

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



AGENDA NO.
22.5
(MT 28892)

MEETING DATE:
October 7, 2025

10:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on the Initiation of Foundation Component General Plan Amendment No. 240021 (GPA240021) – Request: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) – Location: north of Keller Rd., east of Leon Rd., south of Sunny Hills Dr., and west of Viculin Ln. and Louise Rd. – APN: 472-090-001 – 78.19 Gross Acres –Not a Project under CEQA. District 3, The Chairman called the matter for hearing.

Tim Wheeler, Planning Department Staff, presented the matter.

The following people spoke on the matter:

Derek Parlor- applicant
Phillip Means
Theresa Lograsso-Johnson
Sigrid Wolf
Clara Asima Kopoulos
Stephen Manfesia

Continued on Page 2

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(MT 28892)
Page 2

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, October 28, 2025, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 7, 2025 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: October 7, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
22.5

xc: Planning, COB

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



**ITEM: 22.5
(ID # 28892)**

MEETING DATE:
Tuesday, October 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C), to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. – Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer / Representative: Brian Taylor c/o Warmington Residential – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agriculture) – Existing Land Use: Estate Density Residential (RC: EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) – Location: north of Keller Rd., east of Leon Rd., south of Sunny Hills Dr., and west of Viculin Ln. and Louise Rd. – APN: 472-090-001 – 78.19 Gross Acres –Not a Project under CEQA. 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. 240021 (GPA240021)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 (GPA240021)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

**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	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240021 (FC-GPA240021) is a proposal to amend the project site's Foundation Component from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) on one (1) parcel totaling 78.19 gross acres, to allow for submittal of an implementing project consisting of a Tentative Tract Map (TTM) for a subdivision of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and Open Space: Conservation (OS: C) on 31.5 acres of the northern portion of the site.

The parcel is located north of Keller Road, east of Leon Road, south of Via Las Rosas, and west of Viculin Lane.

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 (GPA240021) 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 of initiation.

Applicant Proposal

The General Plan Amendment (FC-GPA240021) is a proposal to change the Foundation Component from Rural Community (RC) to Community Development (CD) and amend the Land Use Designations from Estate Density Residential (RC: EDR) and Very Low Density Residential (RC: VLDR) to Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C)

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

on one (1) parcel totaling 78.19 gross acres. The parcel is located in the Leon / Keller Policy Area, within the Southwest Area Plan.

If the initiation for GPA240021 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a subdivision of Medium Density Residential (CD: MDR) and Low Density Residential (RC: LDR) on 46.69 acres of the southern portion of the site and Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site.

Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2 ½ acres.

Proposed Future Land Use

The proposed Community Development (CD) Foundation encompasses many underlying land use designations.

The proposed Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS: Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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 Conservation (OS: C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

Changes to Applicant Proposal

After the initial submittal of the FC-GPA application and Planning Commission public hearing, the applicant submitted a change to the proposal to keep the Low Density Residential (RC: LDR) land use and move it to the eastern side of the property after local feedback to lessen the impact to the neighbors east of the property line. The current proposed land use is attached as Exhibit F – Applicant's Exhibits.

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors 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-GPA240021 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and no members of the public provided any comments.

The Committee discussed the project including the open space portion and the proximity of the proposal to the City of Menifee.

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: 1st, 3rd, 4th, and 5th District
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240021 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. Four (4) members of the public provided public testimony. Of the public comments received, all four (4) were against initiation of the General Plan Amendment. Comments against the initiation of the GPA cited issues with the proposed Medium Density Residential (MDR) designation and how it threatens the Rural lifestyle and way of life, existing horse trails, limited infrastructure, traffic concerns, crime concerns, pets and wildlife concerns, limited resources, pollution, fire concerns, power concerns, and open space maintenance.

The Committee discussed the project, how the Leon/Keller Area Policy applied, and how the proposal wasn't consistent with the policy because the Leon/Keller Policy limits development to one (1) dwelling unit per 2.5 acres amid concerns with the proposed higher density and existing lower density of the area.

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

Support: N/A
Against: 1st, 2nd, 3rd, 4th, and 5th Districts
Neutral: N/A

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

Not Present: N/A

Abstain: N/A

Leon / Keller Road Policy Area History

After the Planning Commission hearing, staff was made aware of the removal of the Leon/Keller Policy area proposed in historic GPA No. 503 (GPA00503), which was tentatively approved on October 17, 2006. The staff report for GPA00503 in 2006 recommended removing the subject site from the Leon/Keller Road Policy Area, as shown in Exhibit I, and the project was approved as recommended by the Board of Supervisors. However, the cycle resolution that adopted GPA No. 503, Resolution No. 2006-432, did not include any reference to the removal of the project site from the Leon/Keller Policy Area in its description of the GPA. As a result, the parcels recommended for removal from the policy area were never formally removed.

As per prior direction from the BOS for GPA No. 503, staff will be completing the removal of the property from the Leon/Keller policy area at the nearest convenient GPA cycle as part of the County's regular General Plan maintenance. This removal occurred for GPA00503 as part of the Second (2nd) Cycle of 2025 Land Use Element updates on July 29, 2025, at the Board of Supervisors public hearing.

