

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



ITEM: 22.1
(ID # 28539)

MEETING DATE:

Monday, September 22, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240028 (GPA240028) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre. 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 GPA240028 is initiated by the Board of Supervisors. – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer / Representative: Frank Coyle c/o CASC Engineering – Existing Zoning: A-1-5 (Light Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR) – Location: north of Garbani Rd., east of La Ventana Rd., south of York Ln., and west of Brandon Ln. – APN(s): 466-130-036, 466-130-037, 466-130-038, and 466-130-039 – 38.9 Gross Acres - District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240028 (GPA240028)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240028 (GPA240028)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

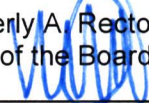

John Hildebrand, Planning Director 9/16/2025


Rania Odenbaugh, TLMA Director 9/15/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240028 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 22, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**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 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 (GPA240028) 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-GPA240028 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR). The parcel is located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's. If FC-GPA240028 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre.

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

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with the requirements of Ordinance 348, were mailed to property owners within 300 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.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240028 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. After discussion, the committee closed the public hearing. The final result of the Committee's discussion of the initiation is provided below:

Support: 2nd District

Against: N/A

Neutral: N/A

Not Present: Districts 1, 3, 4, and 5

Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240028 was held before the Planning Commission on January 29, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments and no members of the public provided public testimony.

The Committee discussed the project with support, but mentioned concerns with the number of units, High School capacity, and view density options; but that the area is evolving and would like to see trails and green space. The final result of the Planning Commission's discussion of the initiation is provided below:

Support: 1st, 2nd, 3rd, 4th, and 5th Districts

Against: N/A

Neutral: N/A

Not Present: N/A

Abstain: N/A

Impact on Residents and Businesses

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

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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:

- A – Vicinity Maps & GIS Exhibits for GPA240028
- B – Applicant's Exhibits for GPA240028
- C – Noticing Radius and Labels for GPA240028
- D – GPAC (DH) Hearing Package for GPA240028
- E – PC Hearing Package for GPA240028



Jason Farin, Principal Policy Analyst 9/17/2025



Braden Holly, Deputy County Counsel 9/15/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

67x2 = 134

John Hildebrand
Planning Director

Hearing Date: September 22, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28539

Project Description:

INITIATION OF GENERAL PLAN AMENDMENT NO. 240028 (GPA240028) Foundation Component – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer/Representative: Frank Coyle c/o CASC Engineering – **Third Supervisorial District** – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – **Location:** north of Garbani Rd, east of La Ventana Rd, south of York Ln, west of Brandon Ln – 38.9 Gross Acres – Existing Zoning: A-1 (Light Agriculture) – **REQUEST:** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcel from Rural Community: Estate Density Residential (RC-EDR) 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 GPA240028 is initiated by the Board of Supervisors. – APN: 466-130-036 through -039 – Planning Contact: Tim Wheeler at wheeler@rivco.org or (951) 955-6060

The Directors Hearing for the General Plan Advisory Committee was held on 12/16/2024 with one (1) member in support and four (4) others not in attendance. The Planning Commission hearing was held on 1/29/2025 with five (5) commissioners in support and zero (0) opposing the GPA initiation.

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- CEQA Exempt
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

"Planning Our Future... Preserving Our Past"

22.1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240028 IN THE THIRD 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 **Monday, September 22, 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. 240028**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre. 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 GPA240028 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 466-130-036, 466-130-037, 466-130-038, and 466-130-039. This proposed project is located: North of Garbani Rd., East of La Ventana Rd., South of York Ln., and West of Brandon Ln. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240028 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240028 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 TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@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: September 3, 2025

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

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240028 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta, 1.er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el **lunes 22 de septiembre de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación para aprobar el **Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240028**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240028 para cambiar el Componente de Cimentación del Plan General de cuatro (4) parcelas de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) para permitir la presentación de una solicitud para un Mapa Tentativo de Tractos (TTM) para permitir una subdivisión del sitio de 38.9 acres en 195 lotes residenciales para alcanzar una densidad objetivo de 5 unidades de vivienda por acre. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia el GPA240028 propuesto. La Enmienda al Plan General se encuentra en los APN: 466-130-036, 466-130-037, 466-130-038 y 466-130-039. Este proyecto propuesto se ubica al norte de Garbani Rd., al este de La Ventana Rd., al sur de York Ln. y al oeste de Brandon Ln. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.º GPA240028 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240028 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión del 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 estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O ENVÍE UN CORREO ELECTRÓNICO A TWHEELER@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 3 de septiembre de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, asistente de secretaria de la Junta

Flores, Kate

From: Margie Crandall <discocrandall@gmail.com>
Sent: Tuesday, September 16, 2025 10:31 AM
To: Clerk of the Board
Subject: Oppose the initiation of General Plan Amendment No. GPA240028

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 Members of the Board of Supervisors,

I am writing as a resident of 30452 Tetrault Ct., Menifee, CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

TRAFFIC AND INFRASTRUCTURE IMPACTS

The proposed development would generate approximately 1,950+ daily vehicle trips (195 units × 10 trips/day average), creating significant traffic burdens on local roads that were not designed for this volume. The surrounding road network - including Garbani Rd., La Ventana Rd., York Ln., and Brandon Ln. - currently operates at appropriate capacity for the existing rural character. This dramatic increase in density would create dangerous congestion and compromise emergency vehicle access.

INCOMPATIBLE LAND USE TRANSITION

The proposed CD: MDR designation represents an inappropriate leap in density that conflicts with the established Rural Community character of the surrounding area. A more gradual transition that respects the existing RC: EDR pattern would be more appropriate and consistent with sound planning principles.

INADEQUATE INFRASTRUCTURE CAPACITY

The existing utilities, drainage systems, and public services in this area were designed to support estate-density development. The proposed five-fold increase in density (from estate lots to 5 units/acre) will strain water, sewer, and stormwater systems beyond their intended capacity.

ENVIRONMENTAL AND AGRICULTURAL CONCERNS

This rezoning would eliminate valuable agricultural/open space viewshed and contribute to urban sprawl patterns. The loss of this farmland represents an irreversible change to the community's rural character and environmental quality.

PUBLIC SAFETY CONCERNS

The increased density and traffic volume will compromise emergency response times and create pedestrian safety hazards on roads not designed for heavy residential traffic.

I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity.

I request that this letter be included in the official record and considered during your deliberations.

Thank you for your consideration of these important community concerns.

Respectfully,

Margie.Crandall
30452 Tetrault Ct
714-418-6163

Flores, Kate

From: Steve Crandall <sprout59@hotmail.com>
Sent: Wednesday, September 17, 2025 10:48 AM
To: Clerk of the Board
Subject: Oppose the initiation of General Plan Amendment No. GPA240028

Follow Up Flag: Follow up
Flag Status: Flagged

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 Members of the Board of Supervisors,

I am writing as a resident of 30452 Tetrault Ct., Menifee, CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

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Thank you for your consideration of these important community concerns.

Respectfully,

Steven Crandall
30452 Tetrault Ct
Menifee CA 92584
714-420-6663

Flores, Kate

From: Heather P <heatherp67@gmail.com>
Sent: Sunday, September 21, 2025 8:04 PM
To: Clerk of the Board
Subject: General Plan Amendment No. GPA240028

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 Members of the Board of Supervisors,

I am writing as a resident of 32183 Peters St. Menifee, CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

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I request that this letter be included in the official record and considered during your deliberations.
Thank you for your consideration of these important community concerns.

Respectfully,

Heather Petersen
32183 Peters St.
Menifee, CA 92584
951-840-9346
heatherp67@gmail.com



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 26965)


MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240028 (GPA240028) Foundation Component – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Garbani Road, east of La Ventana Road, south of York Lane, west of Brandon Lane – 38.9 Gross Acres – Existing Zoning: Light Agriculture, 5-acre minimum (A-1-5) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC: EDR) 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 GPA240028 is initiated by the Board of Supervisors. – APN: 466-130-036 through -039 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA240028
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-130-036, -037, -038, -039
Continued From:	



John Hildebrand, Planning Director 1/29/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240028 (GPA240028) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (RC: EDR) to Medium Density Residential (CD: MDR), on four (4) parcels, totaling 38.9 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcel is located south of York Lane, north of Garbani Road, east of La Ventana Road, and west of Brandon Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240028 (GPA240028).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (RC: EDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC: EDR)
East:	Estate Density Residential (RC: EDR)
South:	Medium Density Residential (CD: MDR)
West:	Estate Density Residential (RC: EDR)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)
East:	A-1-5 (Light Agriculture, 5-acre minimum)
South:	R-4 (Planned Residential)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West:	A-1-5 (Light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single family residence
East:	Single family residences
West:	Single family residences

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
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"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

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 (GPA240028) 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-GPA240028 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR). The parcel is located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's.

If FC-GPA240028 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 300 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.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240028 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project.

After discussion, the committee closed the public hearing.

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

- Support:** 2nd District
- Against:** N/A
- Neutral:** N/A
- Not Present:** Districts 1, 3, 4, and 5
- Abstain:** N/A

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

ATTACHMENTS

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.6

(ID # 25928)


MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240028 (GPA240028) Foundation Component – Applicant: Timothy Ison c/o Hyman Family Trust – Engineer/Representative: Frank Coyle c/o CASC Engineering – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Garbani Road, east of La Ventana Road, south of York Lane, and west of Brandon Lane – 38.9 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240028 to change the General Plan Foundation Component of four (4) parcels from Rural Community: Estate Density Residential (RC-EDR) to Community Development: Medium Density Residential (CD:MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre. 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 GPA240028 is initiated by the Board of Supervisors – APN: 466-130-036 through -039. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240028
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-130-036 through -039
Continued From:	



John Hildebrand, Planning Director 12/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment No. 240028 (GPA240028) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR) on four parcels totaling 38.9 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcels are located north of Garbani Road, east of La Ventana Road, south of York Lane, west of Brandon Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240028 (GPA240028).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Estate Density Residential (EDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Estate Density Residential (EDR)
South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1-5 (Light Agriculture, 5-acre minimum)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

East:	A-1-5 (Light Agriculture, 5-acre minimum)
South:	R-4 (Planned Residential)
West:	A-1-5 (Light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
East:	Single family residence Vacant
South:	Single family residences
West:	Single family residences Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
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"):	No
Environmental Justice Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**



Figure 1: Project Location Map

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 (GPA240028) 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-GPA240028 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR) to Community Development: Medium Density Residential (CD:MDR). The parcel is located in the Estate Density Residential & Rural Residential and Highway 79 Policy Area's.

