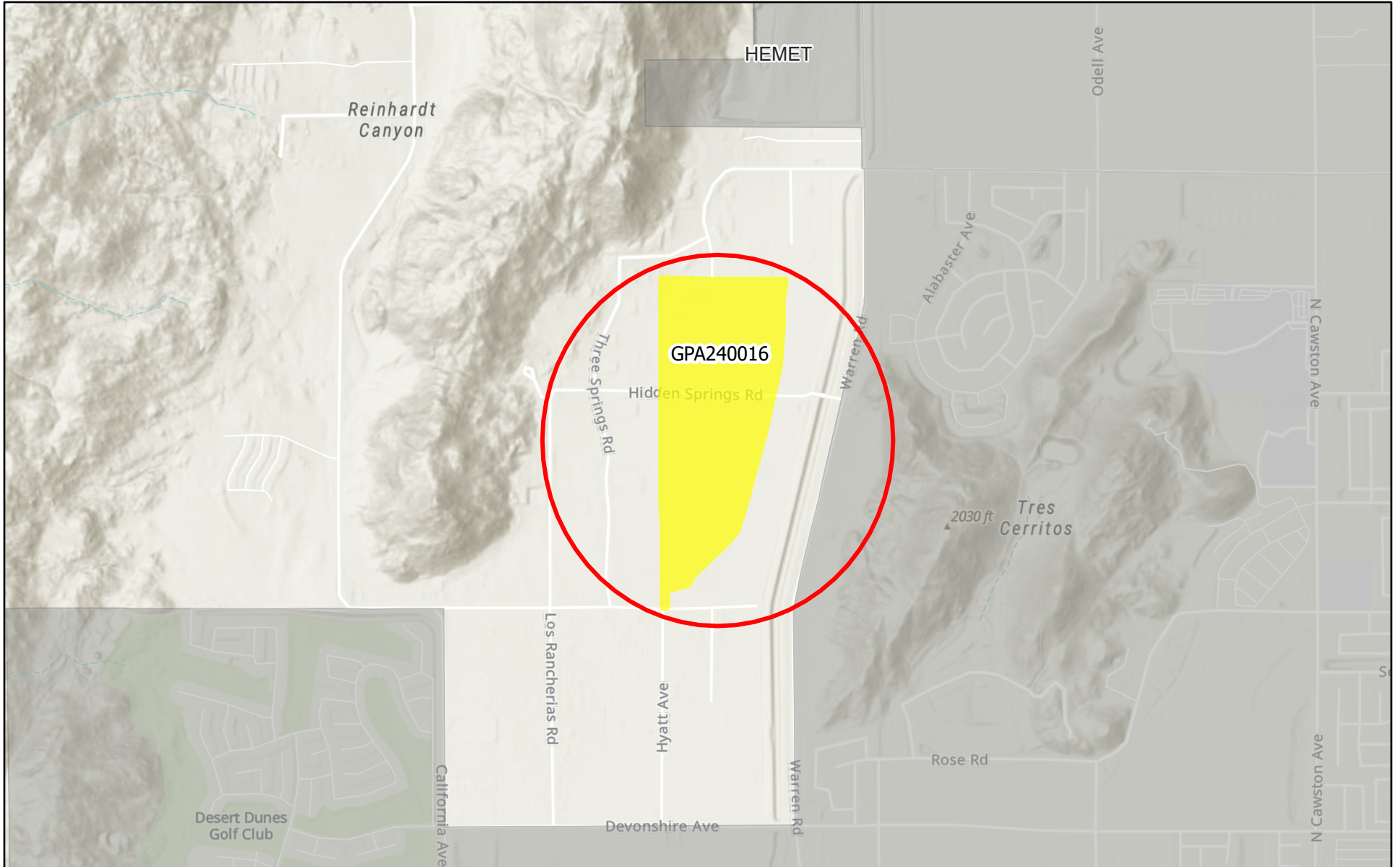


Zoning Area/District: HEMET-SAN JACINTO

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



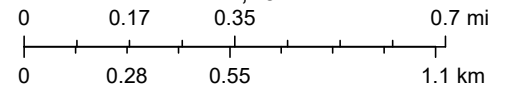
11/18/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES

1:24,294



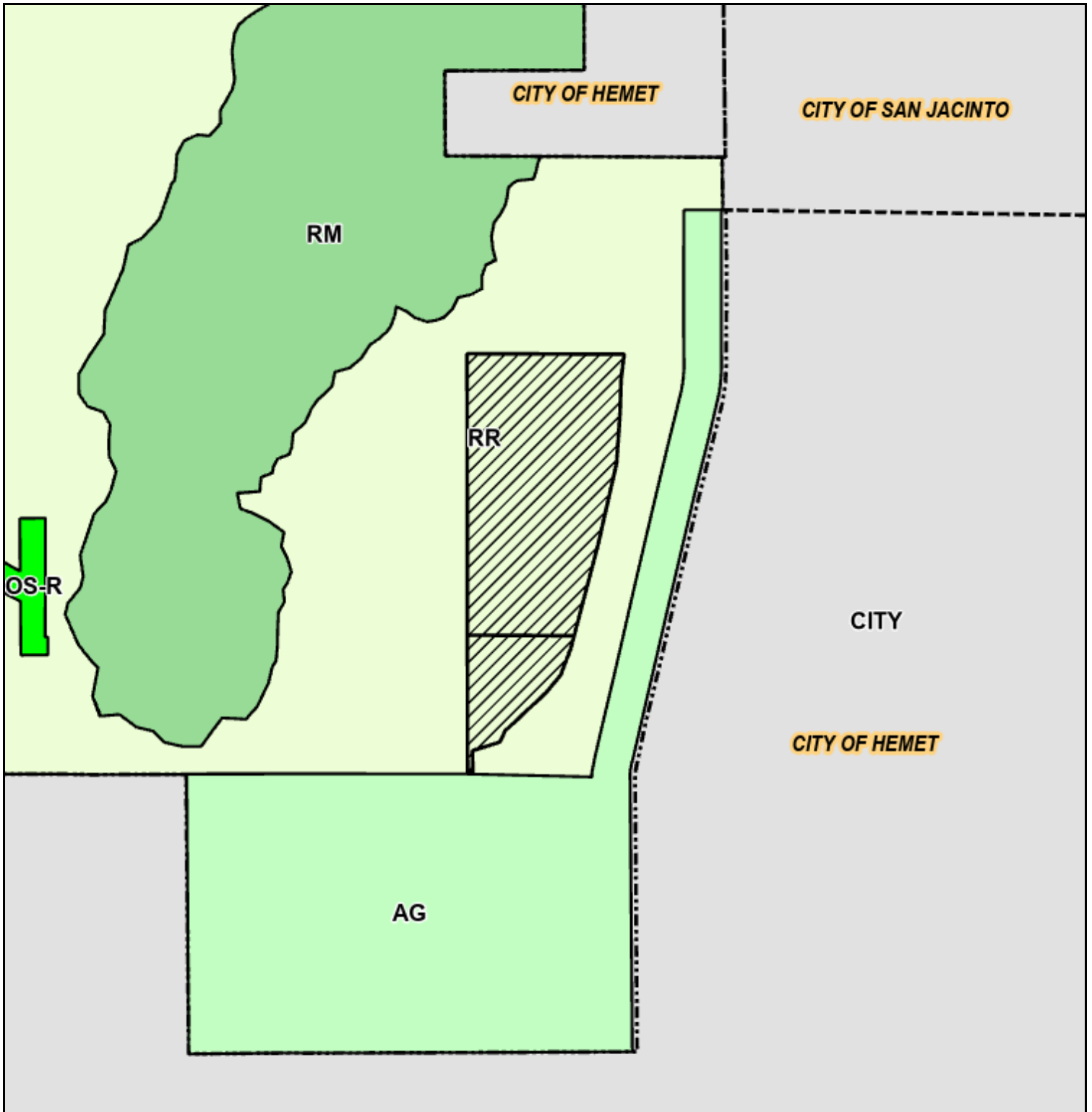
City of San Jacinto, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: YXSTIAN GUTIERREZ  
District: 5

**GPA240016**  
**LAND USE**

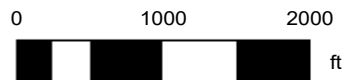
Date: 8-20-2024  
Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

Author:

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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

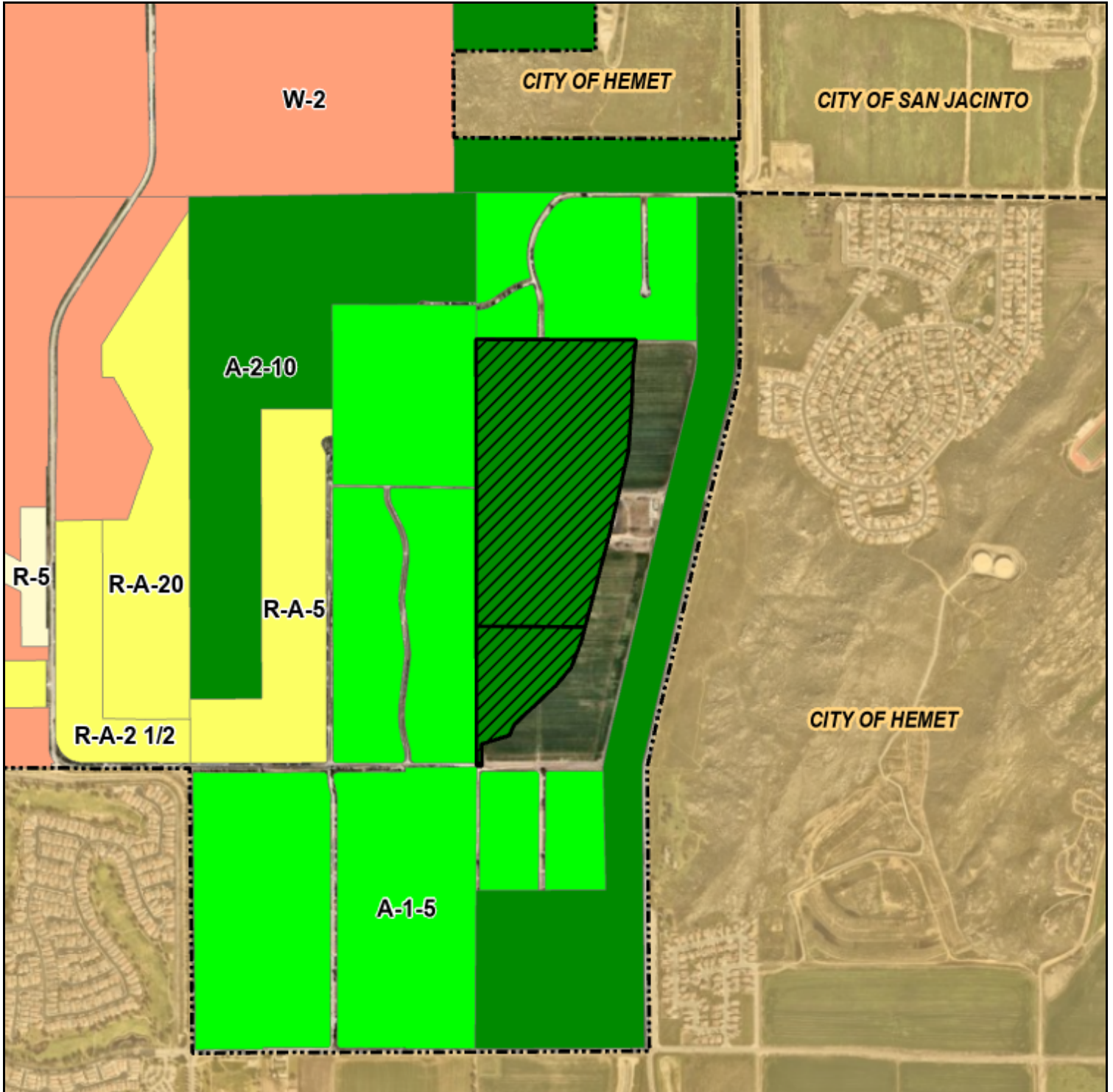
**EXISTING ZONING**

Supervisor: YXSTIAN GUTIERREZ

District: 5

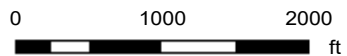
Date: 8-20-2024

Exhibit: 2



Zoning Area/District: HEMET-SAN JACINTO

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**John E. Hildebrand**  
**Planning Director**

# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

## **CERTIFICATION OF PUBLIC NOTICE**

PROJECT NUMBER (FC-GPA240016)

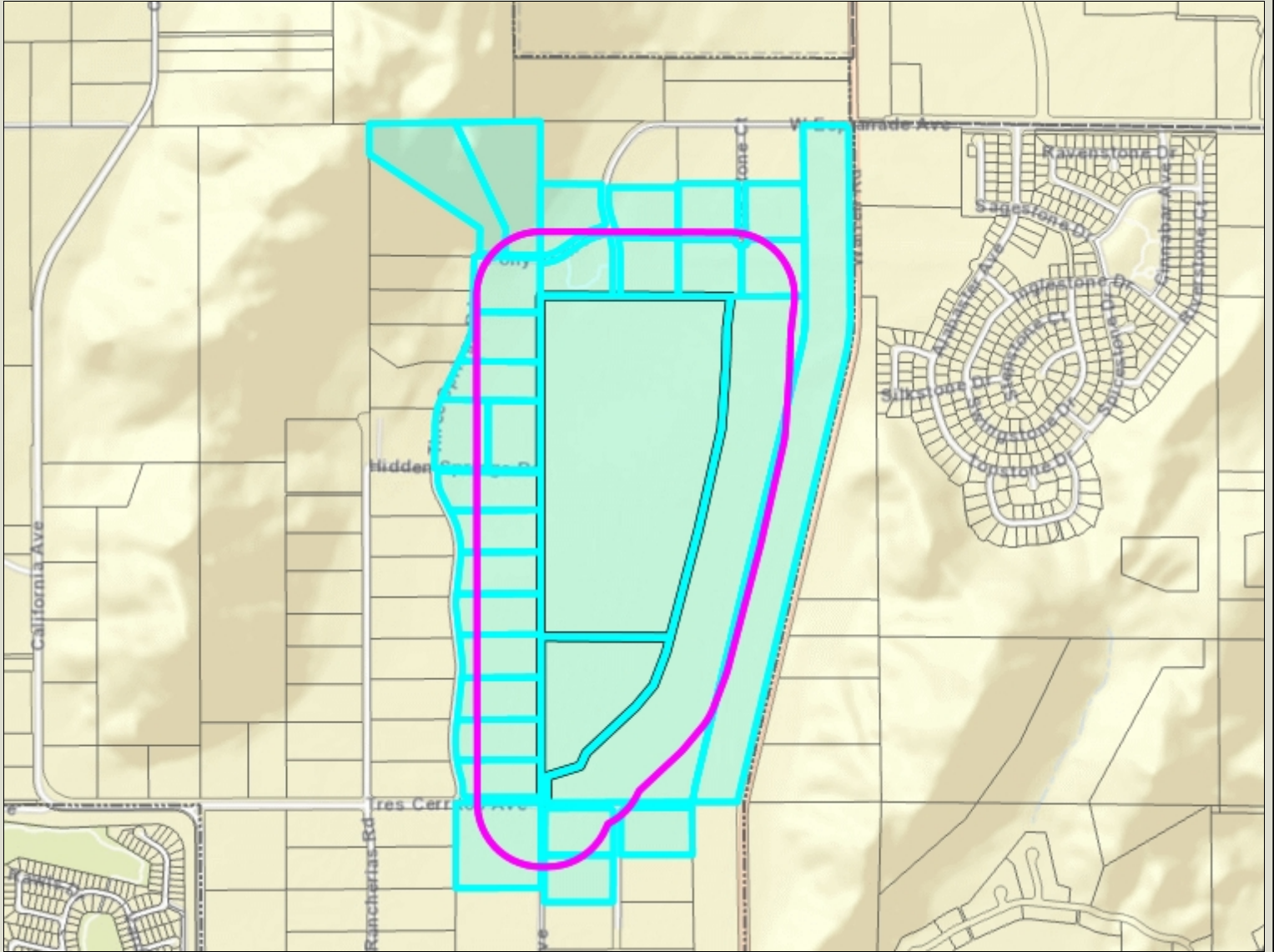
Planning Case APN(s): 455110016, -017

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 SIGNATURE: \_\_\_\_\_  
TITLE: Assistant Planner  
ADDRESS: 4080 Lemon St 12<sup>th</sup> Fl., Riverside, CA 92501  
PHONE: (951) 955-9549  
EMAIL: vicgomez@rivco.org

# 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

© Riverside County RCIT

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

455551002  
CHRIS E. WYBORNY  
P O BOX 960  
HEMET CA 92546

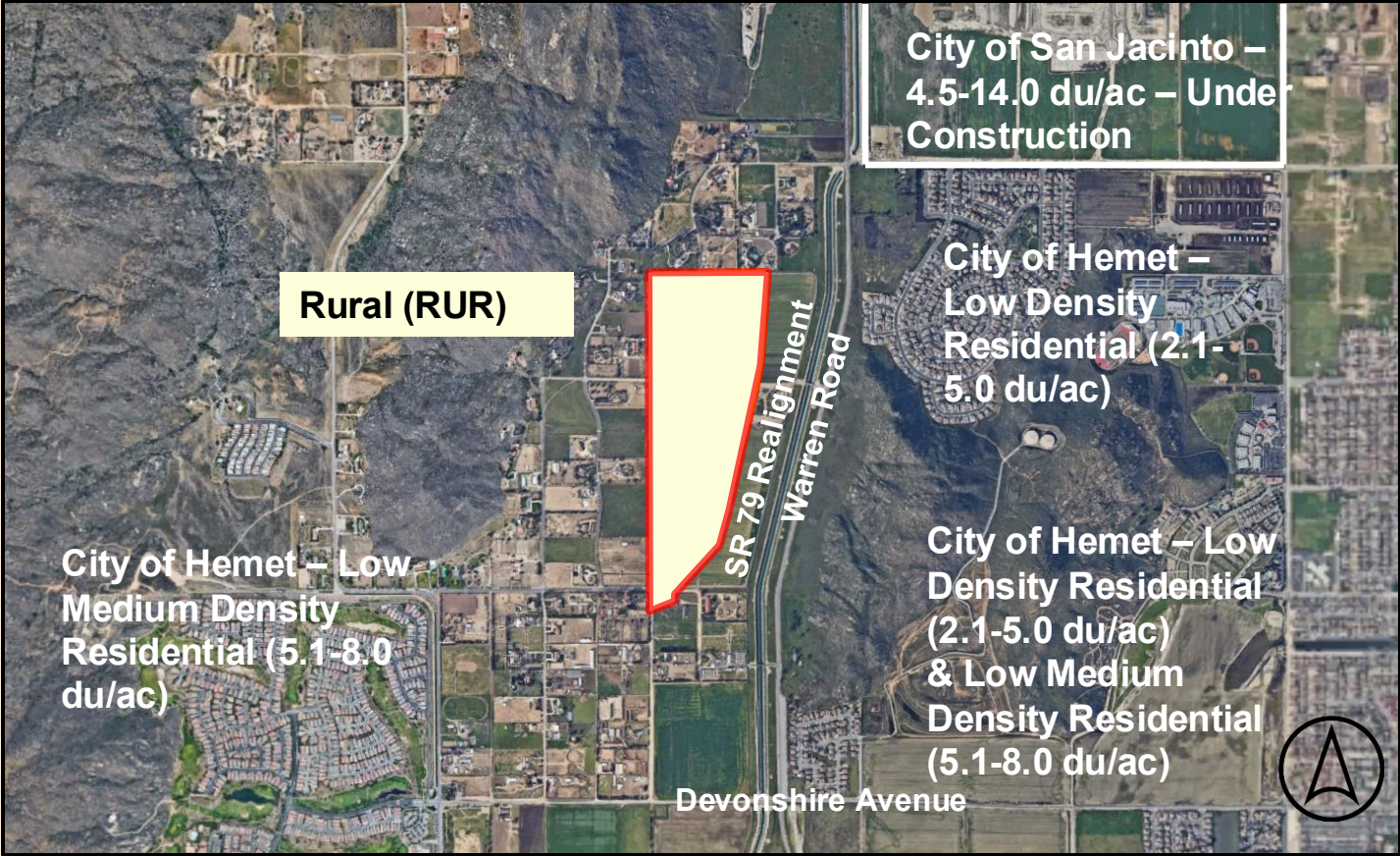
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ARTURO MOTA  
25835 KUFFEL RD  
SUN CITY CA 92585