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, 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:

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing General Plan Designation**
- Exhibit C – Existing Land Use Designation**
- Exhibit D – Existing Zoning Designation**
- Exhibit E – Noticing Radius and Labels**
- Exhibit F – Applicant's Exhibits**
- Exhibit G – GPAC Hearing Package**
- Exhibit H – PC Hearing Package**

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

Exhibit I – Exhibit #6 from GPA00503
Exhibit J – Letters of Support for GPA240021



Jason Farin, Principal Policy Analyst 10/1/2025

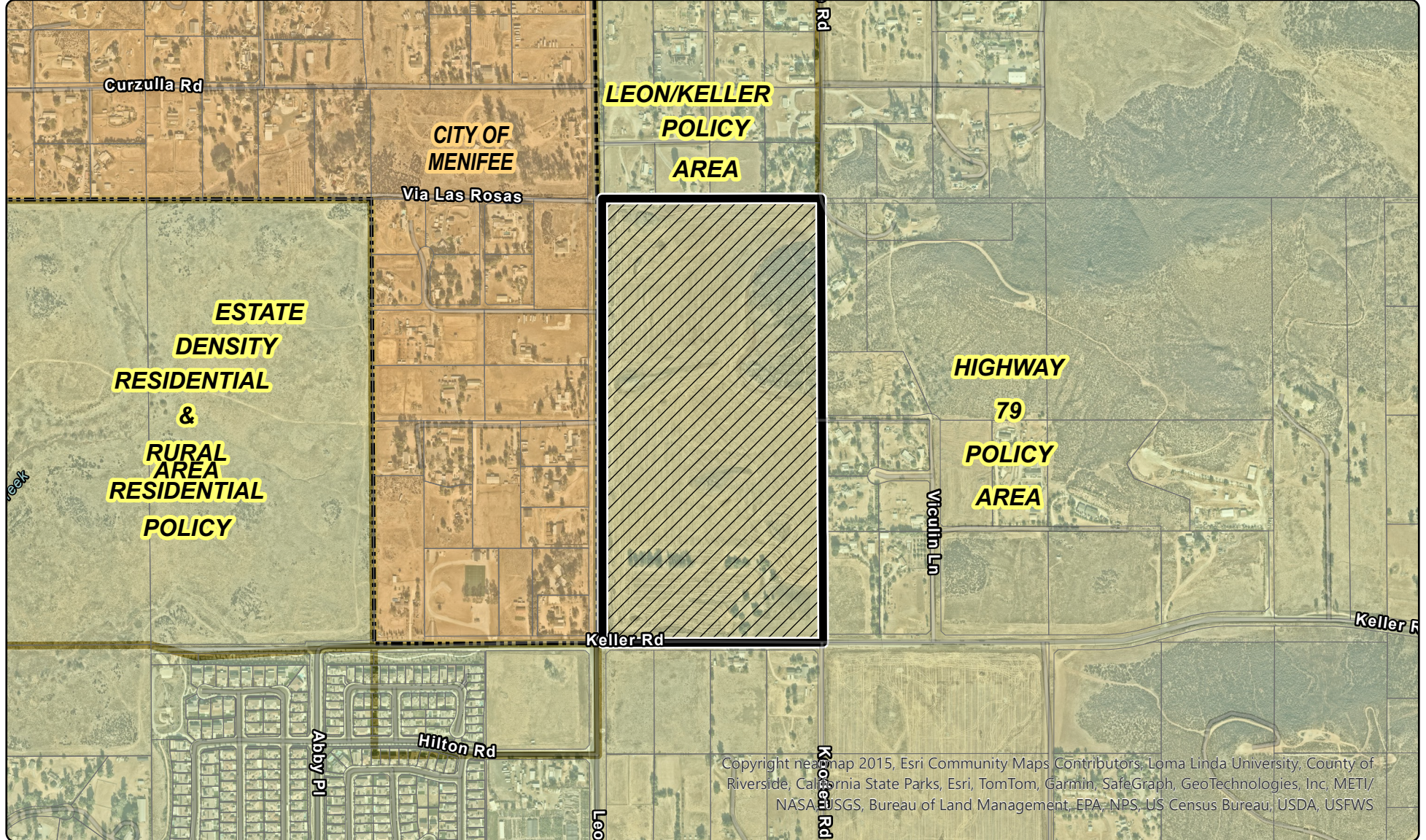


Braden Holly, Deputy County Counsel 9/29/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240021
VICINITY/POLICY AREAS

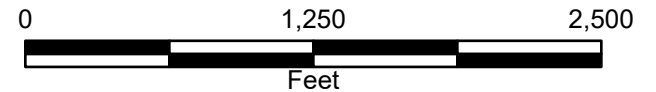
Supervisor: Washington
District 3

Date Drawn: 6/11/2025
Vicinity Map



Zoning Area: FRENCH VALLEY

Author: PetePang




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.rcfma.org>

Foundation Component GPA Cycle Map



6/5/2025, 2:21:39 PM

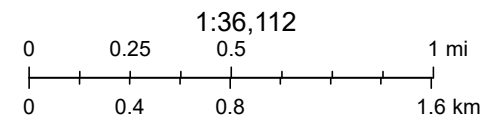
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Withdrawn