If FC-GPA240028 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of the 38.9-acre site into 195 residential lots to reach a target density of 5 dwelling units per acre.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 300 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 Designation**
- Exhibit C – Existing Zoning Classification**
- Exhibit D – Applicant’s Exhibit**
- Exhibit E – Noticing Radius and Labels**



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 466-130-036 through -039

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 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.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Edward Lincoln

SIGNATURE: *Edward Lincoln*

TITLE: Associate Planner

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

PHONE: 951-955-8514

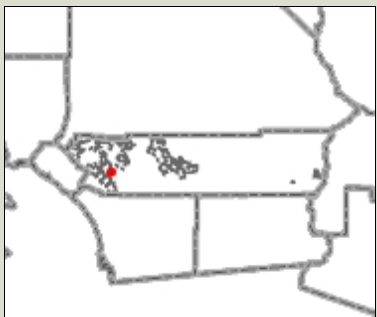
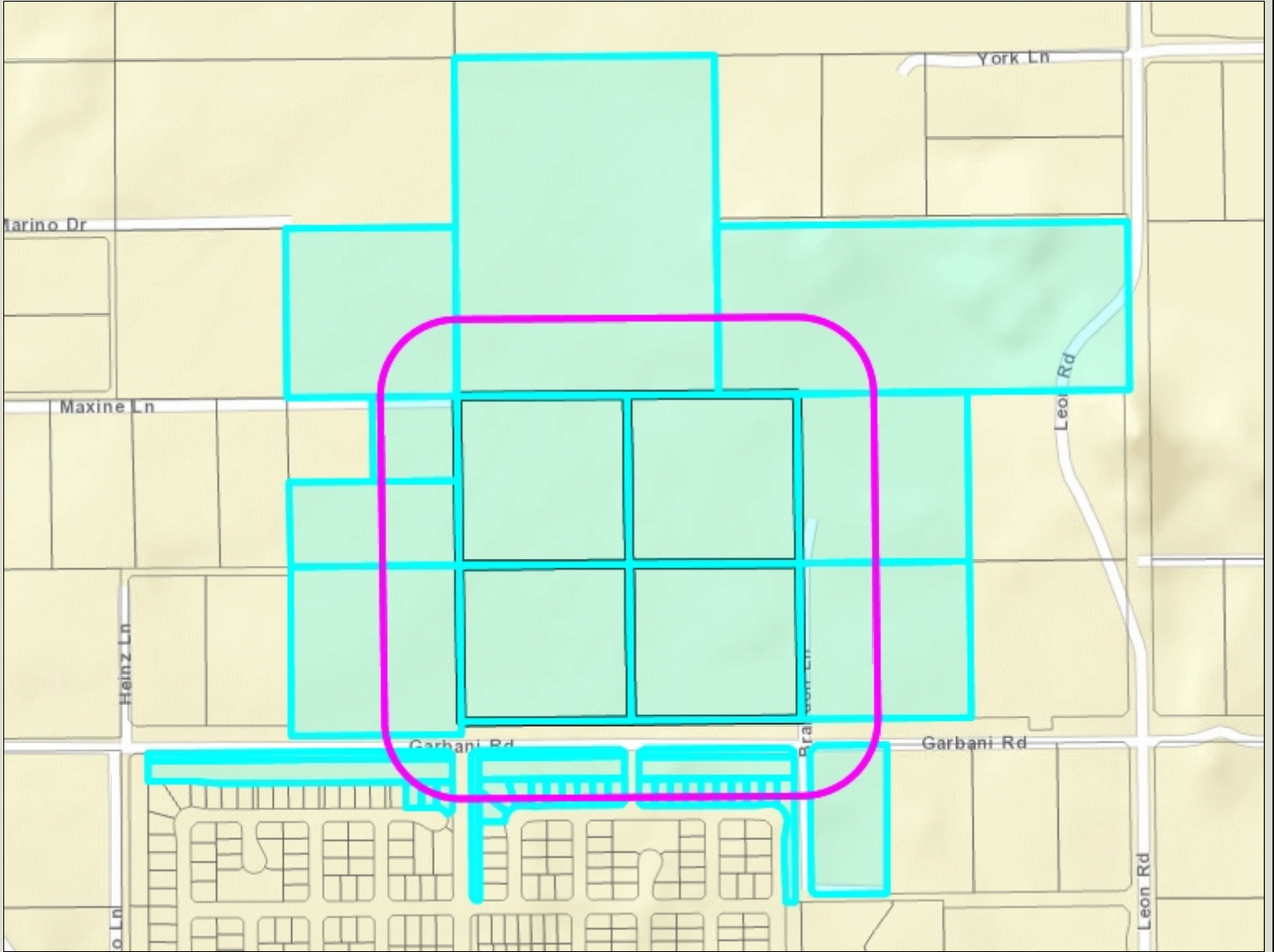
EMAIL: elincoln@rivco.org

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Riverside County GIS Mailing Labels

GPA240028



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

Notes



0 752 1,505 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... 11/26/2024 1:43:27 PM

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466130002
DEANNE J. TRIGG
3040 MARCI LN
PLACERVILLE CA 95667

466130009
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466130025
ARANDAS REVOCABLE LIVING TRUST
DTD 11/22/20
443 GRANITE VIEW DR
PERRIS CA 92571

466130030
RANDALL C. DENNIS
P O BOX 106
SUN CITY CA 92586

466130031
DENNIS FAMILY TRUST DTD 9/1/99
PO BOX 106
MENIFEE CA 92586

466130036
ANNE HYMAN
201 S LAKE AVE NO 600
PASADENA CA 91101

466210021
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466450006
MOHAMAD DANDAN
30516 SERVIN LN
MENIFEE CA 92584

466450007
YESHMA HINDUJA
30526 SERVIN LN
MENIFEE CA 92584

466450008
RODOLFO JUAN RUBI
30538 SERVIN LN
MENIFEE CA 92584

466450009
ELEONOR CALAUAD
30550 SERVIN LN
MENIFEE CA 92584

466450010
DALLIN WAYNE GEORGE
30562 SERVIN LN
MENIFEE CA 92584

466450011
JUSTIN JAMES TIPLITSKY
30574 SERVIN LN
MENIFEE CA 92584

466450012
CAROLINA CORNEJO
30568 SERVIN LN
MENIFEE CA 92584

466450013
JON-ASHTON J. ACKER-MOOREHEAD
30598 SERVIN LN
MENIFEE CA 92584

466450014
RENATO A. ALVAREZ
4719 BRIGHTWOOD RD
OLNEY MD 20832

466450015
BRAVERDE COMMUNITY ASSN
25240 HANCOCK AVE # 400
MURRIETA CA 92562

466451001
LAUREN EVELYN MITRI
30634 SERVIN LN
MENIFEE CA 92584

466451002
KIMBERLY STAGGS-CLARK
30646 SERVIN LN
MENIFEE CA 92584

466451003
JAKE MOONEY
30658 SERVIN LN
MENIFEE CA 92584

466451004
RENEE R. NGUYEN GERALDINE
30670 SERVIN LN
MENIFEE CA 92584

466451005
WENDI MARIE COCITA
30682 SERVIN LN
MENIFEE CA 92584

466451006
RESA ANNE APOSTOL
30694 SERVIN LN
MENIFEE CA 92584

466451007
DUSTIN WAYNE YOUNG
30706 SERVIN LN
MENIFEE CA 92584

466451008
KRISTINE G. ALAMARES
30718 SERVIN LN
MENIFEE CA 92584

466451009
EDNEY DARLING
30730 SERVIN LN
MENIFEE CA 92584

466451010
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466470025
TIBAYAN REBECCA TRUST
DTD 6/30/23
30440 TETRAULT CT
MENIFEE CA 92584

466470026
RICHMOND AMERICAN HOMES OF
MARYLAND INC
391 N MAIN ST STE 250
CORONA CA 92880

466470038
BRAVERDE COMMUNITY ASSN
25240 HANCOCK AVE STE 400
MURRIETA CA 92562

Wheeler, Timothy

From: Alicia Ochoa <alicia_ochoa22@yahoo.com>
Sent: Sunday, September 14, 2025 7:16 AM
To: Clerk of the Board
Subject: Oppose the initiation of General Plan Amendment No. GPA240028

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.

In case anyone wants to copy and paste, here is what I sent.

Dear Members of the Board of Supervisors,

I am writing as a resident of 32487 Najjar Lane, Menifee CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

TRAFFIC AND INFRASTRUCTURE IMPACTS

The proposed development would generate approximately 1,950+ daily vehicle trips (195 units × 10 trips/day average), creating significant traffic burdens on local roads that were not designed for this volume. The surrounding road network - including Garbani Rd., La Ventana Rd., York Ln., and Brandon Ln. - currently operates at appropriate capacity for the existing rural character. This dramatic increase in density would create dangerous congestion and compromise emergency vehicle access.