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

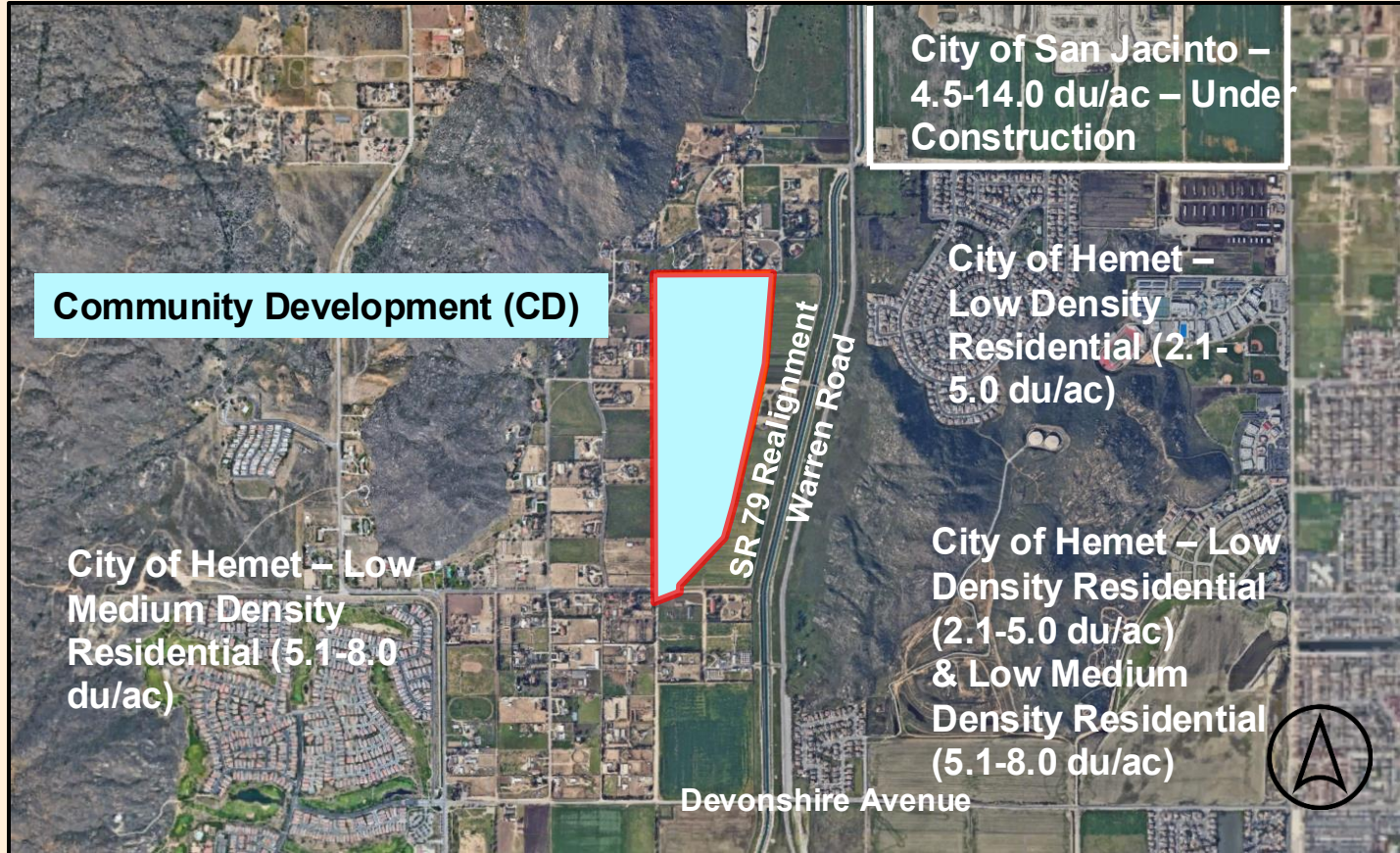
455551005  
MARLYN DEYANIRA LARA  
2748 ROCHELLE ST  
SANTA ROSA CA 95403

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

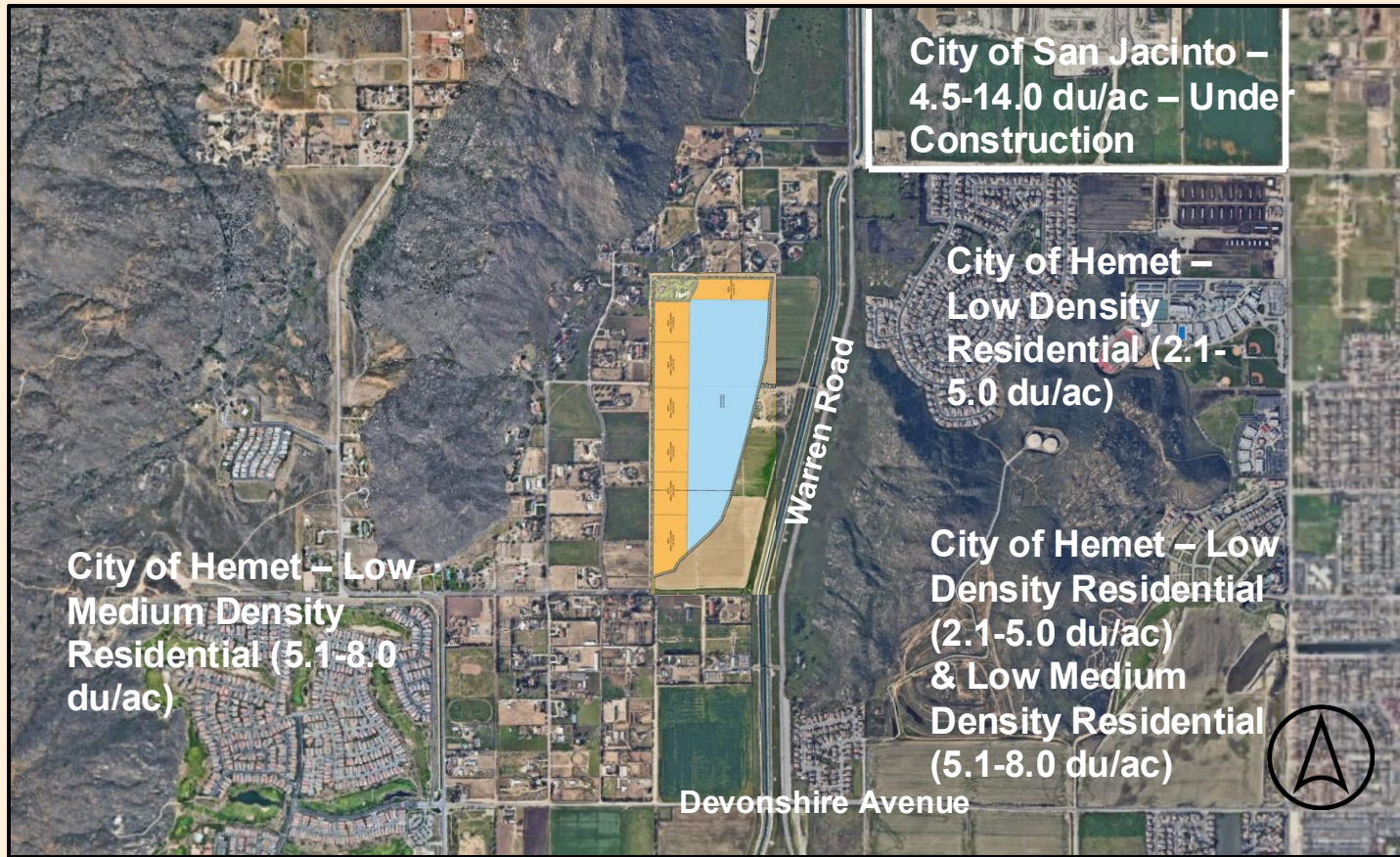
# Existing Foundation Component



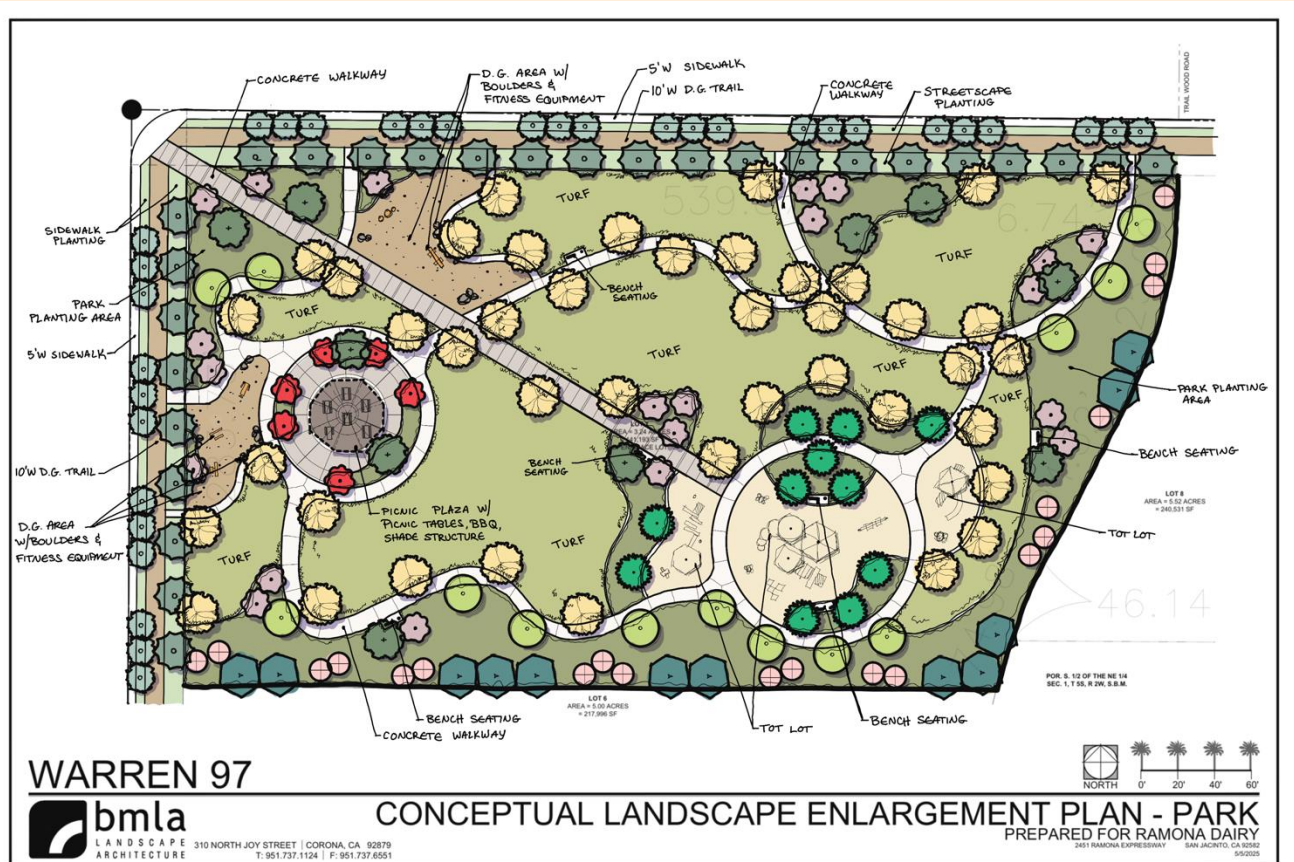
# Proposed Foundation Component



# Proposed Land Use Designations



# Proposed Land Use Designations



# State Route (SR) 79 Realignment





**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, 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**

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**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**