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

TLMA - Planning

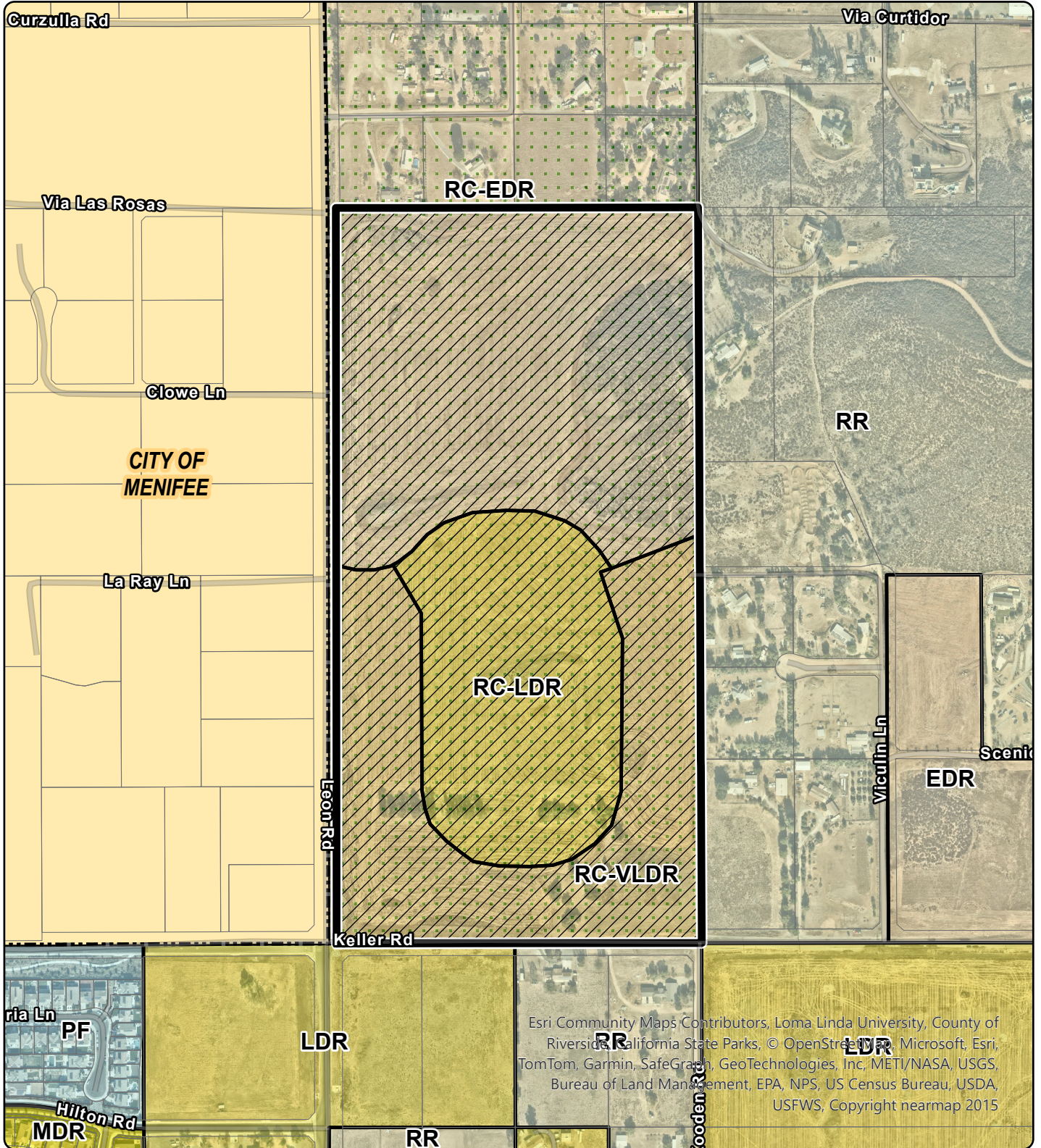
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 6/11/2025
Exhibit 5

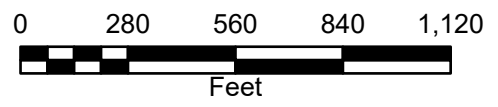


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Zoning Area: FRENCH VALLEY

Author: PetePang

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RIVERSIDE COUNTY PLANNING DEPARTMENT