INCOMPATIBLE LAND USE TRANSITION

The proposed CD: MDR designation represents an inappropriate leap in density that conflicts with the established Rural Community character of the surrounding area. A more gradual transition that respects the existing RC: EDR pattern would be more appropriate and consistent with sound planning principles.

INADEQUATE INFRASTRUCTURE CAPACITY

The existing utilities, drainage systems, and public services in this area were designed to support estate-density development. The proposed five-fold increase in density (from estate lots to 5 units/acre) will strain water, sewer, and stormwater systems beyond their intended capacity.

ENVIRONMENTAL AND AGRICULTURAL CONCERNS

This rezoning would eliminate valuable agricultural/open space viewshed and contribute to urban sprawl patterns. The loss of this farmland represents an irreversible change to the community's rural character and environmental quality.

PUBLIC SAFETY CONCERNS

The increased density and traffic volume will compromise emergency response times and create pedestrian safety hazards on roads not designed for heavy residential traffic.

I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity. I request that this letter be included in the official record and considered during your deliberations.

Thank you for your consideration of these important community concerns.

Respectfully,

Alicia Ochoa

32487 Najjar Lane, Menifee CA 92584

(805) 415-3834

Alicia_ochoa22@yahoo.com

Wheeler, Timothy

From: bass1344 (null) <bass1344@aol.com>
Sent: Saturday, September 13, 2025 2:56 PM
To: Clerk of the Board
Subject: Public Comment in OPPOSITION to General Plan Amendment No. GPA240028

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.

Clerk of the Board
4080 Lemon Street
1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

RE: Public Comment in OPPOSITION to General Plan Amendment No. GPA240028
APNs: 4006-130-036, 466-130-037, 466-130-038, and 466-130-039
Public Hearing: September 22, 2025

Dear Members of the Board of Supervisors,

I am writing as a resident of 30466 Freeman Dr, Menifee, CA 92584 to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

TRAFFIC AND INFRASTRUCTURE IMPACTS

The proposed development would generate approximately 1,950+ daily vehicle trips (195 units × 10 trips/day average), creating significant traffic burdens on local roads that were not designed for this volume. The surrounding road network - including Garbani Rd., La Ventana Rd., York Ln., and Brandon Ln. - currently operates at appropriate capacity for the existing rural character. This dramatic increase in density would create dangerous congestion and compromise emergency vehicle access.

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The existing utilities, drainage systems, and public services in this area were designed to support estate-density development. The proposed five-fold increase in density (from estate lots to 5 units/acre) will strain water, sewer, and stormwater systems beyond their intended capacity.

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PUBLIC SAFETY CONCERNS

The increased density and traffic volume will compromise emergency response times and create pedestrian safety hazards on roads not designed for heavy residential traffic.

I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity. I request that this letter be included in the official record and considered during your deliberations. I also plan to attend the September 22nd public hearing to provide additional testimony.

Thank you for your consideration of these important community concerns.

Respectfully,

Michael Wisniewski
30466 Freeman Dr
Menifee, CA 92584
626 384-7019
bass1344@aol.com

Wheeler, Timothy

From: Zach Watts <zacharymwatts@gmail.com>
Sent: Sunday, September 14, 2025 12:36 PM
To: Clerk of the Board
Subject: GPA240028

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 Members of the Board of Supervisors,

I am writing as a resident of 32089 Neal Lane to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

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The proposed development would generate approximately 1,950+ daily vehicle trips (195 units × 10 trips/day average), creating significant traffic burdens on local roads that were not designed for this volume. The surrounding road network - including Garbani Rd., La Ventana Rd., York Ln., and Brandon Ln. - currently operates at an appropriate capacity for the existing rural character. This dramatic increase in density would create dangerous congestion and compromise emergency vehicle access.

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The existing utilities, drainage systems, and public services in this area were designed to support estate-density development. The proposed five-fold increase in density (from estate lots to 5 units/acre) will strain water, sewer, and stormwater systems beyond their intended capacity.

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This rezoning would eliminate valuable agricultural/open space viewshed and contribute to urban sprawl patterns. The loss of this farmland represents an irreversible change to the community's rural character and environmental quality.

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I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity.

I request that this letter be included in the official record and considered during your deliberations.

Thank you for your consideration of these important community concerns.

Respectfully,
Zach Watts
32089 Neal Ln
815-545-6426
zacharymwatts@gmail.com

Wheeler, Timothy

From: Alicia Ochoa <alicia_ochoa22@yahoo.com>
Sent: Sunday, September 14, 2025 7:16 AM
To: Clerk of the Board
Subject: Oppose the initiation of General Plan Amendment No. GPA240028

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In case anyone wants to copy and paste, here is what I sent.

Dear Members of the Board of Supervisors,

I am writing as a resident of 32487 Najar Lane, Menifee CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

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Respectfully,

Alicia Ochoa

32487 Najar Lane, Menifee CA 92584

(805) 415-3834

Alicia_ochoa22@yahoo.com

Wheeler, Timothy

From: J&J Henry <thejhenrys@gmail.com>
Sent: Saturday, September 13, 2025 11:05 PM
To: Clerk of the Board
Subject: Opposition to GPA240028

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 Members of the Board of Supervisors,

I am writing as a resident of 30416 Tetrault Ct, Menifee, CA, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units. My opposition is based on the following substantive planning and community impact concerns:

TRAFFIC AND INFRASTRUCTURE IMPACTS

The proposed development would generate approximately 1,950+ daily vehicle trips (195 units × 10 trips/day average), creating significant traffic burdens on local roads that were not designed for this volume. The surrounding road network - including Garbani Rd., La Ventana Rd., York Ln., and Brandon Ln. - currently operates at appropriate capacity for the existing rural character. This dramatic increase in density would create dangerous congestion and compromise emergency vehicle access.

INCOMPATIBLE LAND USE TRANSITION

The proposed CD: MDR designation represents an inappropriate leap in density that conflicts with the established Rural Community character of the surrounding area. A more gradual transition that respects the existing RC: EDR pattern would be more appropriate and consistent with sound planning principles.

INADEQUATE INFRASTRUCTURE CAPACITY

The existing utilities, drainage systems, and public services in this area were designed to support estate-density development. The proposed five-fold increase in density (from estate lots to 5 units/acre) will strain water, sewer, and stormwater systems beyond their intended capacity.

ENVIRONMENTAL AND AGRICULTURAL CONCERNS

This rezoning would eliminate valuable agricultural/open space viewshed and contribute to urban sprawl patterns. The loss of this farmland represents an irreversible change to the community's rural character and environmental quality.

PUBLIC SAFETY CONCERNS

The increased density and traffic volume will compromise emergency response times and create pedestrian safety hazards on roads not designed for heavy residential traffic.

I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity.

I request that this letter be included in the official record and considered during your deliberations.

Thank you for your consideration of these important community concerns.

Respectfully,

Jeffrey and Jennifer Henry
30416 Tetrault Ct, Menifee, CA 92584
951-283-9982
Thehenrys@gmail.com

Wheeler, Timothy

From: Kimberly M <kimberly949@gmail.com>
Sent: Saturday, September 13, 2025 5:36 PM
To: Clerk of the Board
Subject: GPA240028

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Dear Members of the Board of Supervisors,

I am writing as a resident of; 32226 Parker Street, Menifee, California 92584 to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

TRAFFIC AND INFRASTRUCTURE IMPACTS

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Thank you for your consideration of these important community concerns.

Respectfully,

Kimberly McLeod

32226 Parker Street, Menifee, CA 92584

949-697-7309

Kimberly949@gmail.com

Wheeler, Timothy

From: LORI HENTCY <lgoldelox@aol.com>
Sent: Saturday, September 13, 2025 4:29 PM
To: Clerk of the Board
Subject: Proposed zoning change

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 the County Board of Supervisors

I am writing to voice my opposition to a proposed zoning change for the land north of Garbani and east of La Ventana in unincorporated Menifee. The proposed changed from rural estate to medium density residential cannot be supported by the existing infrastructure and will have negative impacts on those already living in the immediate area. We cannot handle the addition of 195 homes there. We cannot handle the years long disruption of building a new masterplanned community. Traffic on Garbani and on Wickrd is already negatively impacted by parents driving their kids to Liberty High School and further up the street off Briggs with the City of Menifee's new master planned development. Keep this land rural.

Thank you,
Lori-Ann Hentcy
32611 Richardson Street
Menifee, Ca 92584-5638
(562) 619-4134

From: Margie Crandall <discocrandall@gmail.com>
Sent: Tuesday, September 16, 2025 10:31 AM
To: Clerk of the Board <COB@RIVCO.ORG>
Subject: Oppose the initiation of General Plan Amendment No. GPA240028

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 Members of the Board of Supervisors,

I am writing as a resident of 30452 Tetrault Ct., Menifee, CA 92584, to formally oppose the initiation of General Plan Amendment No. GPA240028, which proposes to rezone 38.9 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR) for 195 residential units.

My opposition is based on the following substantive planning and community impact concerns:

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PUBLIC SAFETY CONCERNS

The increased density and traffic volume will compromise emergency response times and create pedestrian safety hazards on roads not designed for heavy residential traffic.

I respectfully urge the Board of Supervisors to DENY the initiation of GPA240028 and instead encourage development that is more compatible with the existing community character and infrastructure capacity.

I request that this letter be included in the official record and considered during your deliberations.

Thank you for your consideration of these important community concerns.