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

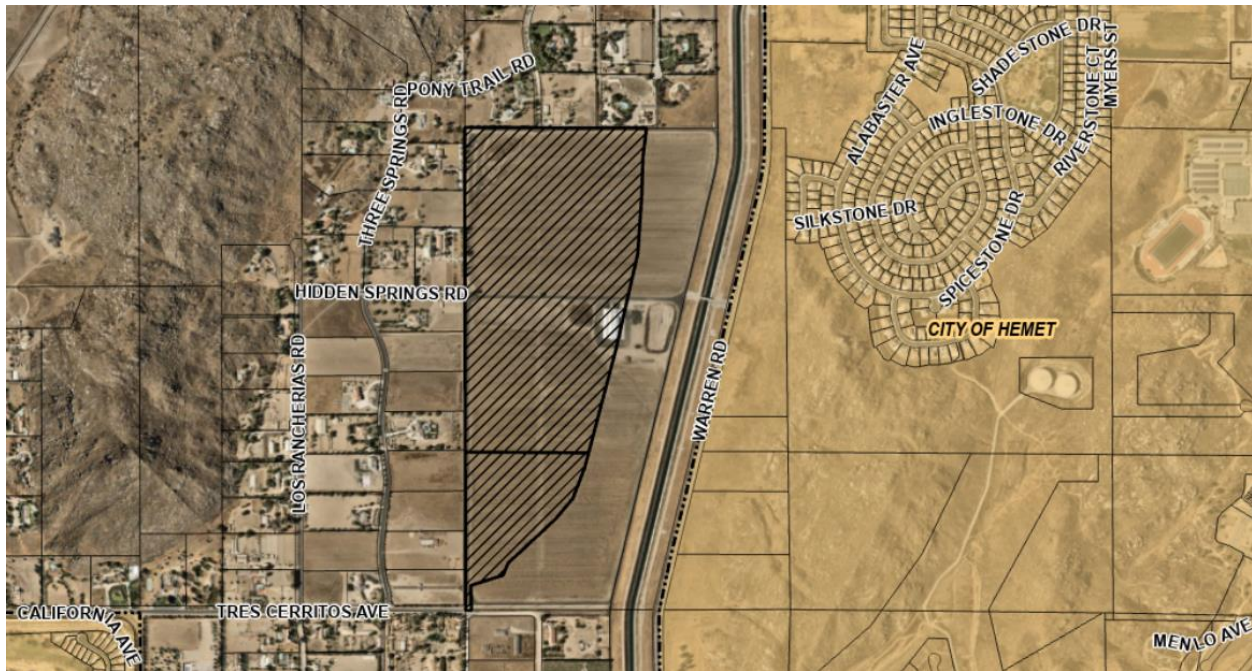
**Located Within:**

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**

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**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**

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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

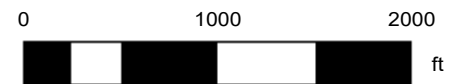
District: 5

Date: 8-20-2024

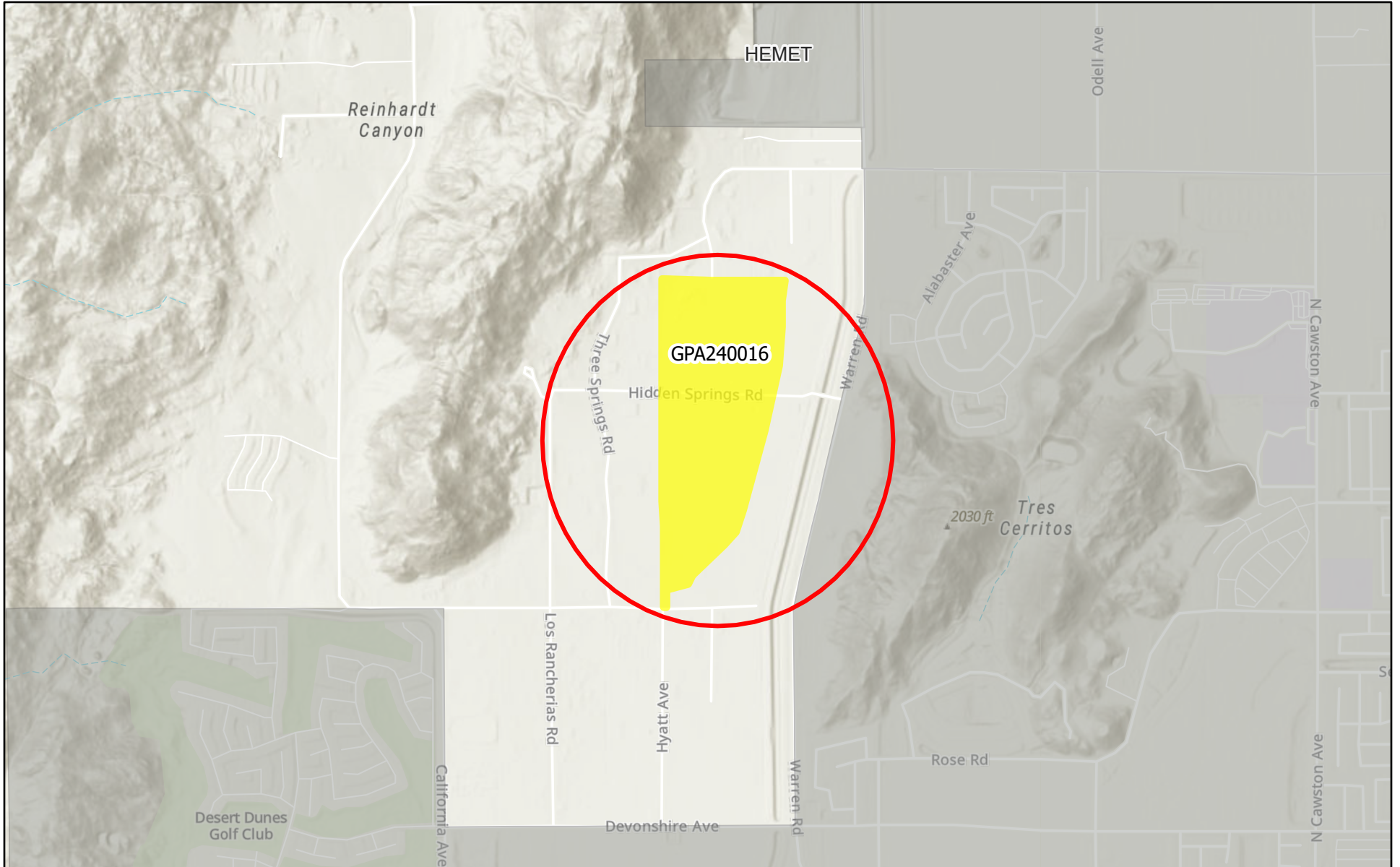


Zoning Area/District: HEMET-SAN JACINTO

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# FGPA Status Map



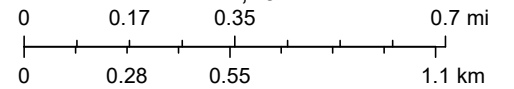
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 FGPA Web Map

World Hillshade

 Cities - CITIES

1:24,294



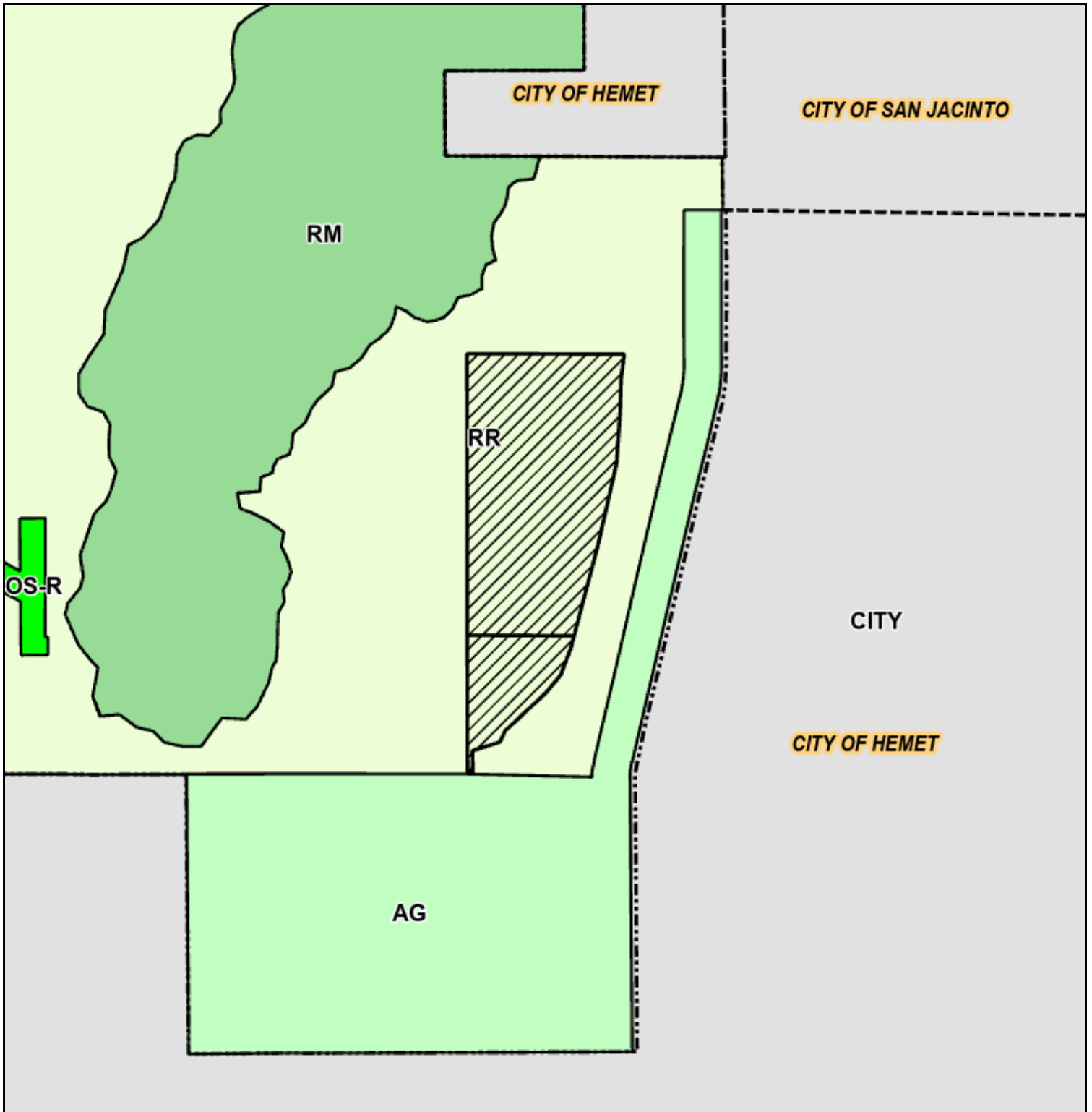
City of San Jacinto, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: YXSTIAN GUTIERREZ  
District: 5