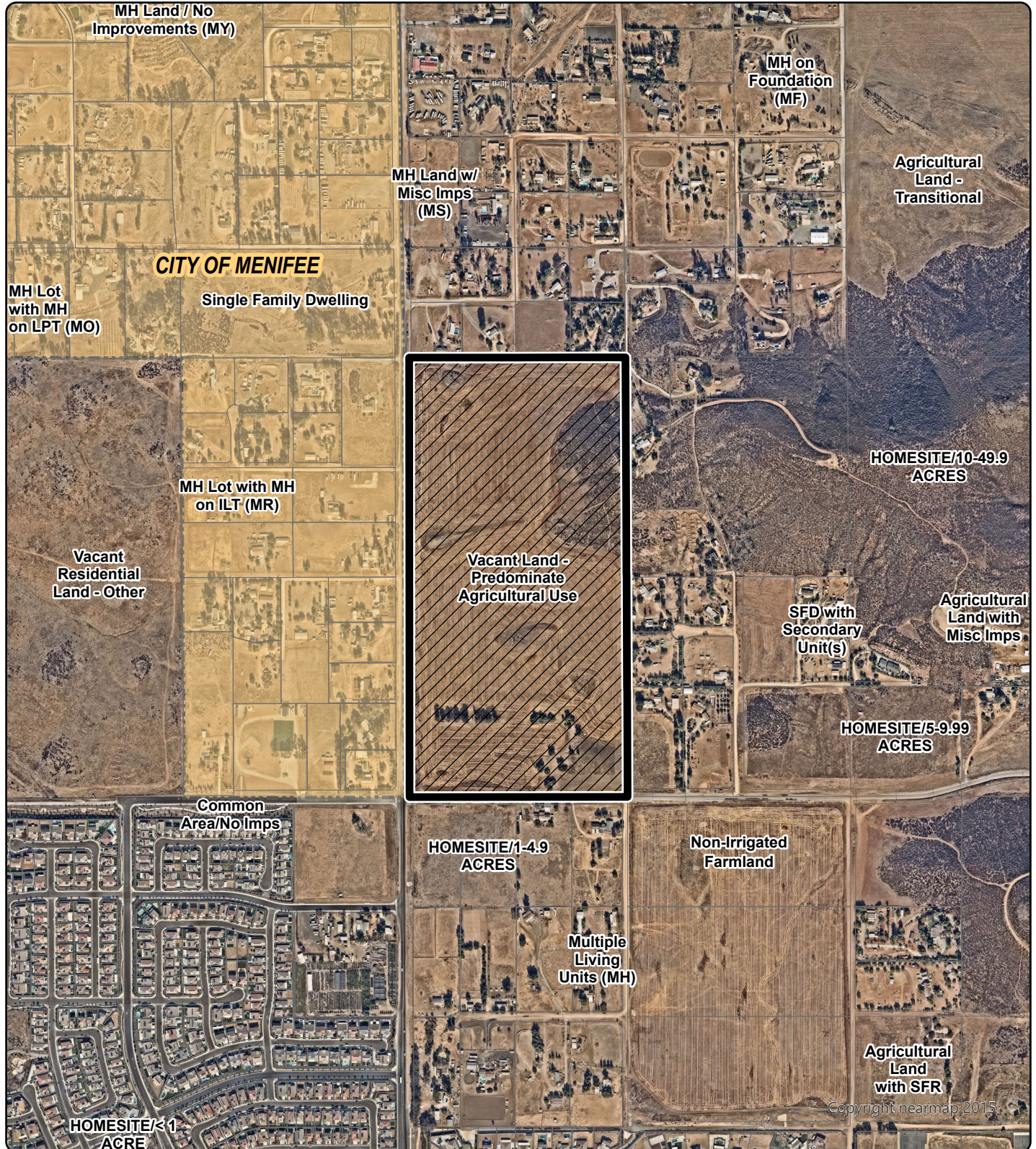
GPA240021

LAND USE

Supervisor: Washington
District 3

Date Drawn: 6/11/2025

Exhibit 1



Zoning Area: FRENCH VALLEY

Author: PetePang

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>



0 150 300 600 900 1,200 1,500 1,800 2,100



Feet

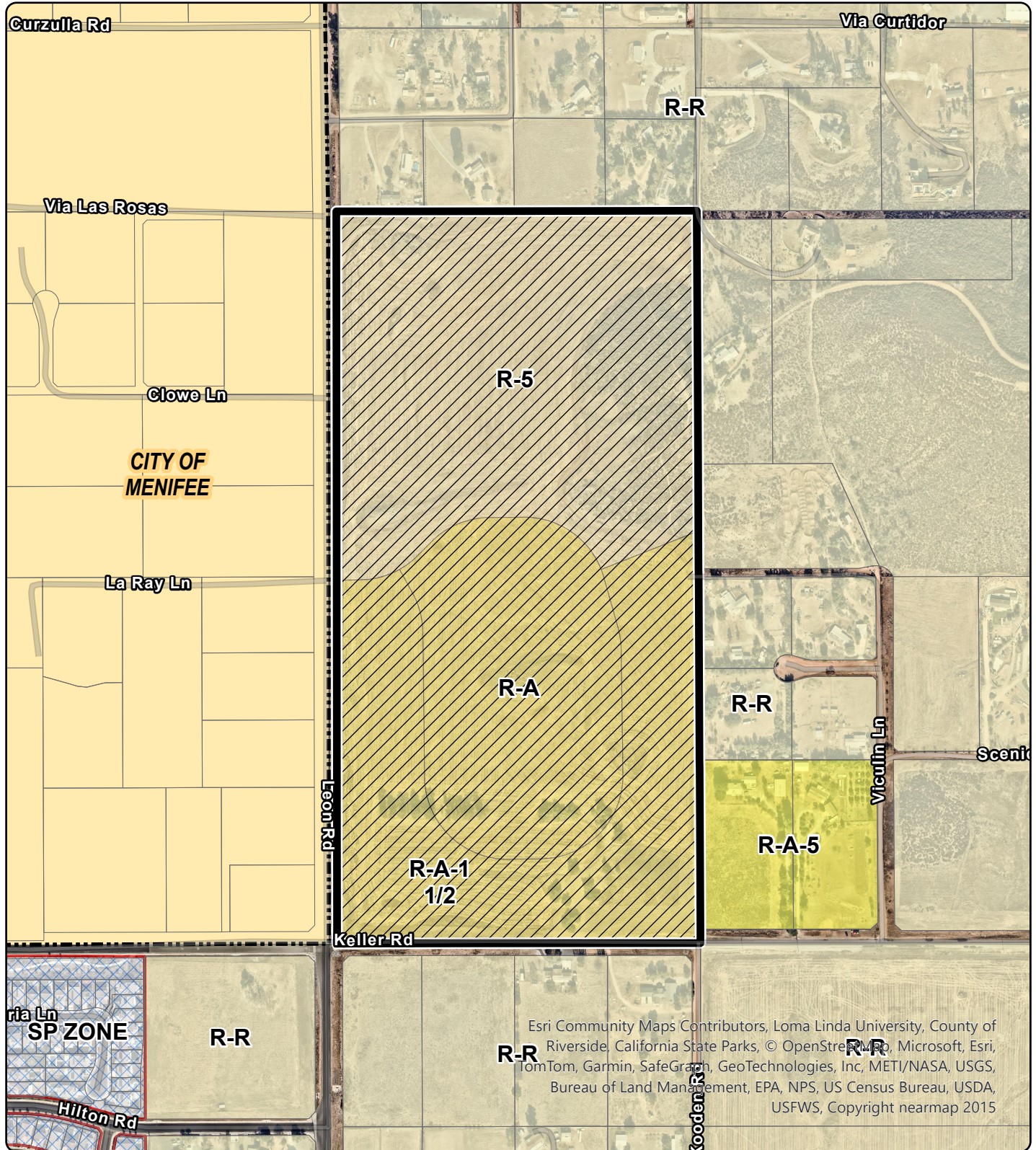
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