Respectfully,

Margie.Crandall
30452 Tetrault Ct
714-418-6163

Confidentiality Disclaimer

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County of Riverside California

RIVERSIDE COUNTY PLANNING DEPARTMENT

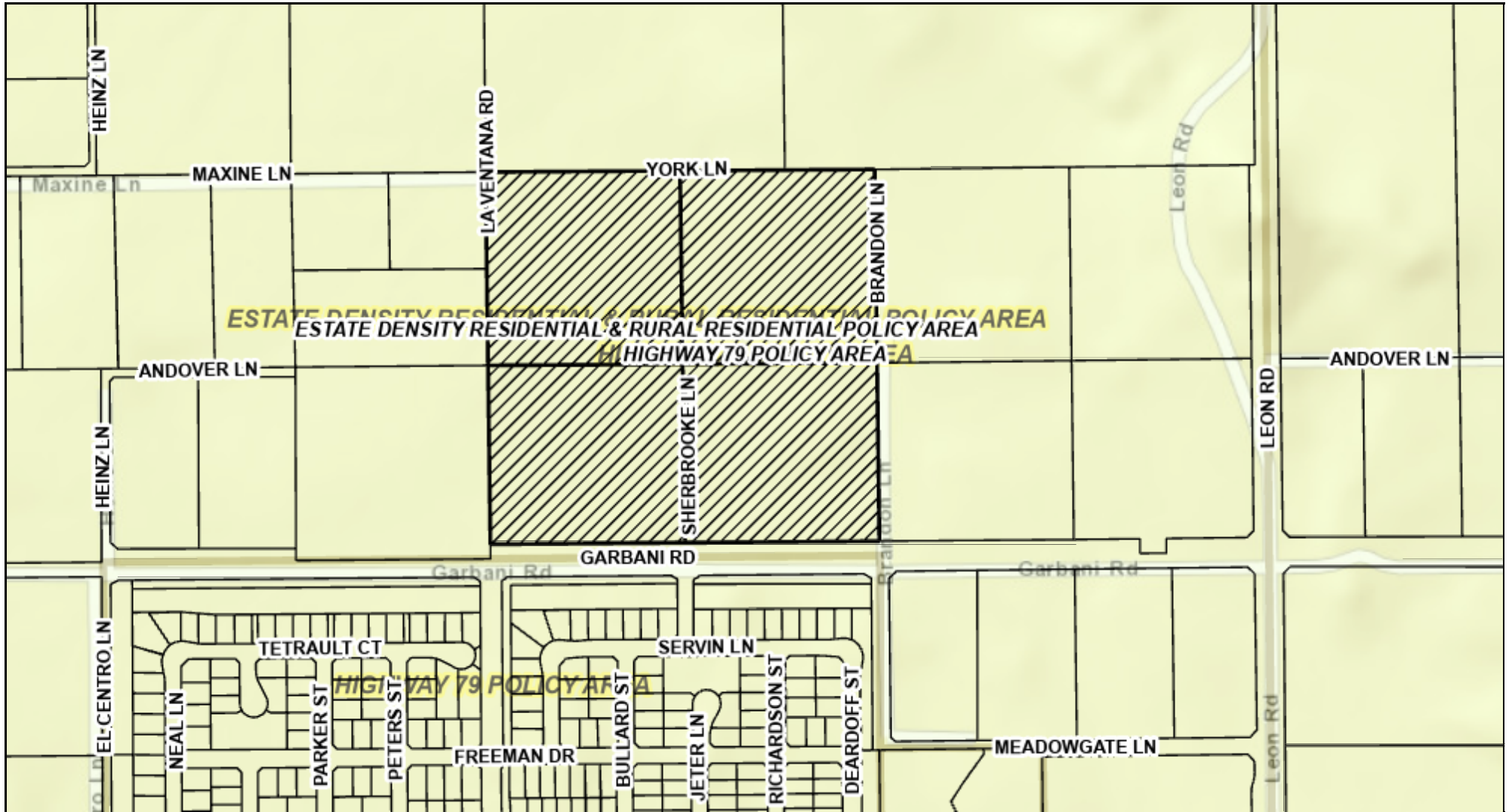
GPA240028

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

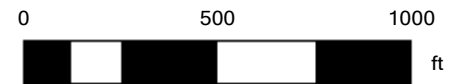
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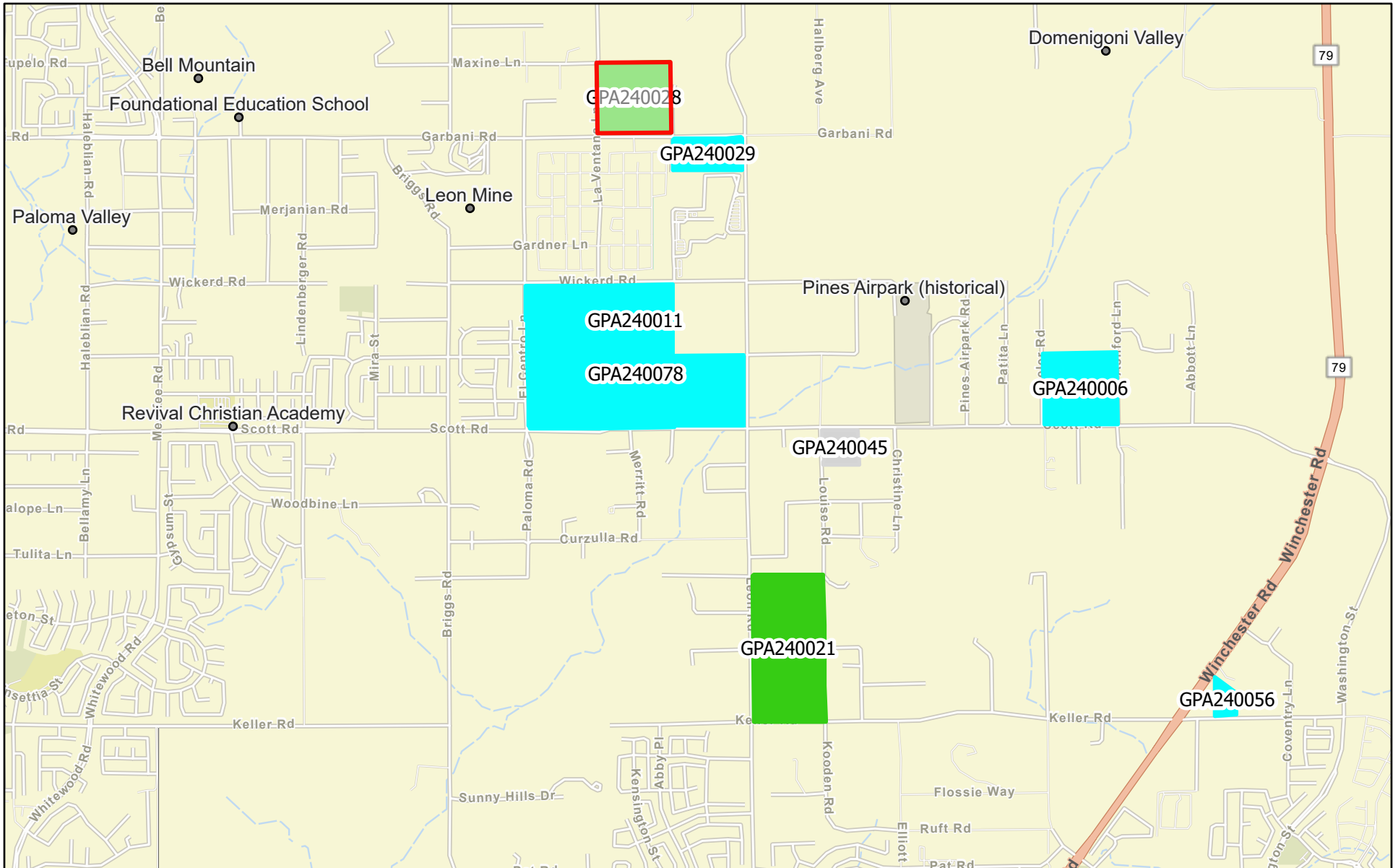


Zoning Area/District: WINCHESTER

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>



Foundation Component GPA Cycle Map

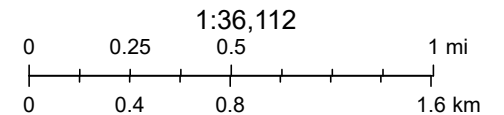


9/10/2025, 2:02:42 PM

- FGPA Web Map_Query result
- Complete - Initiation Approved
- California Geographic Names Information System
- Withdrawn

FGPA Web Map

Active



Sources: Esri, TomTom, Garmin, SafeGraph, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240028