**GPA240016**  
**LAND USE**

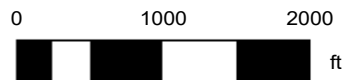
Date: 8-20-2024  
Exhibit: 5



Zoning Area/District: HEMET-SAN JACINTO

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

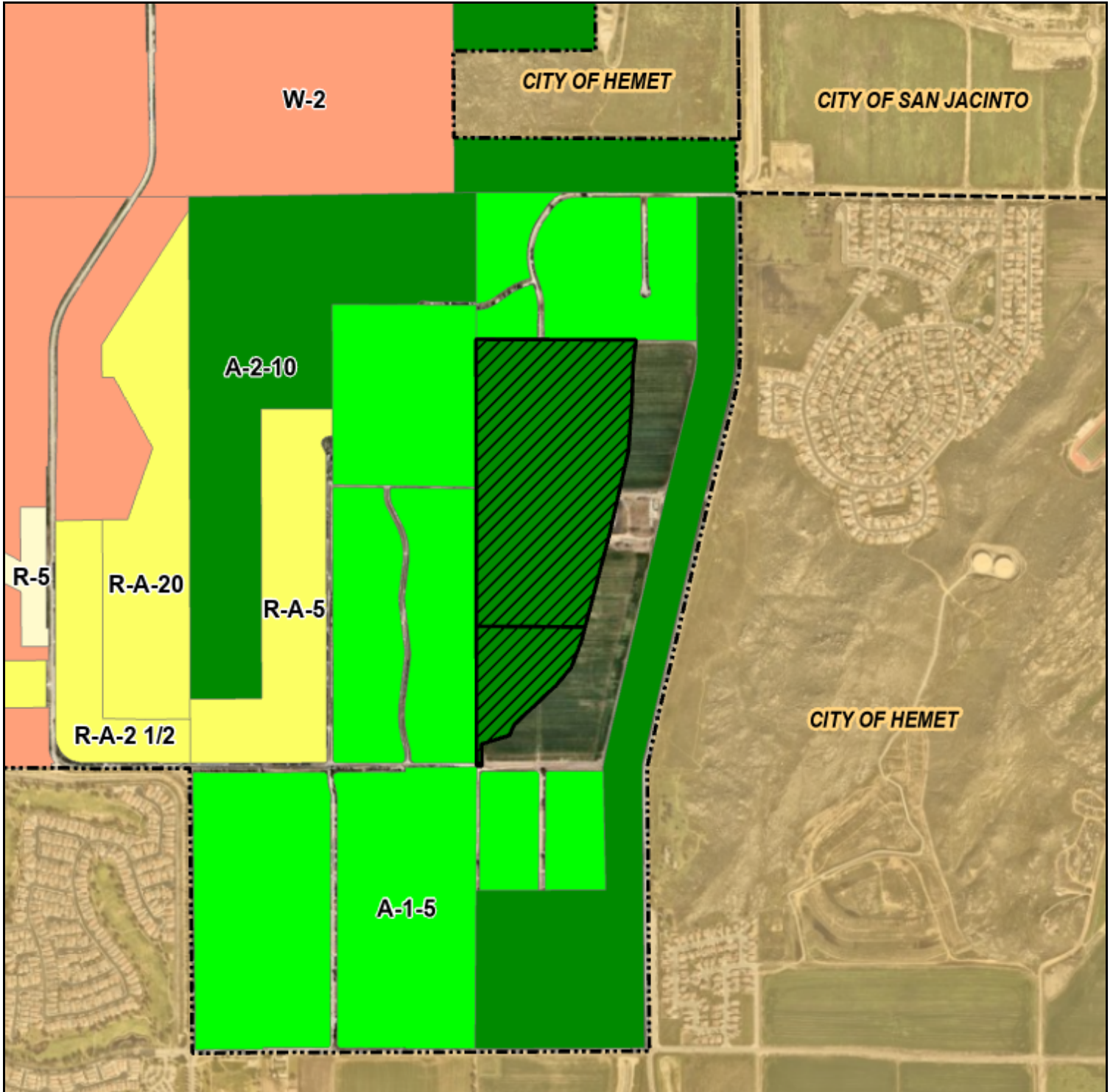
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Supervisor: YXSTIAN GUTIERREZ

District: 5

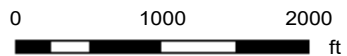
Date: 8-20-2024

Exhibit: 2



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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:** \_\_\_\_\_

**TITLE:** Assistant Planner

**ADDRESS:** 4080 Lemon St 12<sup>th</sup> Fl., Riverside, CA 92501

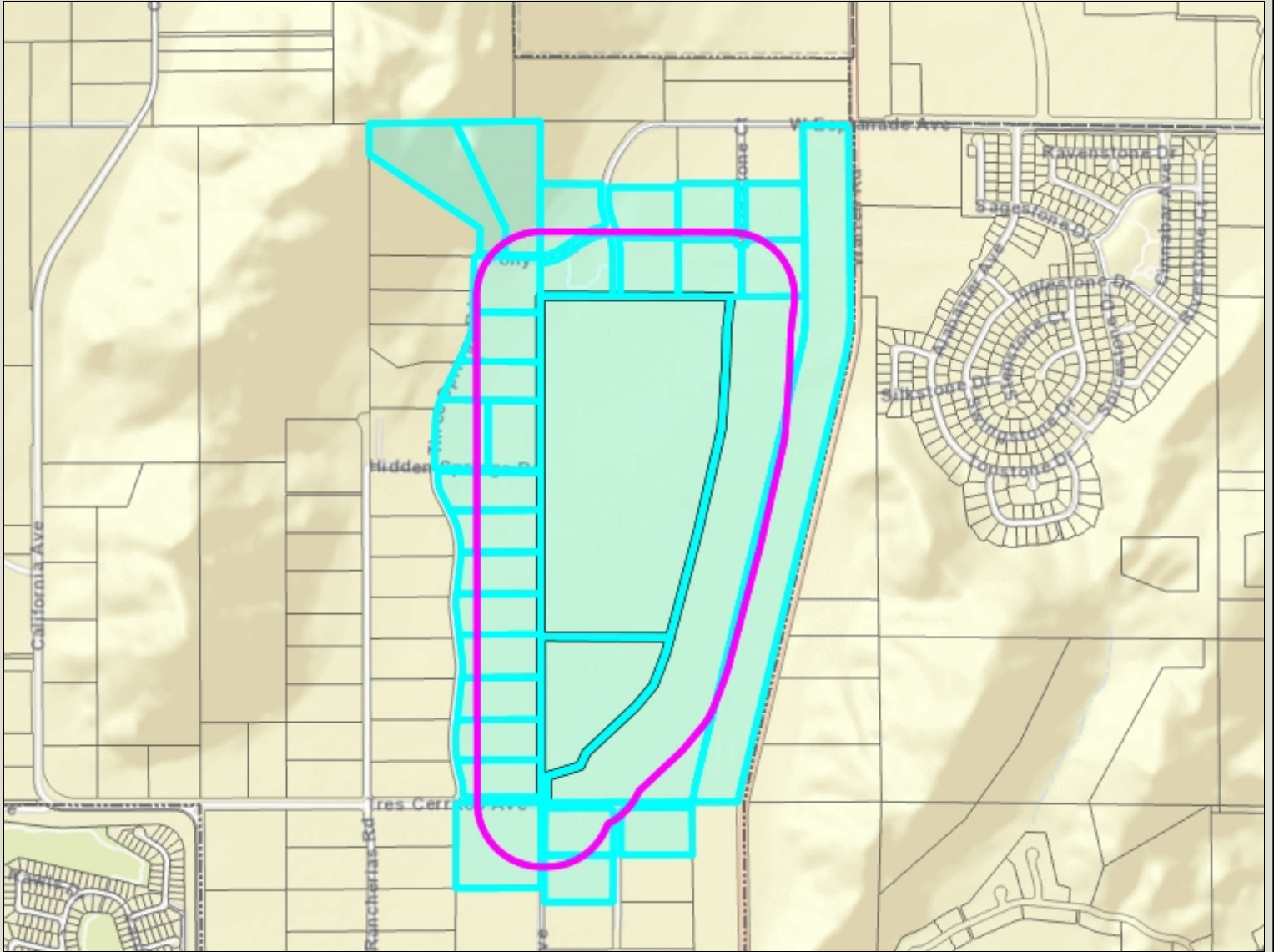
**PHONE:** 951-955-9549

**EMAIL:** vicgomez@rivco.org

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# Riverside County GIS Mailing Labels



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World Street Map

## Notes



0 1,505 3,009 Feet

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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  
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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  
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SAN JACINTO CA 92581

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CHRIS E. WYBORNY  
P O BOX 960  
HEMET CA 92546

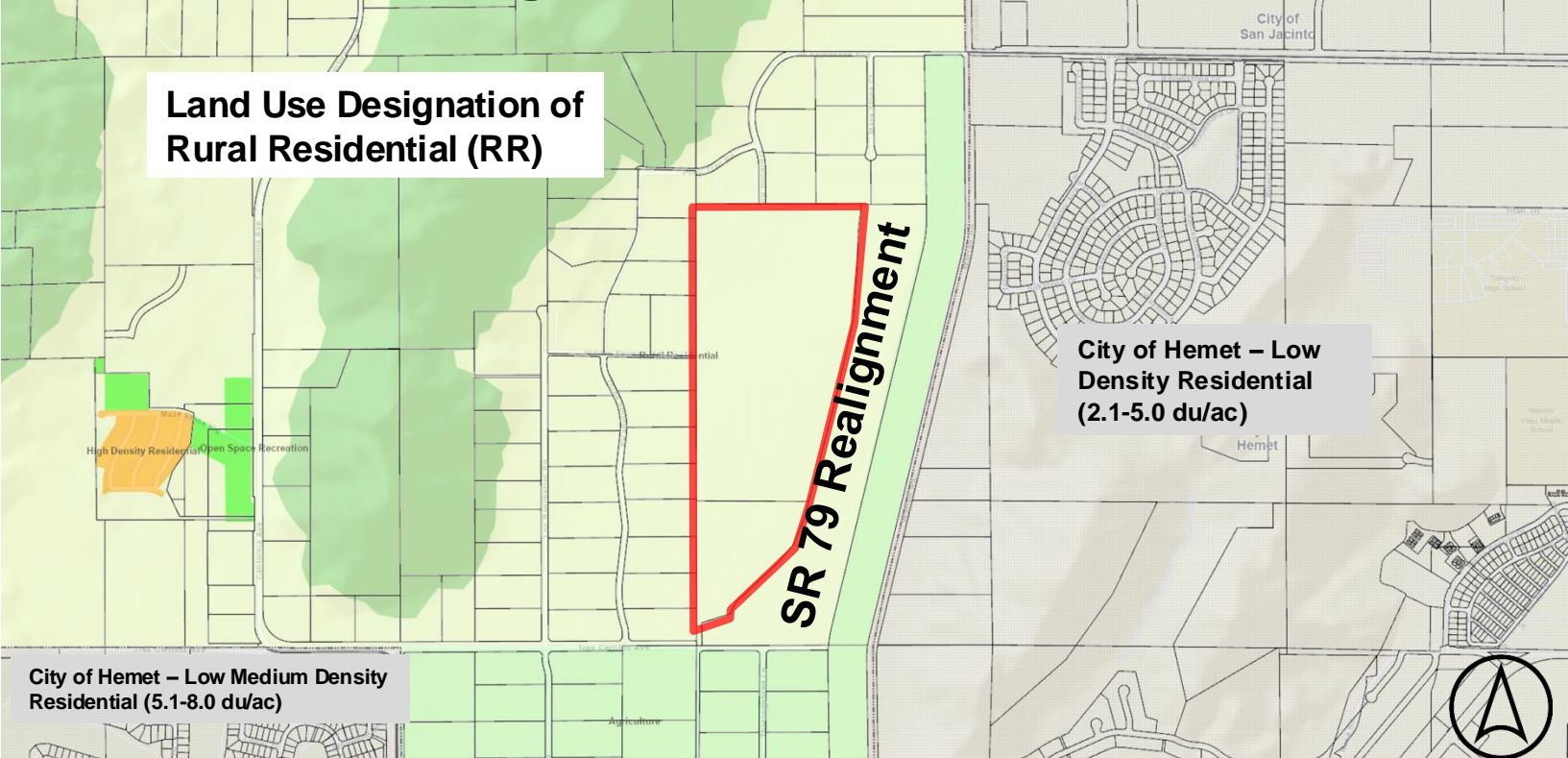
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HEMET CA 92545