EXISTING ZONING

Supervisor: Washington
District 3

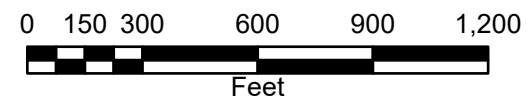
Date Drawn: 6/11/2025
Exhibit 2



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Zoning Area: FRENCH VALLEY

Author: PetePang



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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240021)

Planning Case APN: 472-090-001

I, **Edward Lincoln** certify that on **June 6, 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 300 feet of the property involved.

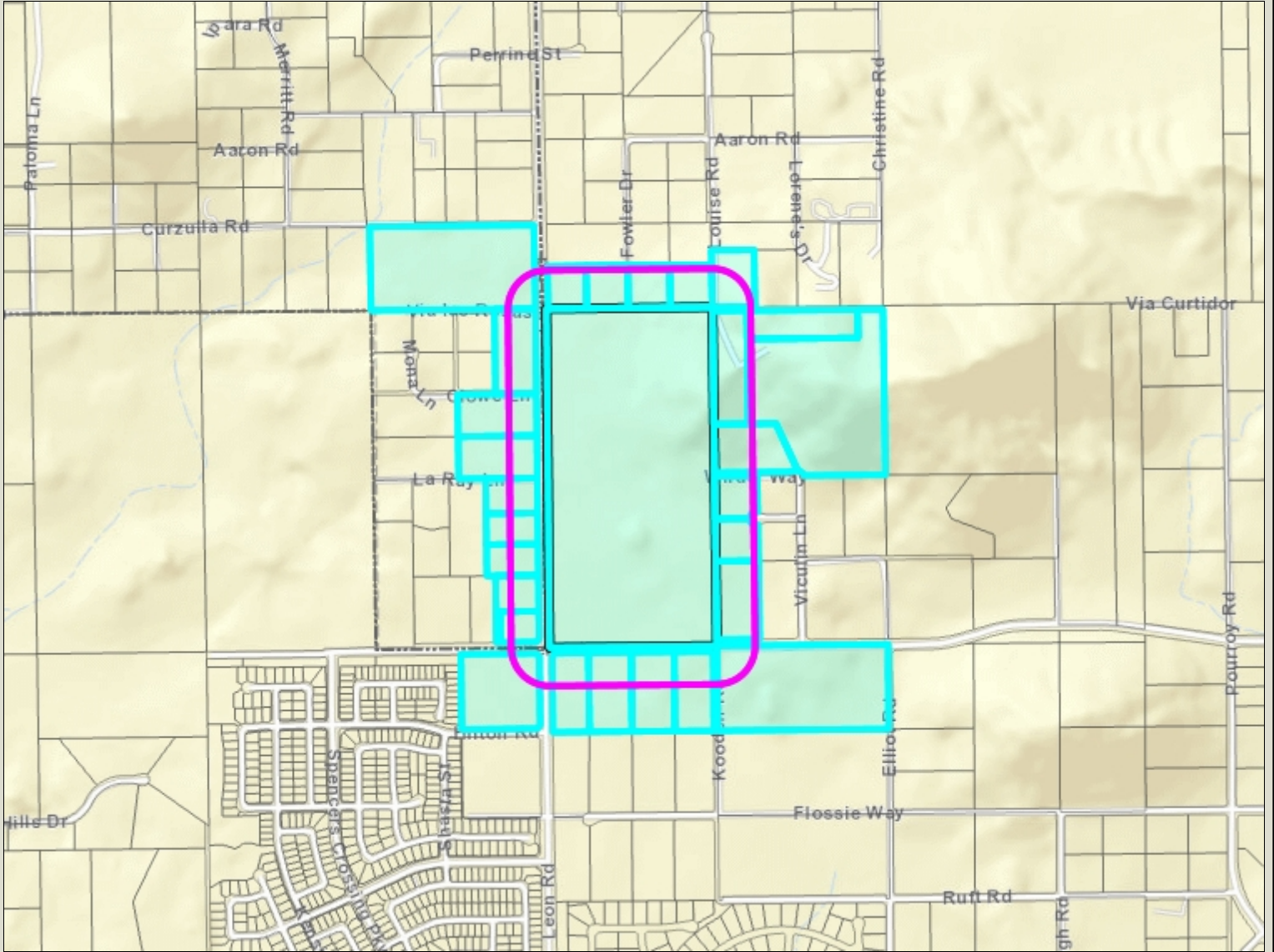
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240021



- 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... 11/26/2024 2:10:52 PM

© Riverside County RCIT

472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIE A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