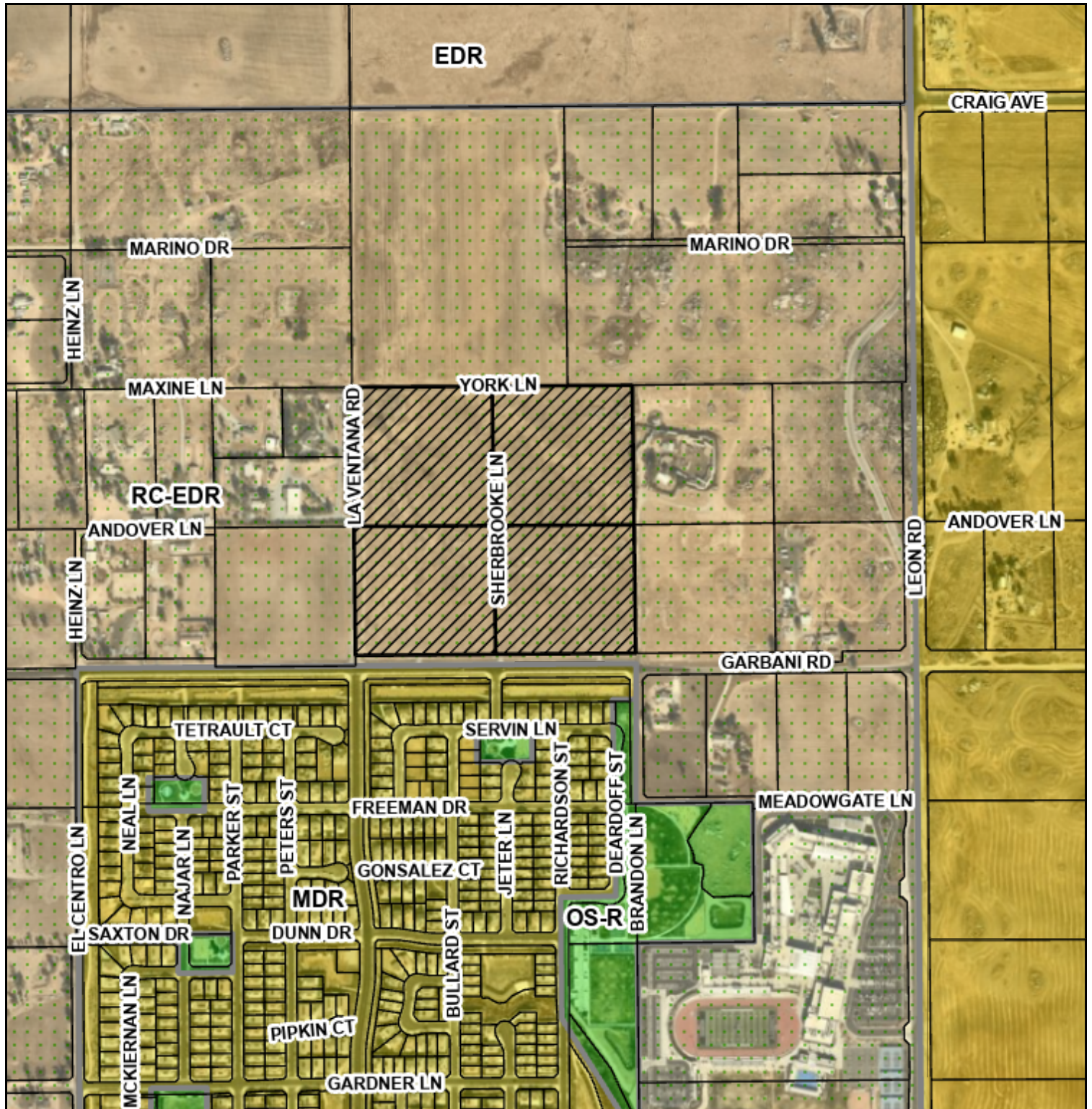
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

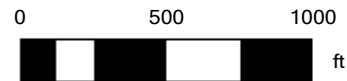
Date: 9-10-2025

Exhibit: 5



Zoning Area/District: WINCHESTER

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

GPA240028

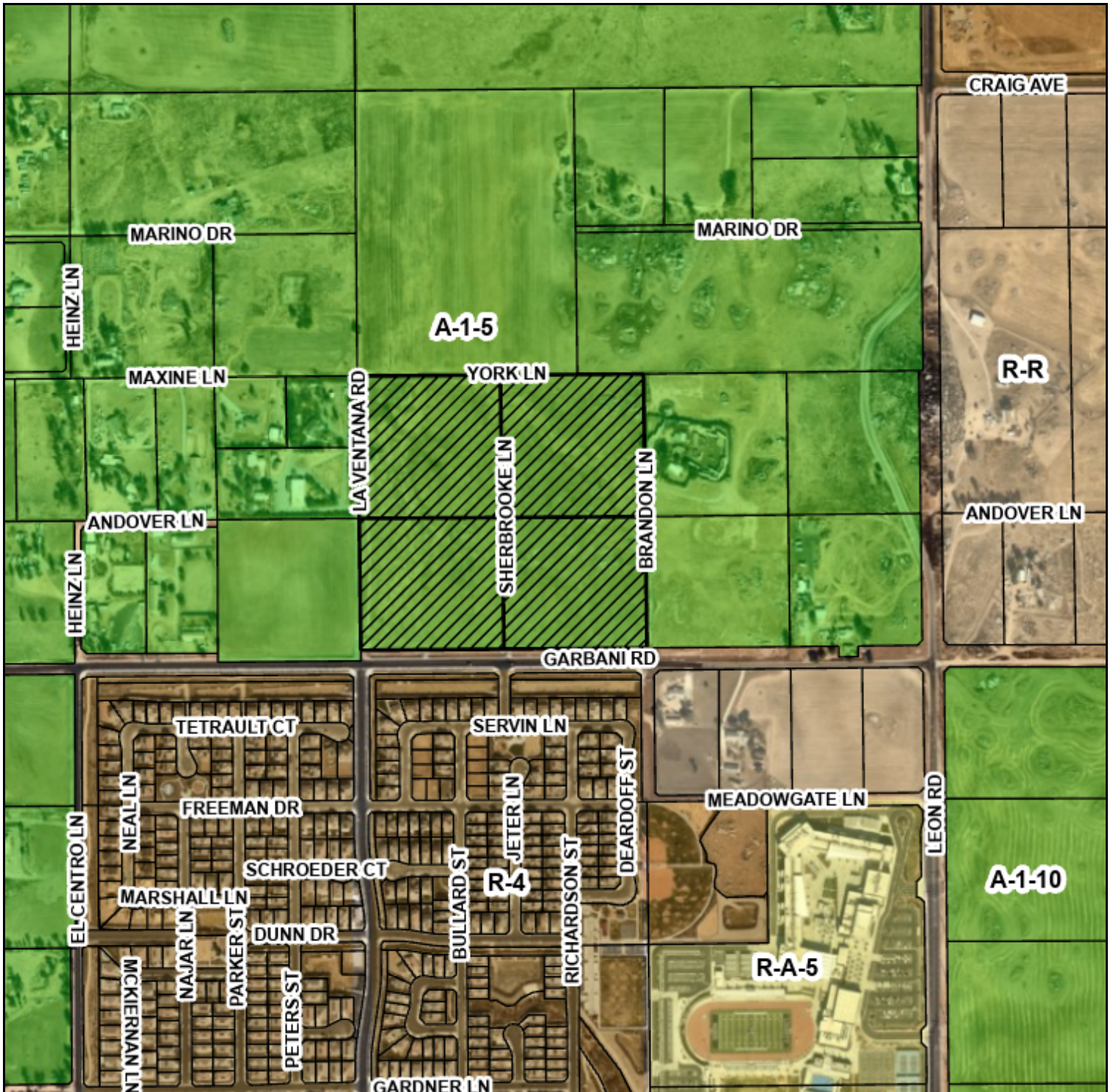
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 9-10-2025

Exhibit: 2



Zoning Area/District: WINCHESTER

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.rctma.org>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240028