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



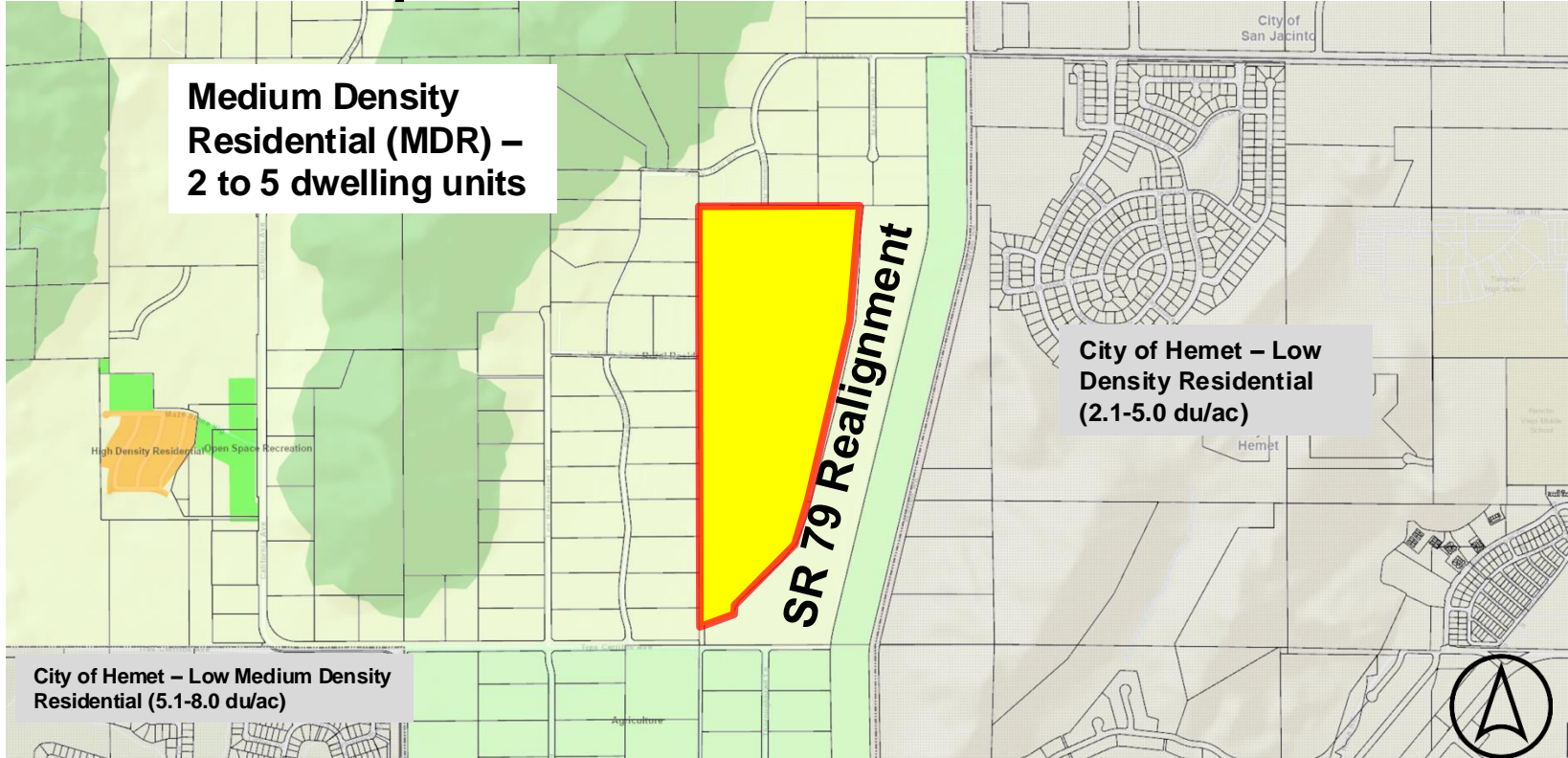
**Land Use Designation of Rural Residential (RR)**

**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)**

**SR 79 Realignment**

# 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**

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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**

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

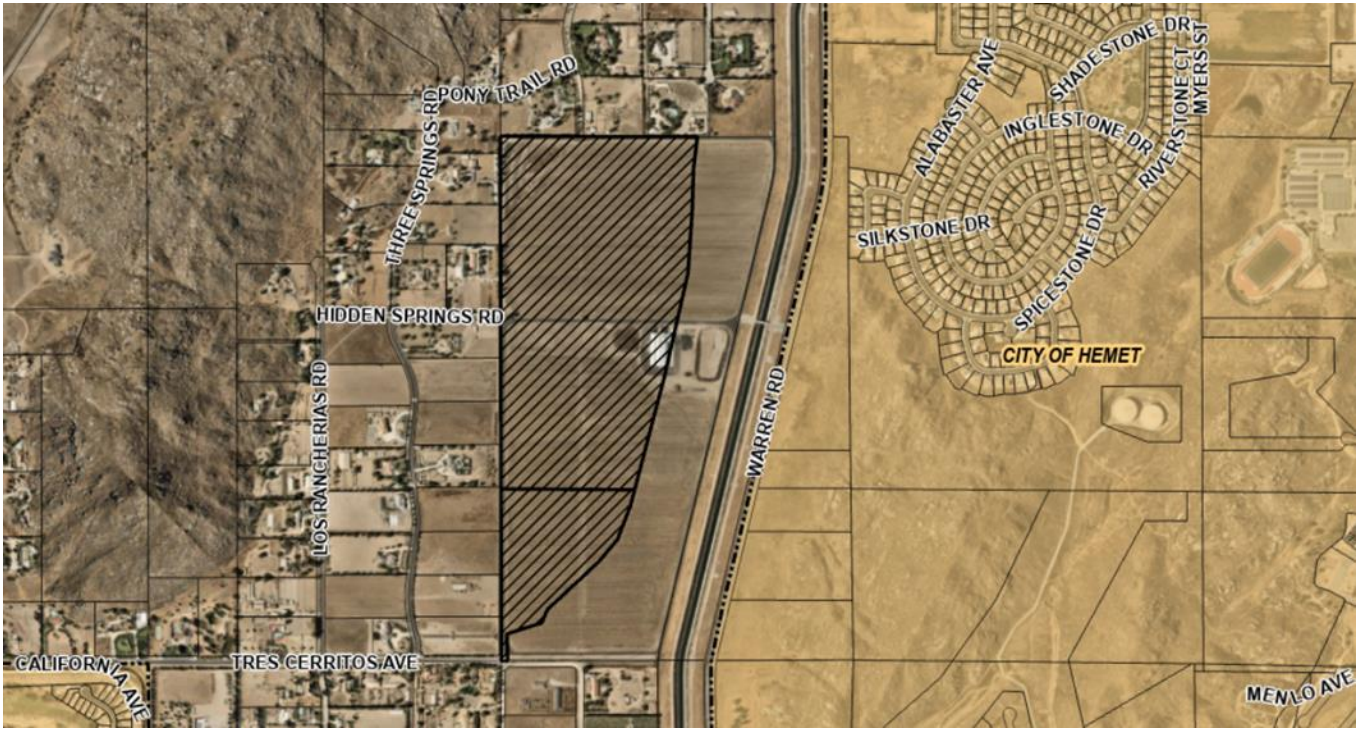
**Located Within:**

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**

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**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**

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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 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:** 3<sup>rd</sup> District, 5<sup>th</sup> District

**Against:** 2<sup>nd</sup> District

**Neutral:**

**Not Present:** 1<sup>st</sup> District, 4<sup>th</sup> District

**Abstain:**

#### **ATTACHMENTS**

**Exhibit A – Vicinity Maps**

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**Exhibit D – Noticing Radius and Labels**

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**Exhibit F – GPAC Public Comments**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240016

VICINITY/POLICY AREAS

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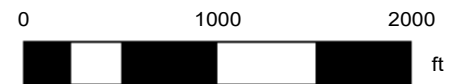
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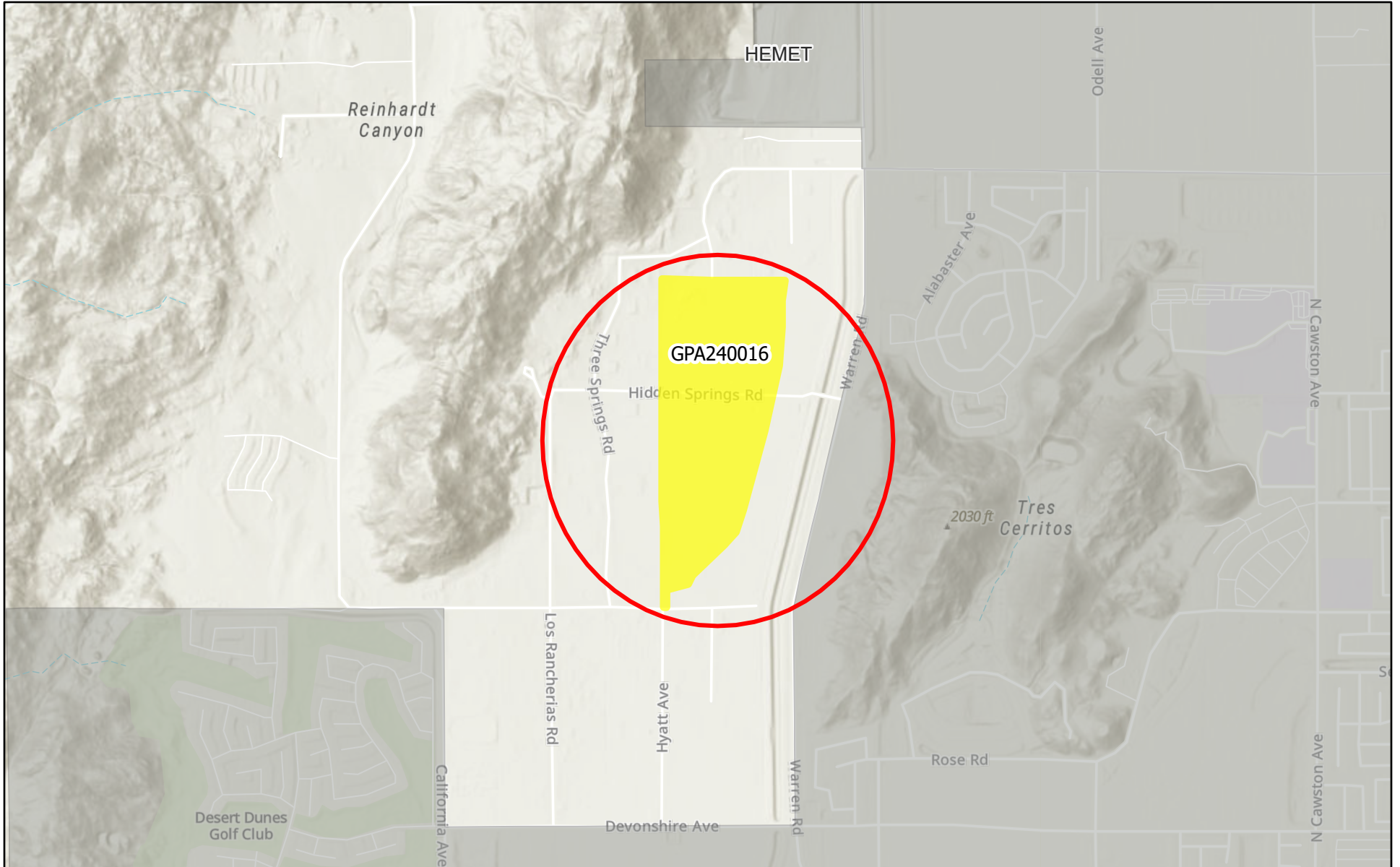