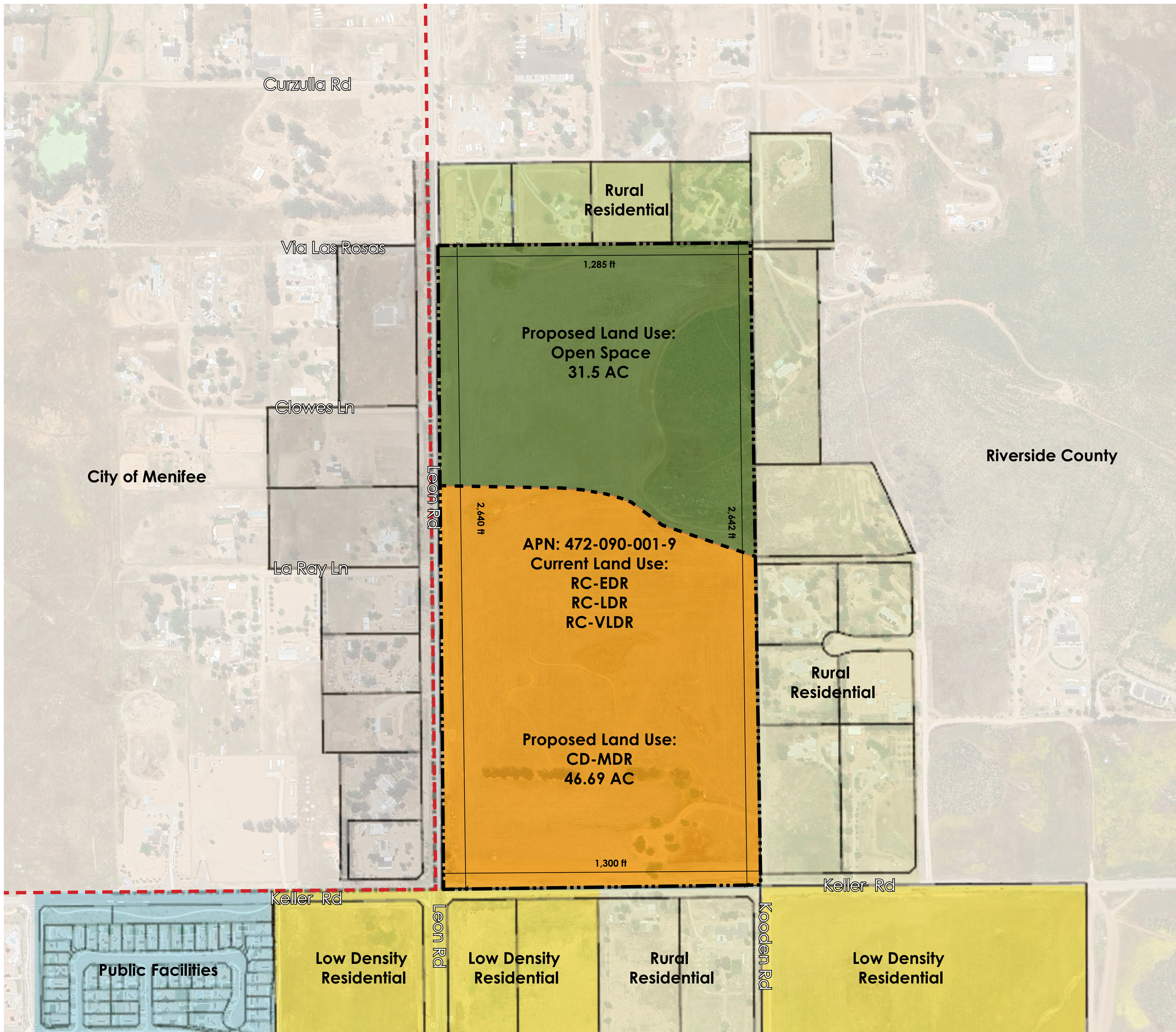
472320001
POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049



Site Plan/Land Use Plan (Exhibit "A") Required Items	
General GPA (without a Specific Plan)	
Contact Info	
Applicant	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
Landowner	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
Exhibit Preparer	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
Utility Purveyors	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
Legal Description: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
Site Area	
Side Width North	+/- 1,285 ft
Site Width South	+/- 1,300 ft
Site Length	+/- 2,640 ft
Open Space	31.5 AC
Net Acreage	46.69 AC
Gross Acreage	78.19 AC
General GPA (without a Specific Plan)	
Current Land Use	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
Overlay Zoning	
Rural Estate	
Current Zoning	
R-5 R-A R-A-1 1/2	
Proposed Land Use	
CD-MDR	
Water & Sewer Availability	
EMWD Water service is available in Leon Road adjacent to the property. The property is in EMWD's service boundary. The nearest gravity sewer is in Spencers Crossing Parkway, approximately 1,650 feet west of Property	
Recreation and Park District: Not applicable	
FEMA Flood Plain Info	
Site located on 06065C2090G No Map Available Property is not located in an area subject to flooding	



GENERAL GPA (WITHOUT A SPECIFIC PLAN)

TTM29089GPA
RIVERSIDE COUNTY, CA





1968 South Coast Highway, #3043
Laguna Beach, CA 92651
Phone: 805.305.3651
brian@taylor-clark.com

April 5, 2024

Riverside County Planning Staff
4080 Lemon Street, 12th Floor
Riverside, CA 92501