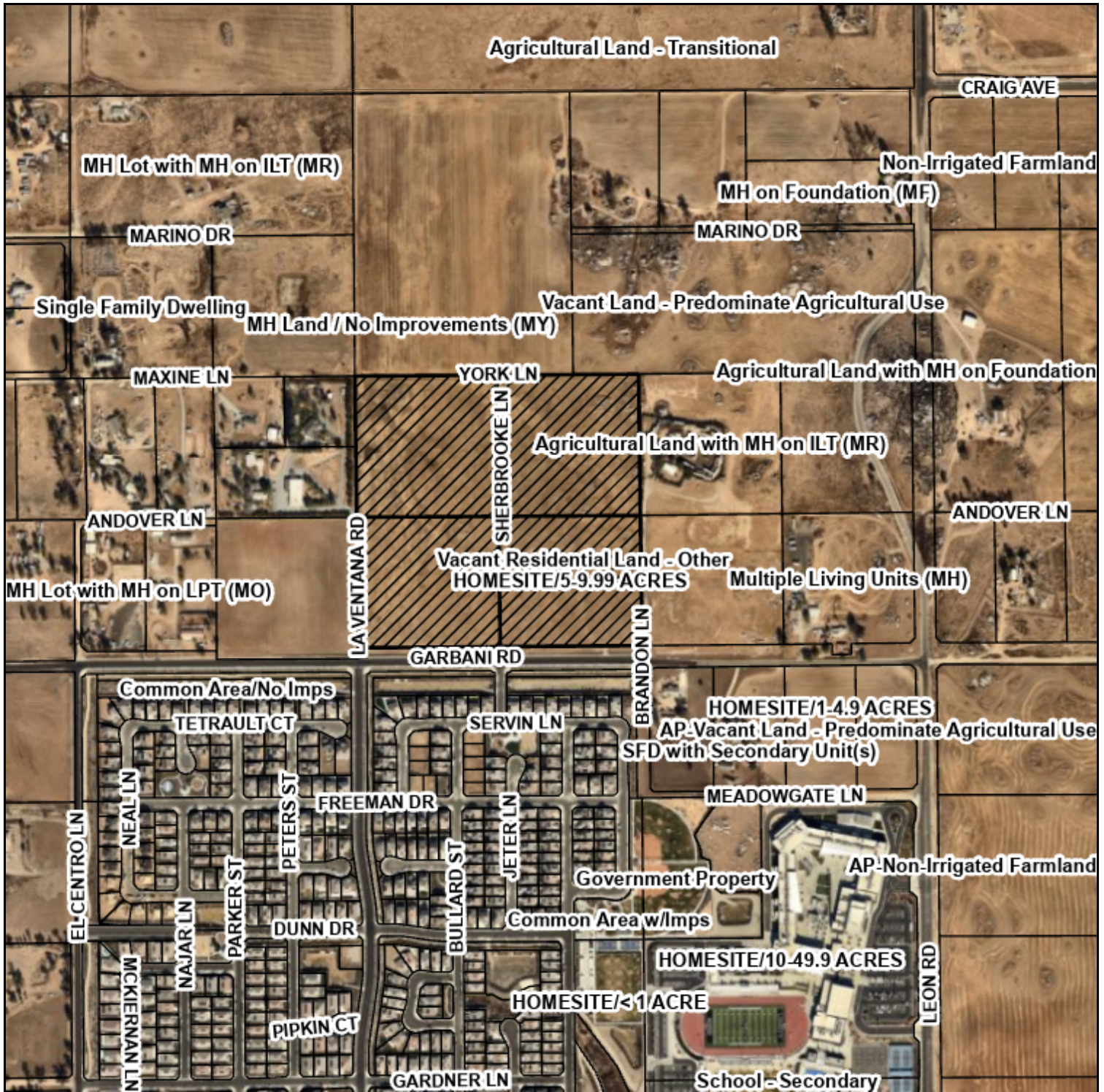
LAND USE

Supervisor:CHUCK WASHINGTON

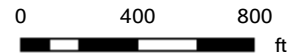
Date: 9-10-2025

District: 3

Exhibit: 1

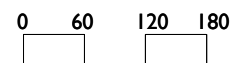
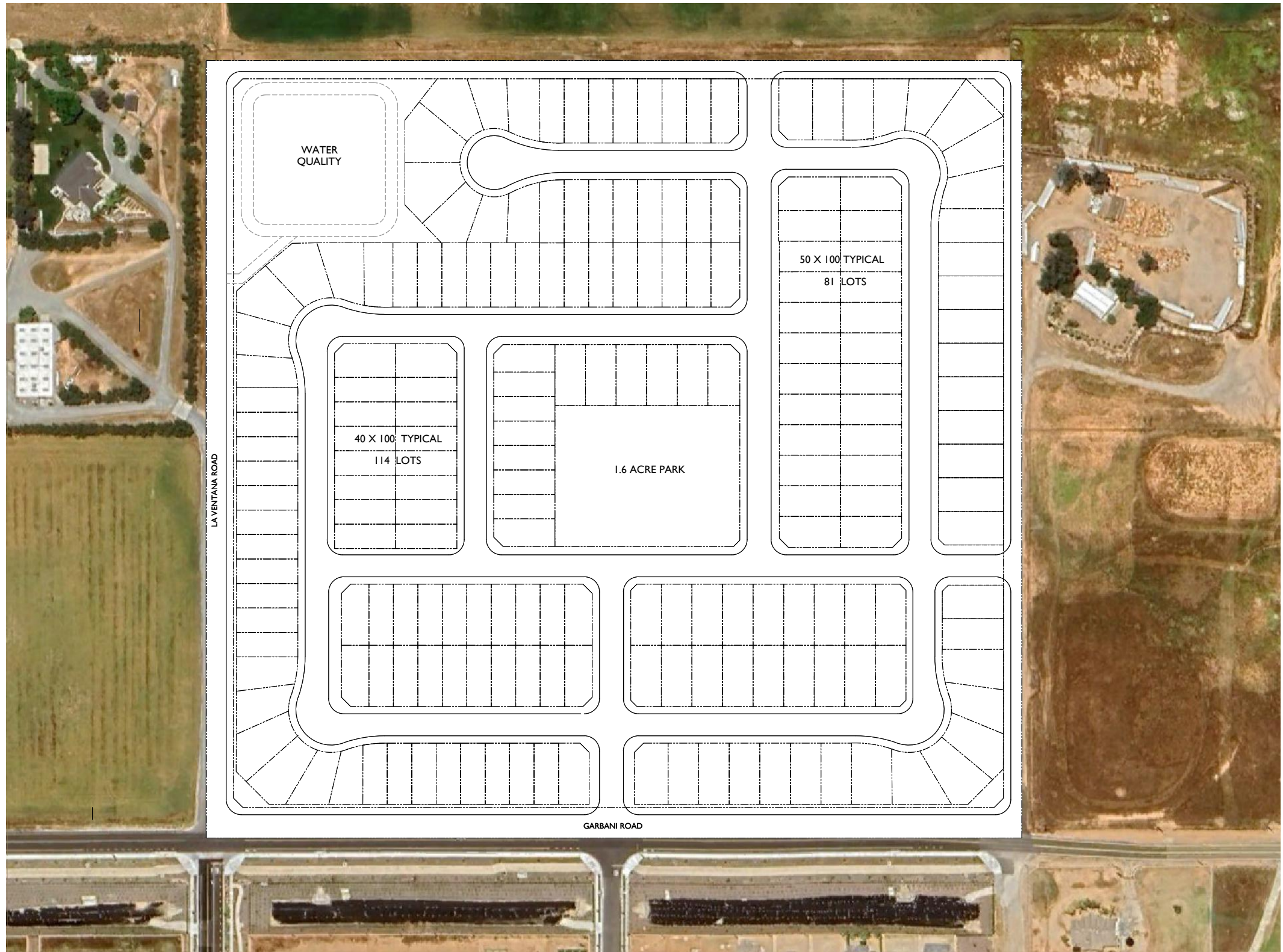