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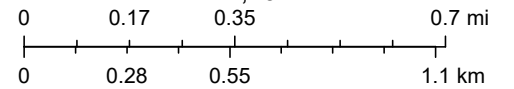
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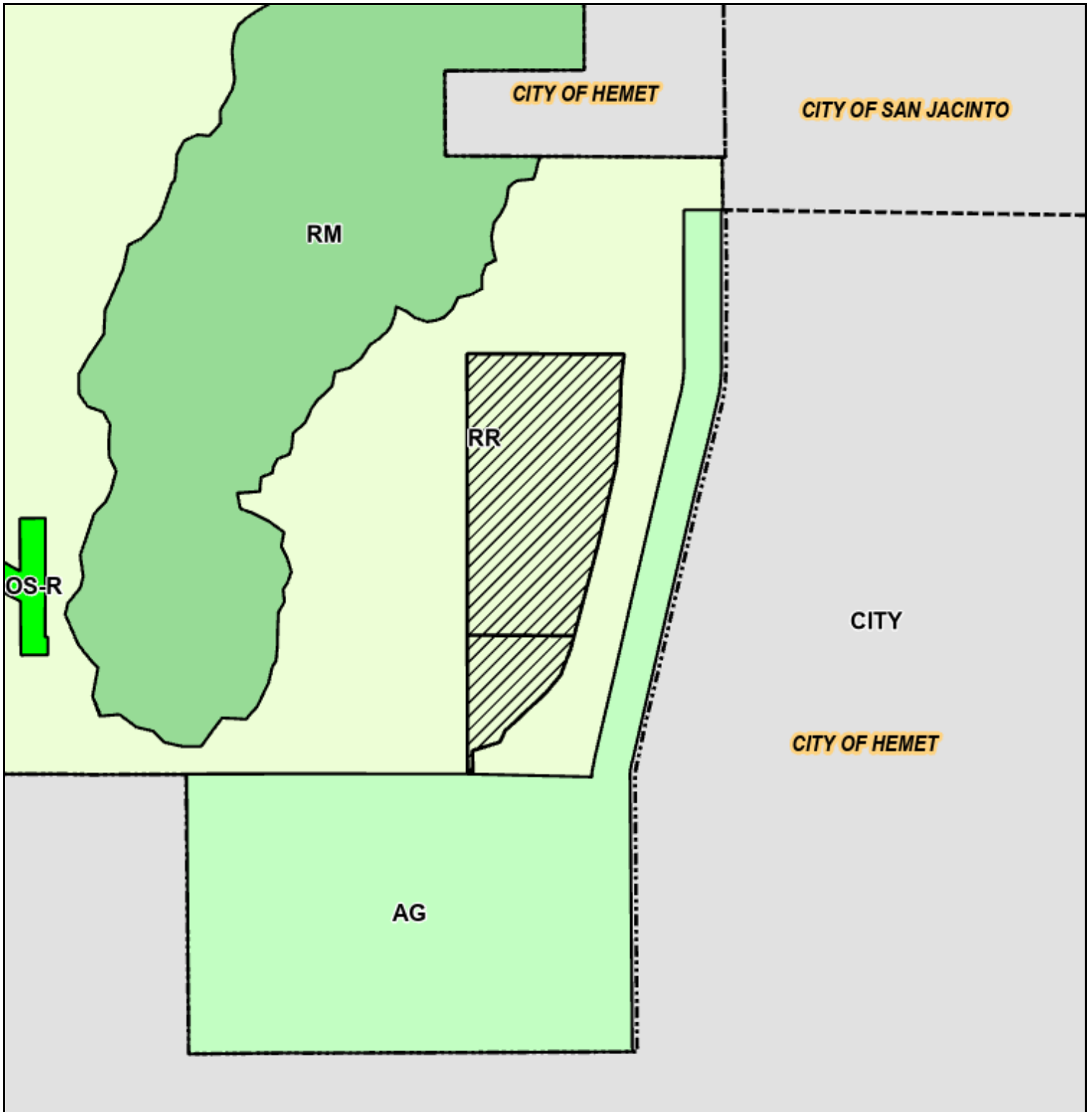
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: YXSTIAN GUTIERREZ  
District: 5

**GPA240016**  
**LAND USE**

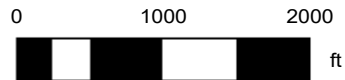
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Author:

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GPA240016

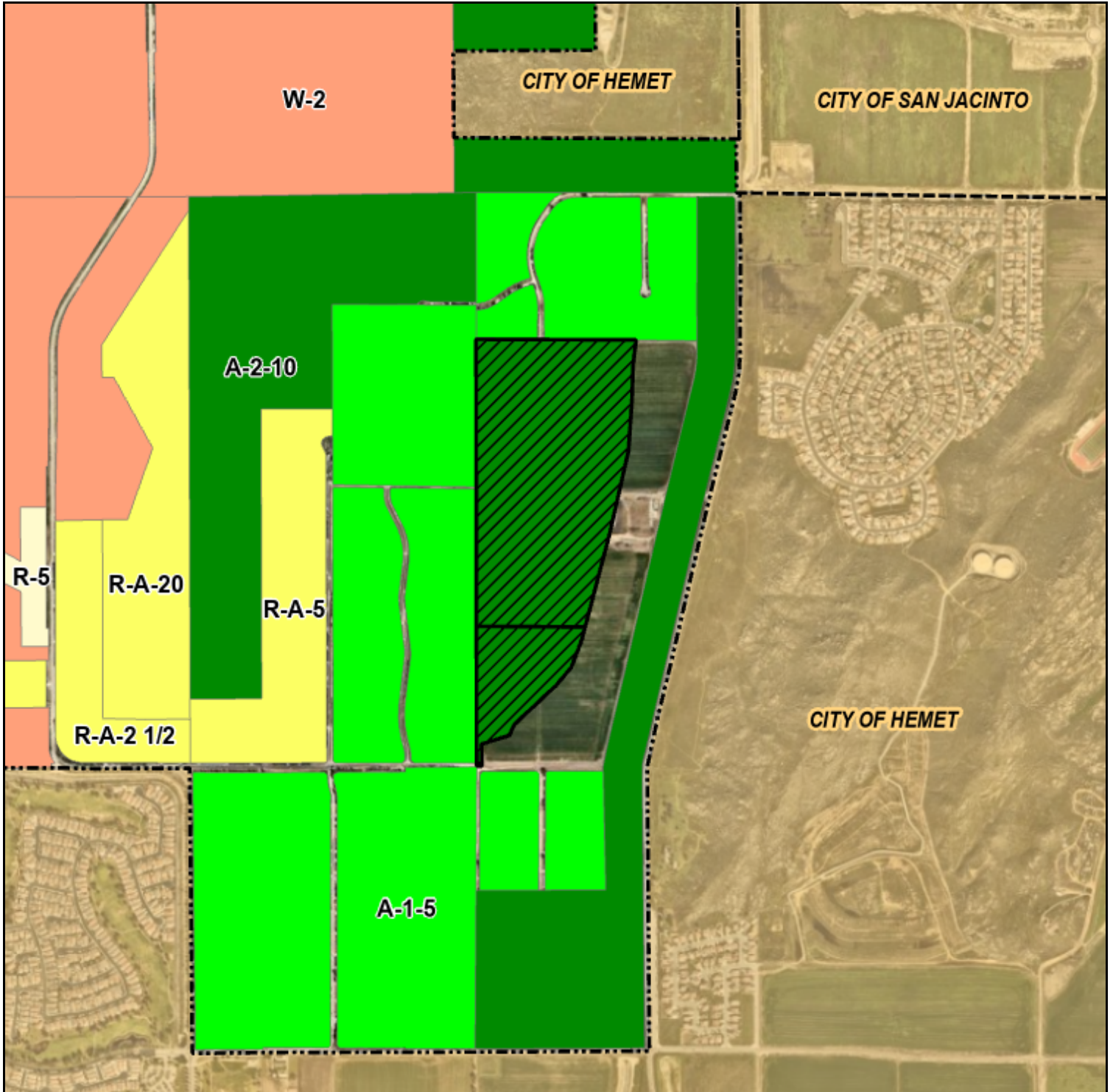
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District: 5

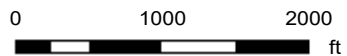
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand  
Planning Director*

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**NAME:** Victoria Gomez

**SIGNATURE:** \_\_\_\_\_

**TITLE:** Assistant Planner

**ADDRESS:** 4080 Lemon St 12<sup>th</sup> Fl., Riverside, CA 92501

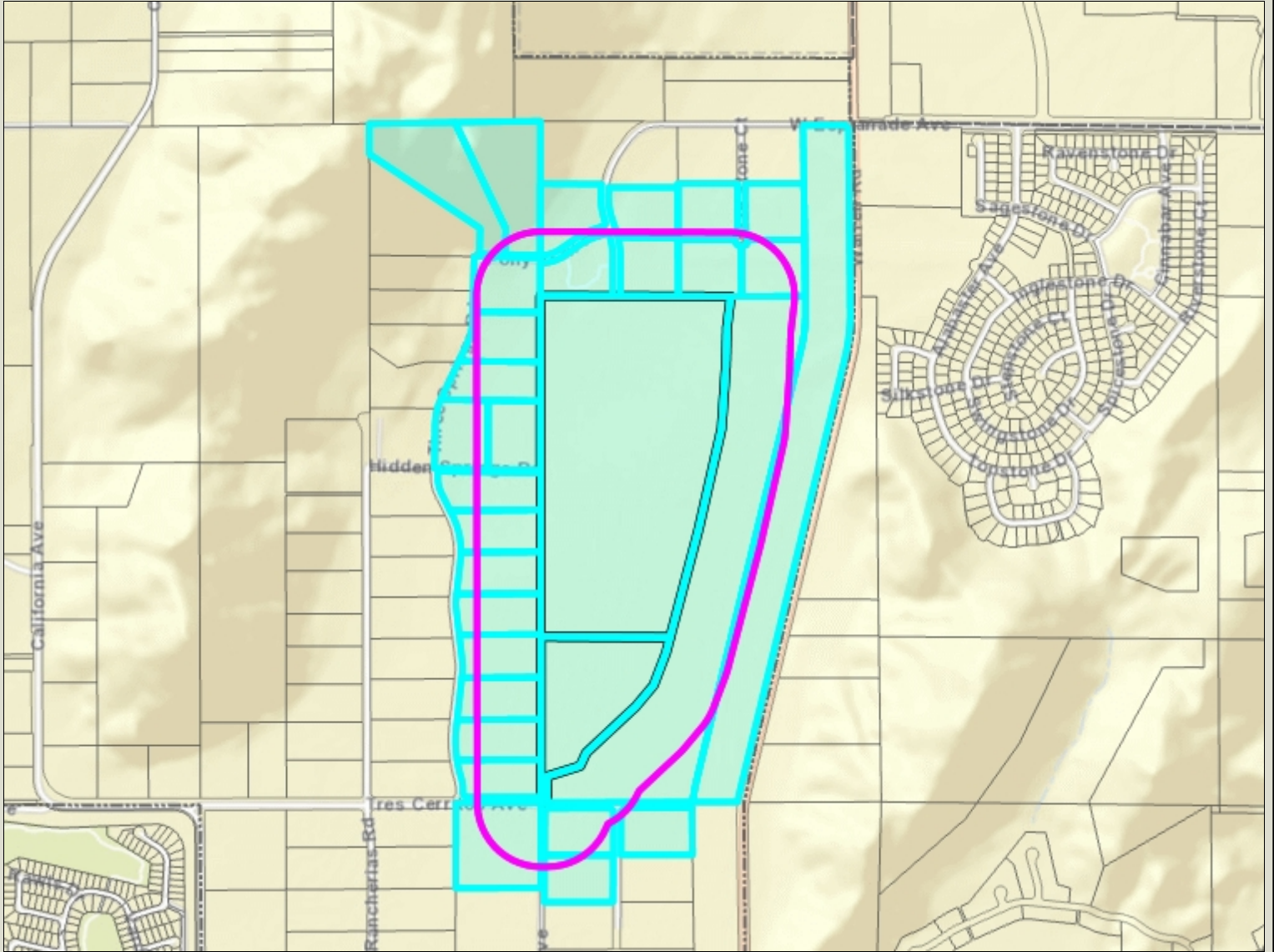
**PHONE:** 951-955-9549

**EMAIL:** vicgomez@rivco.org

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  - Cities
  - Parcels
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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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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

455551002  
CHRIS E. WYBORNY  
P O BOX 960  
HEMET CA 92546

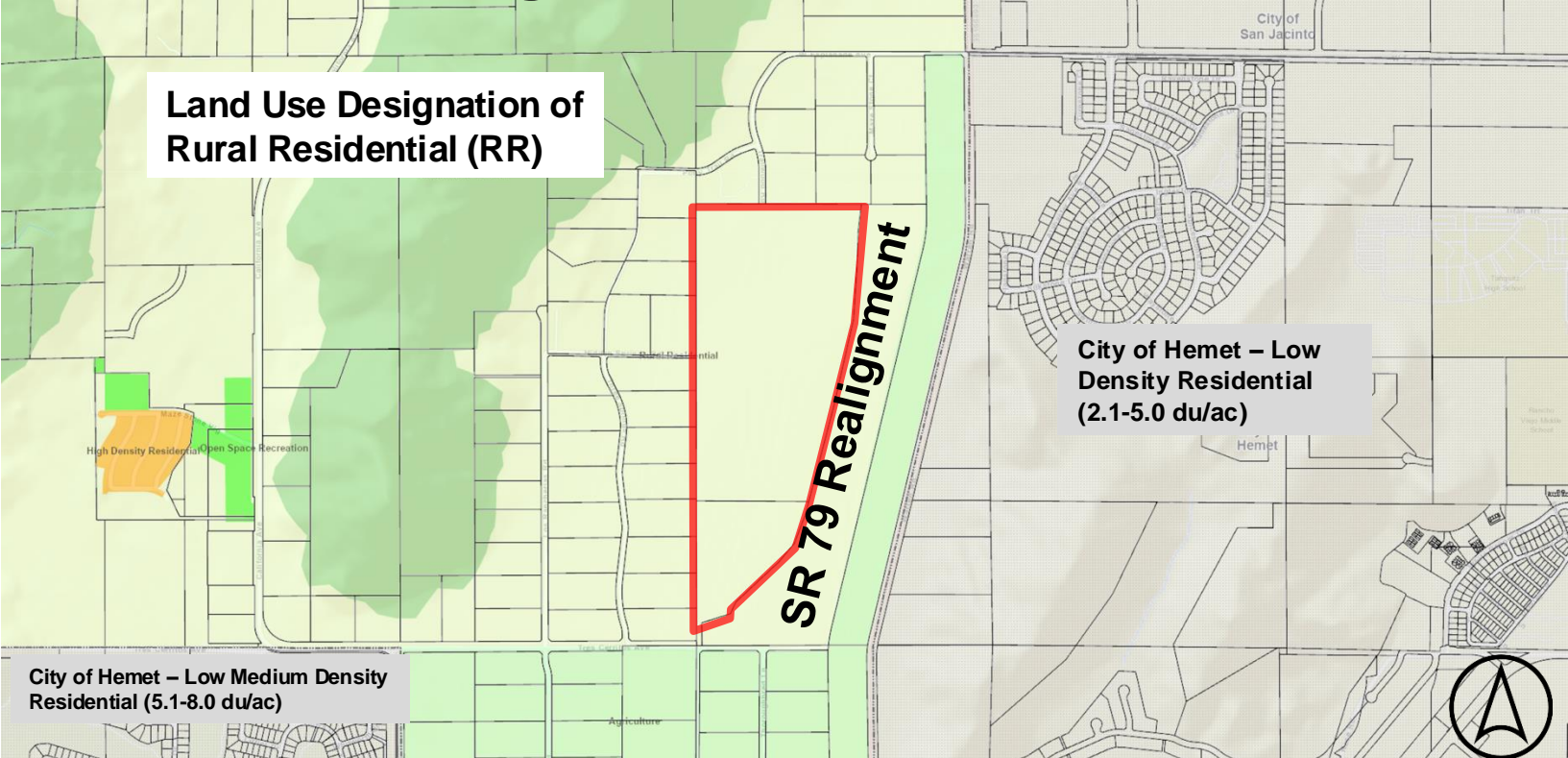
455551003  
ARTURO MOTA  
25835 KUFFEL RD  
SUN CITY CA 92585

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



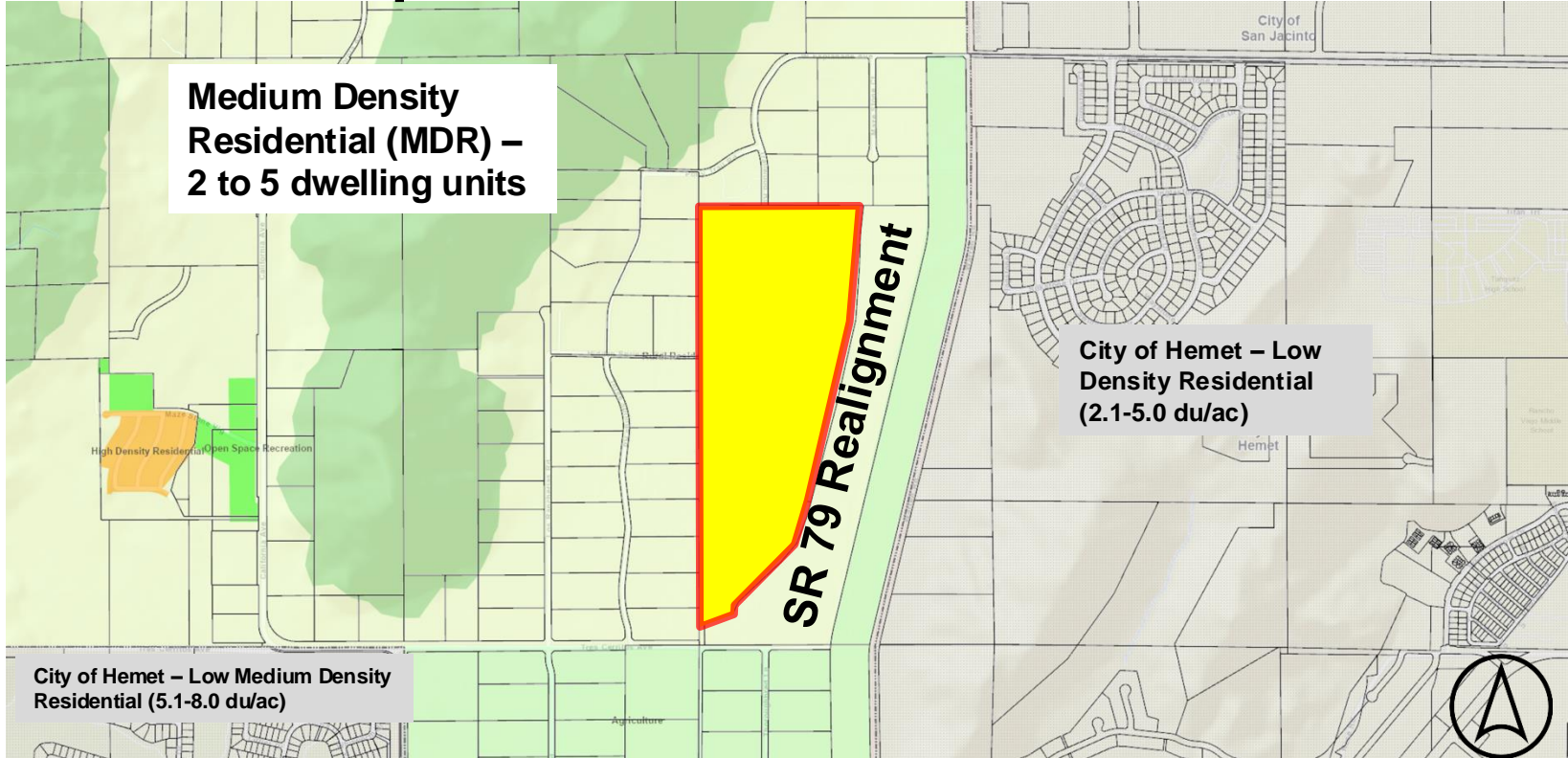
**Land Use Designation of Rural Residential (RR)**

**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)**

**SR 79 Realignment**

# 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](mailto: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](mailto: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](mailto:VicGomez@rivco.org)

**How are we doing? Click the link to tell us**

---

**From:** Caryn Dominessy <[caryndominessy@gmail.com](mailto:caryndominessy@gmail.com)>  
**Sent:** Sunday, February 2, 2025 7:45 PM

**To:** Gomez, Victoria <[VicGomez@Rivco.org](mailto: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.

### Confidentiality Disclaimer

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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

---

**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 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](mailto: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](mailto:VicGomez@rivco.org)

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

---

**From:** David Dominessy <[fireflytransportation@gmail.com](mailto:fireflytransportation@gmail.com)>  
**Sent:** Monday, February 3, 2025 1:54 AM  
**To:** Gomez, Victoria <[VicGomez@Rivco.org](mailto: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

### **Confidentiality Disclaimer**

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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

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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,

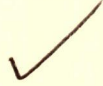
This letter expresses our STRONG OPPOSITION to the proposed zoning changes affecting the area immediately adjacent to our property at 24568 Three Springs Road, Hemet. We have been residents of this location for eighteen years, drawn to its distinctive character and peaceful environment. We are deeply 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](#)



Riverside County Board of Supervisors  
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: John Farquharson

Address: 24235 MAZE Stone Ct

City: HEMET Zip: 92545

Phone #: 909-208-5580

Date: 9-9-2025 Agenda # 22-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

\_\_\_\_\_ Support \_\_\_\_\_ Oppose \_\_\_\_\_ Neutral

I give my 3 minutes to: \_\_\_\_\_

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards, or posters into the hearing room.**

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.** The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.