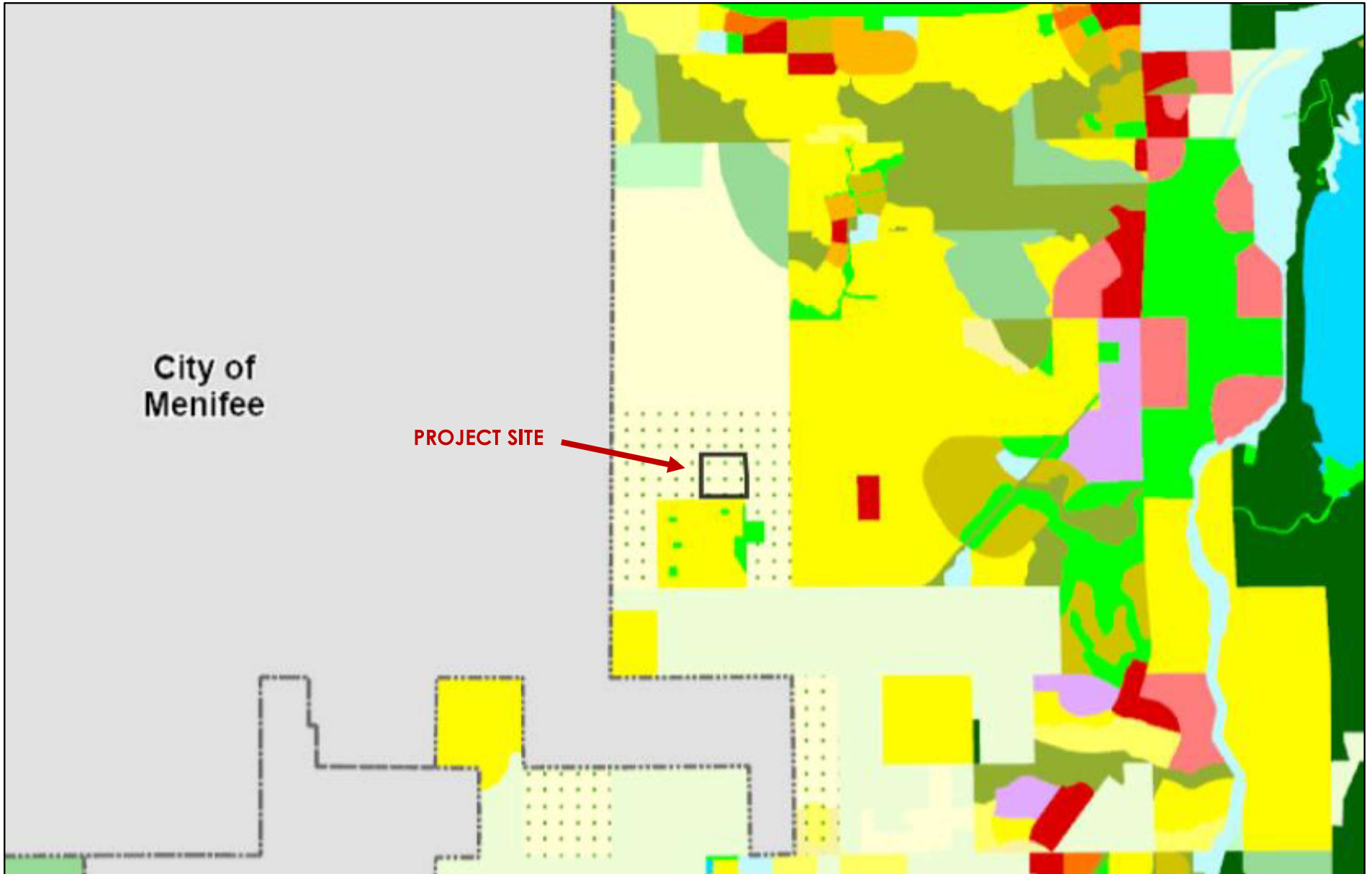
Zoning District: WINCHESTER



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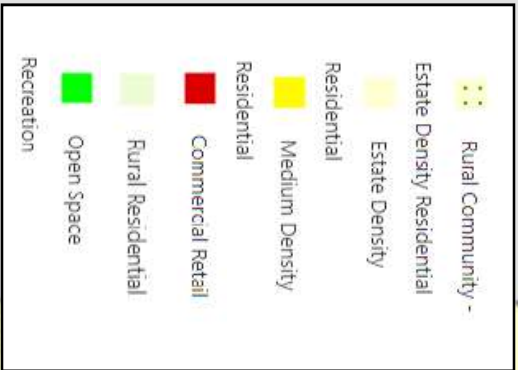
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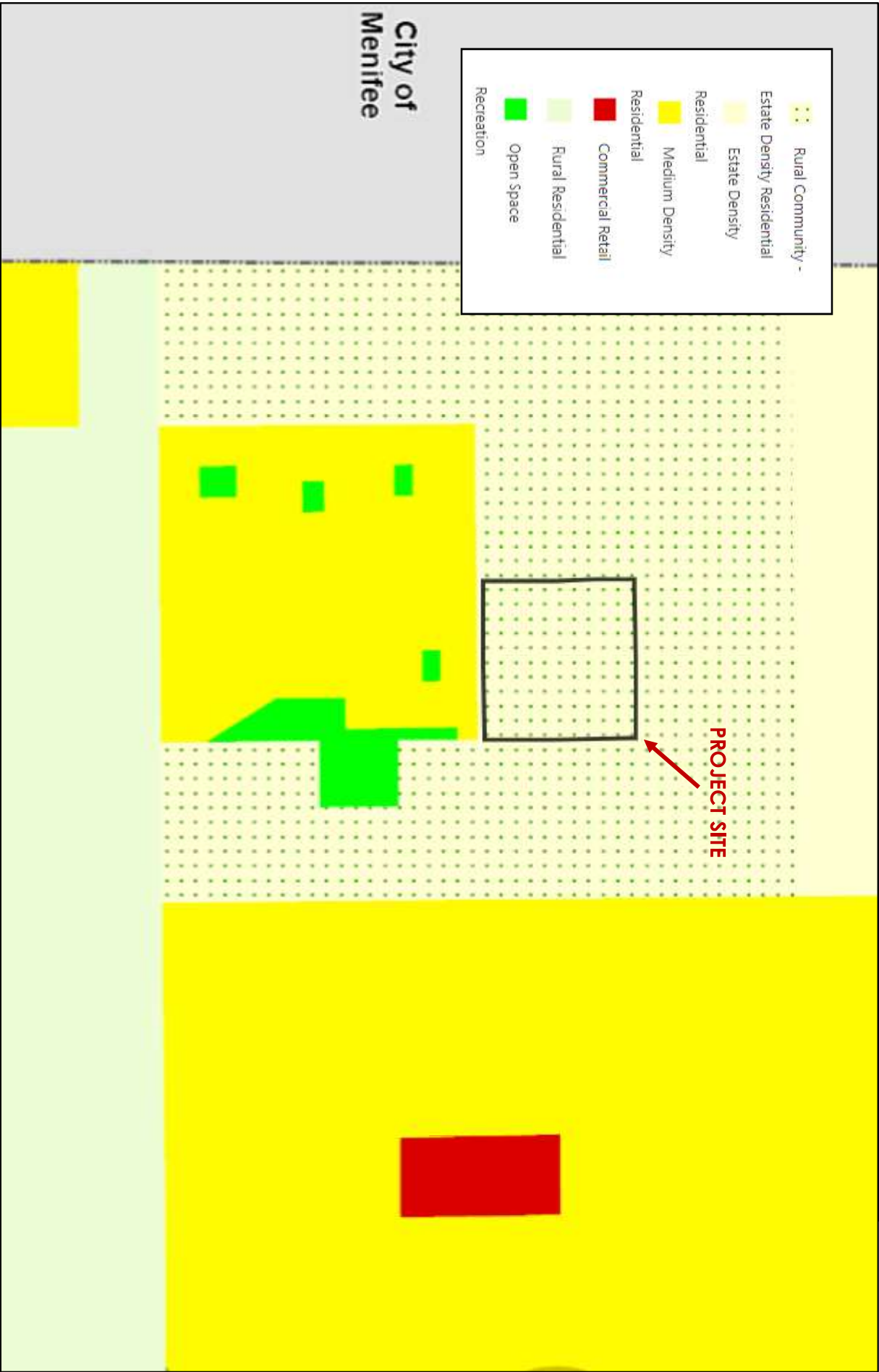


REGIONAL GENERAL PLAN EXISTING LAND USE MAP

Foundational Component Amendment (APN 466-130-036, -037, -038, and -039)



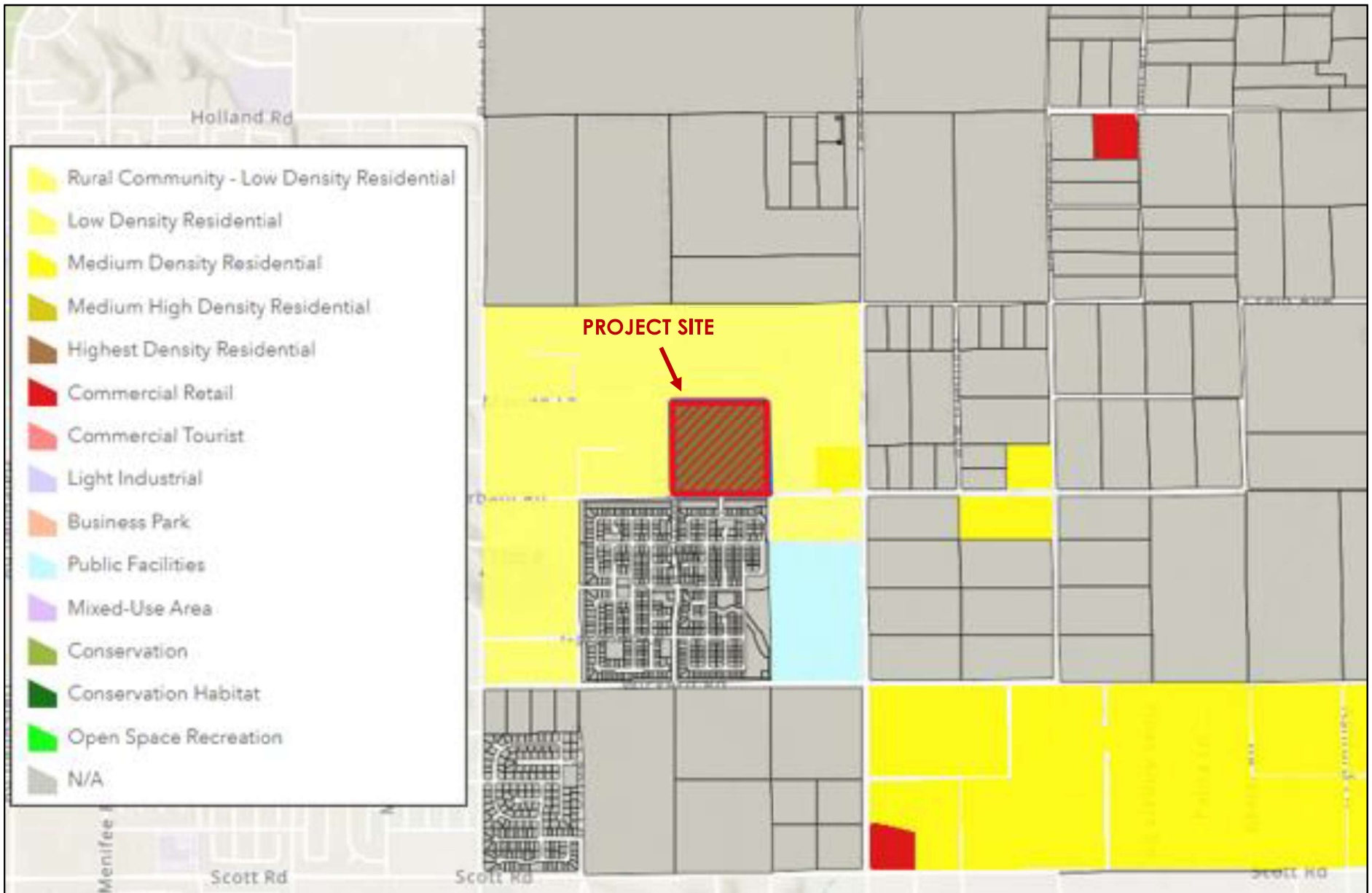
City of Menifee



1-2

PROJECT SITE VICINITY GENERAL PLAN EXISTING LAND USE MAP

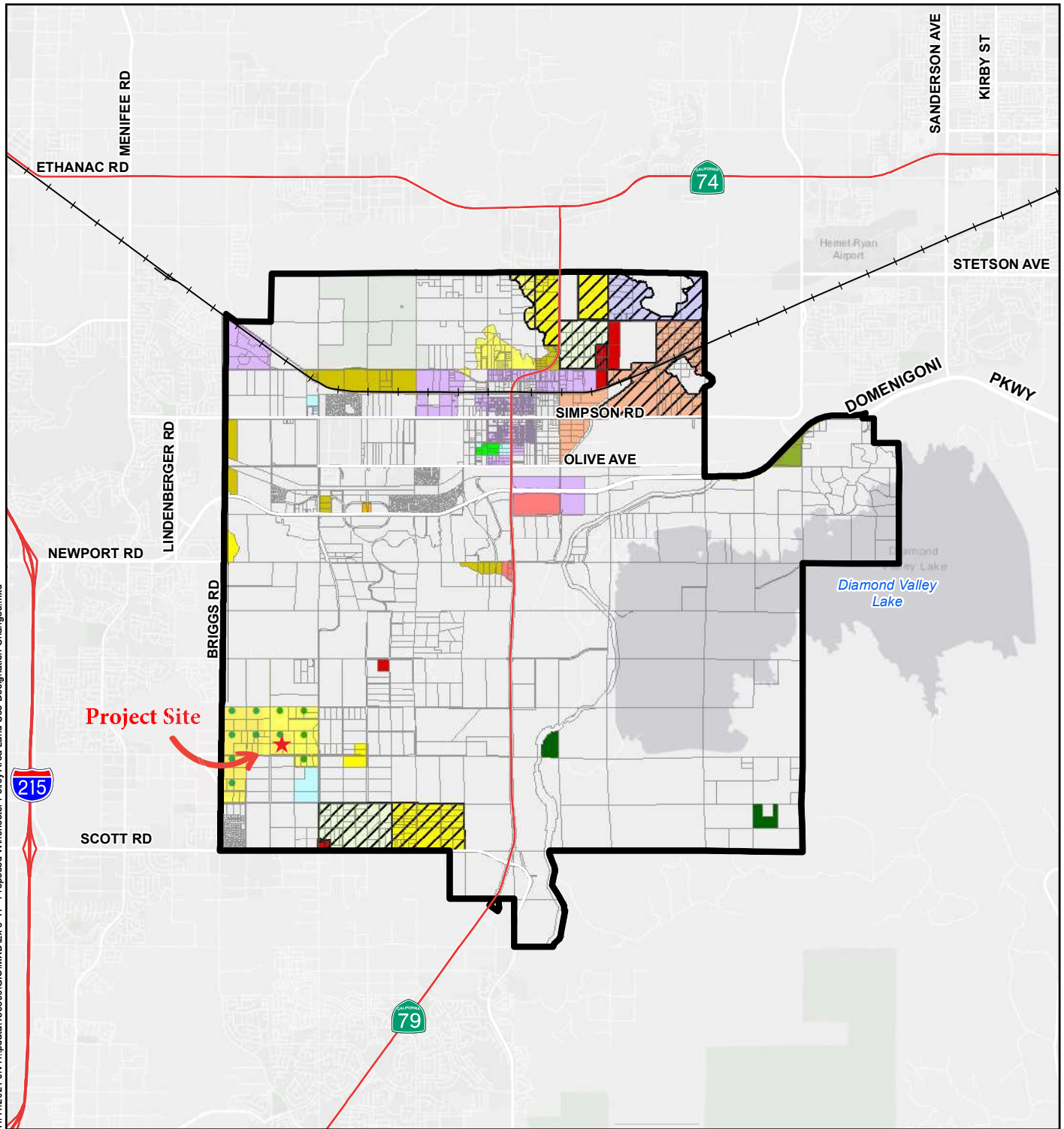
Foundational Component Amendment (APN 466-130-036, -037, -038, and -039)



PROPOSED WINCHESTER COMMUNITY PLAN LAND USE DESIGNATION CHANGE

Foundational Component Amendment (APN 466-130-036, -037, -038, and -039)

11/11/2021 JN H:\pda\16399\GIS\MXD\EX 3-11 - Proposed Winchester Policy Area Land Use Designation Changes.mxd



Legend			
	Winchester Policy Area		Rural Residential
	Foundation Component		Rural Community - Low Density Residential
	Parcels		Low Density Residential
			Medium Density Residential
			Medium High Density Residential
			High Density Residential
			Commercial Retail
			Commercial Tourist
			Light Industrial
			Business Park
			Public Facilities
			Mixed-Use Area
			Conservation
			Conservation Habitat
			Open Space Recreation



Source: County of Riverside, ESRI

WINCHESTER COMMUNITY PLAN
 ENVIRONMENTAL IMPACT REPORT
 Proposed Winchester Policy Area
 Land Use Designation Changes

SECTION I: AMENDMENT TO AN AREA PLAN MAP OF THE GENERAL PLAN

Justification for General Plan Amendment:

The Project Applicant, *The Hyman Family Trust and the Hyman Marital Trust*, is seeking a Foundational Component Amendment from "Rural Community" to "Community Development" for 38.9 acres of property (APN 466-130-036, -037, -038, and -039) located at the northeast corner of La Ventana Road and Garbani Road in the County of Riverside. The current land use designation for the Project site is "Rural Community – Estate Density Residential", which allows for single-family detached residences on large parcel of 2 to 5 acres. The proposed land use designation for the Project site would be "Medium Density Residential", which allows single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre (du/ac). The Applicant is proposing a target density up to 5 du/ac to achieve up to 195 lots on the existing 38.9-acre site. The current land use designation would only allow between 7 and 19 lots for single-family residences. The proposed Project would include subdivisions of a larger site into buildable lots to support family households as defined by the 2021-2029 Housing Element Update.

There is currently land designated as Medium Density Residential to the east and the immediate south of the Project site. In 2016, the County approved TTM 36785 located south of Garbani Rd. which included an Extraordinary Foundation Level Amendment to amend the Riverside County General Plan Land Use Element from Rural Community; Estate Density Residential (RC:EDR) (2 acre minimum) to Community Development: Medium Density Residential. The TTM also included a Change of Zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to Planned Residential (R-4). The TTM subdivided approximately 171 acres into 511 residential lots. As noted above, the Applicant will be proposing development on the 38.9-acre site in the future with a density of up to 5 du/ac. Thus, the Project would be similar in density approved by the County for TTM 36785.

The site area is located within the Menifee Union and Perris Union High School District. The proposed Project site is located less than ½ a mile to the newly constructed Liberty High School. This would provide more students and families the opportunity to reside in close proximity to educational facilities, fostering community engagement, and supporting the local school system. Additionally, the proposed transition from "Rural Community" to "Community Development" aligns with the evolving needs of the area, facilitating increased housing options and potentially fostering economic growth and development. The shift to a "Medium Density Residential" designation allows for more efficient land use while still maintaining a residential character, accommodating a greater number of dwellings within the same area. This transition also reflects the broader goals outlined in the 2021-2029 Housing Element Update to address housing needs and promote diverse, sustainable communities.

The following information has been extracted from the County of Riverside's online GIS database.

Checked = Applies to the Project Area

Unchecked = Not Applicable/No Affect for Foundational Component Amendment

<input type="checkbox"/>	Environmental Justice Community
<input type="checkbox"/>	Sphere of Influence
<input checked="" type="checkbox"/>	Community: Winchester
<input type="checkbox"/>	Tribal Lands
<input checked="" type="checkbox"/>	School District: Menifee Union and Perris Union High
<input checked="" type="checkbox"/>	Water District: Eastern Municipal Water District
<input type="checkbox"/>	Coachella Valley MSHCP Boundary
<input type="checkbox"/>	Coachella Valley Conservation Areas
<input type="checkbox"/>	Fluvial Sand Transport Area
<input checked="" type="checkbox"/>	Paleontological Sensitivity: Low Sensitivity Potential
<input type="checkbox"/>	PQP/RCA Conserved Lands
<input type="checkbox"/>	Septic Onsite Systems

<input checked="" type="checkbox"/>	Watershed: San Jacinto Valley
<input type="checkbox"/>	Airport Influence Area
<input checked="" type="checkbox"/>	Area Plan Boundary: Sun City/Menifee Valley
<input checked="" type="checkbox"/>	Community Advisory Council: Winchester/Homeland
<input checked="" type="checkbox"/>	Service Area: Lakeview/Nuevo/Romoland/Homeland
<input checked="" type="checkbox"/>	Development Impact Fee Area: Sun City/Menifee
<input type="checkbox"/>	Development Agreements
<input checked="" type="checkbox"/>	Farmlands: Local Importance
<input type="checkbox"/>	Fire Hazard Classification (Ord. 787)
<input type="checkbox"/>	Fire Responsibility Areas
<input type="checkbox"/>	Historic Preservation District
<input checked="" type="checkbox"/>	Current Land Use Designation: Rural Community – Estate Density Residential

<input checked="" type="checkbox"/>	SKR Plan Fee
<input checked="" type="checkbox"/>	Vegetation: Agricultural Land
<input type="checkbox"/>	Water Well Permits Onsite
<input type="checkbox"/>	Contours
<input type="checkbox"/>	Faults
<input type="checkbox"/>	Fault Zones
<input type="checkbox"/>	Flood
<input checked="" type="checkbox"/>	Liquefaction: Low
<input checked="" type="checkbox"/>	Subsidence: Susceptible

<input checked="" type="checkbox"/>	Current Policy Area: Estate Density Residential & Rural Residential Policy Area (Highway 79 Policy Area)
<input checked="" type="checkbox"/>	TUMF: West, San Jacinto
<input checked="" type="checkbox"/>	Current Zoning Designation: A-1-5
<input type="checkbox"/>	Cell Group Designations
<input type="checkbox"/>	WRMSHCP Plan Fee Area
<input type="checkbox"/>	WRC Agricultural Operations
<input checked="" type="checkbox"/>	Circulation Element: Major; Secondary
<input checked="" type="checkbox"/>	Road and Bridge Benefit District: Scott Zone A

Site Opportunities:

1. **Surrounding Development:** Based on the attached exhibit, land uses within the surrounding area are of similar land use designations within the Community Development Foundation. Thus, the change of Rural Community – Estate Density Residential to Medium Density Residential is consistent with development within the surrounding area. The Project site is located within the proposed Winchester Community Plan. The Winchester Community Plan proposes to change the land use designation for the Project site to Rural Community – Low Density Residential. Since the Winchester Community Plan has not been adopted yet and is anticipated to be adopted by Summer 2024, it provides a great opportunity to increase the land use designation to Medium Density Residential. Additionally, the Project site is located 0.5 miles from the City of Menifee’s southeastern boundary and is located less than 0.6 miles from the City’s 2.1-5 R (2.1-5 du/ac Residential) land use designation, thus the change to Medium Density Residential is consistent with development within the surrounding area.
2. **Community Infrastructure Support:** The project area benefits from being within the service areas of the Menifee Union and Perris Union High School Districts, Eastern Municipal Water District, and the Lakeview/Nuevo/Romoland/Homeland service area. This support provides essential infrastructure for residential development, including education, water supply, and service provision, enhancing the project’s feasibility and appeal.
3. **Proximity to Educational Facilities:** The project’s location within close proximity to Liberty High School presents an opportunity to attract families seeking convenient access to educational institutions. This proximity fosters community engagement and supports the local school system, potentially attracting residents and enhancing the project’s marketability.
4. **Land Use Transition Potential:** The project area’s current designation as "Rural Community – Estate Density Residential" and zoning designation as A-1-5 indicate potential for land use transition and development. Shifting from rural to medium-density residential land use designations enables increased housing options and supports the broader goals of promoting diverse, sustainable communities.