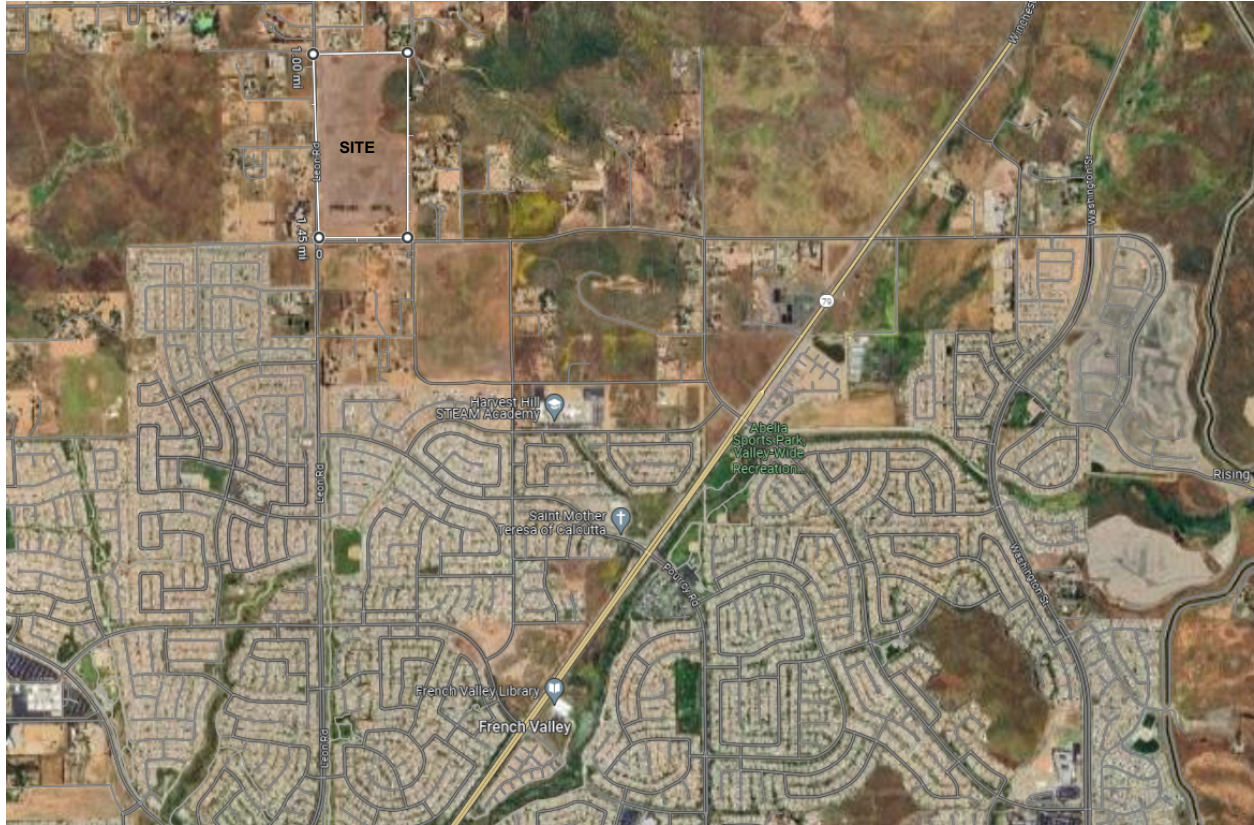
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR).

To Whom it May Concern:

The purpose of this letter is to formally request that the Riverside County Planning Staff support the requested General Plan Land Use Foundation Plan Amendment from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR). The southerly 46.7 acres would be developed, and the northerly 31.5 acres of the site are proposed as Open Space.

The site is located on the northeast corner of Leon Road and Keller Road. It is located south of Scott Road and just east of the City of Menifee, in unincorporated Riverside County. The site is currently surrounded by large lot residential development to the west, north, and east, and an equestrian facility, vacant land to the south, and about 700 ft from the Spencers Crossing Specific Plan. Within an approximate one-mile radius exists a newer elementary school, and smaller lot single-family development (which has been developing over the past decade plus, including Spencer's Crossing and Morningstar Ranch). See Figure 1, below.

FIGURE 1



As it pertains to this site:

- Not within an Agricultural Preserve
- Not in an Airport Compatibility Area
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The reasons we feel that this amendment is appropriate are as follows:

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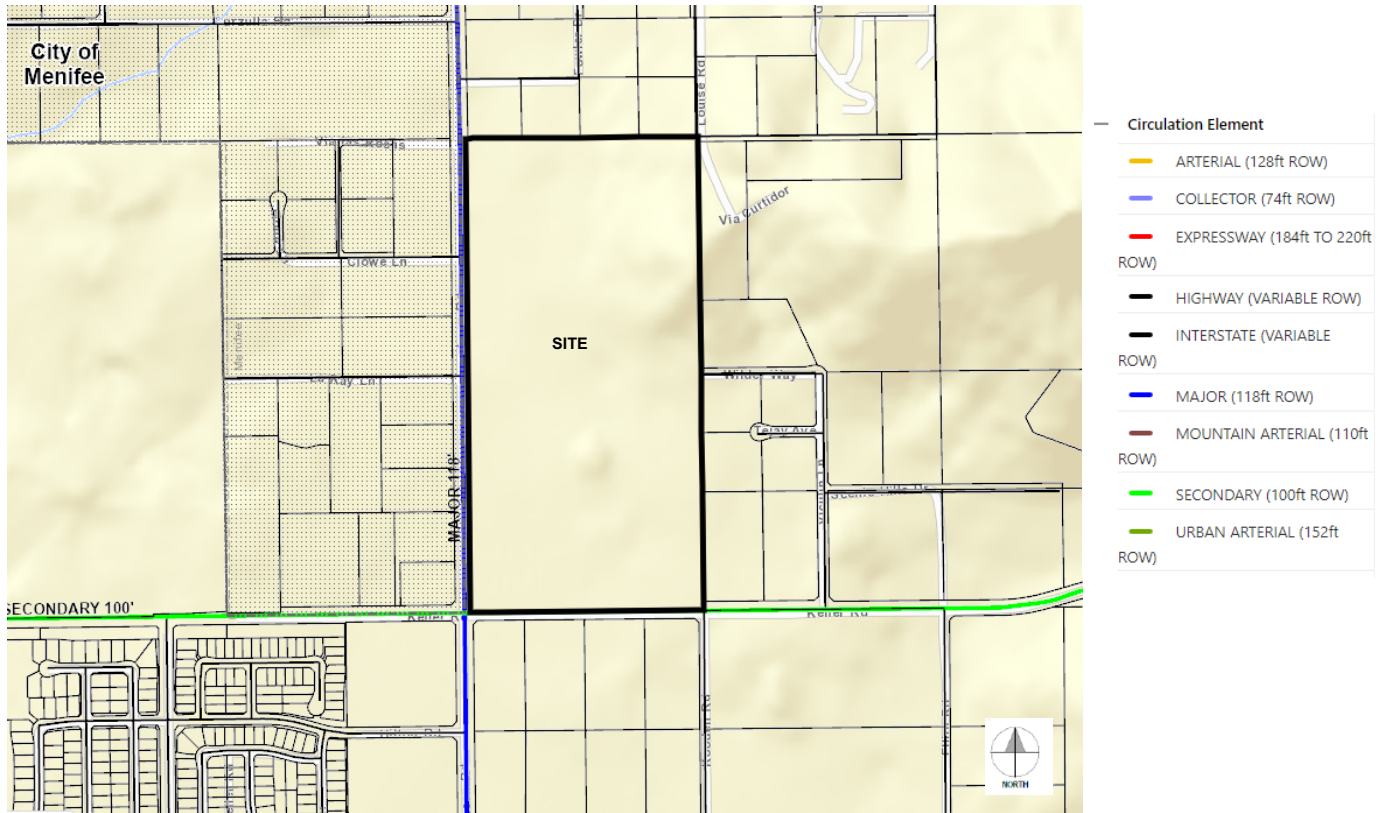
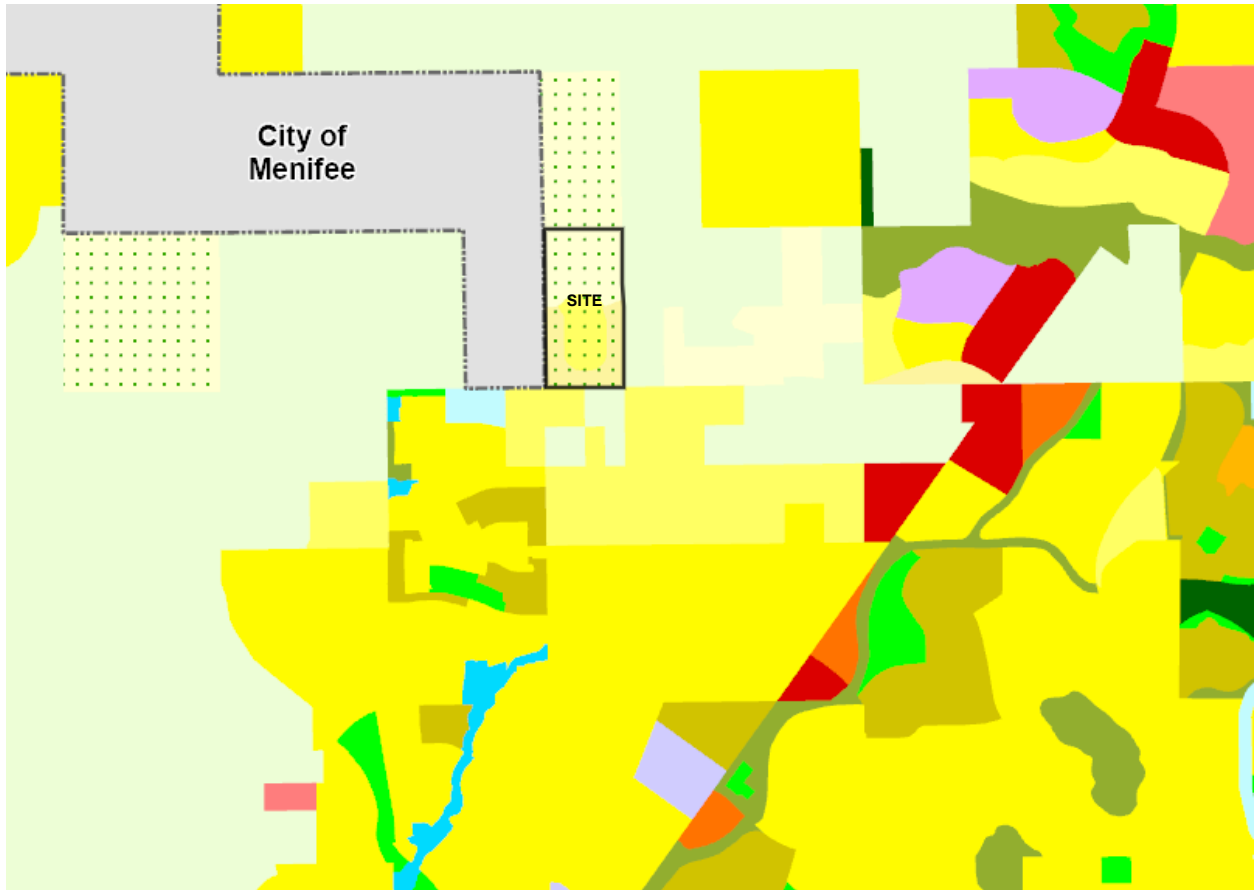
























Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

FIGURE 3



— General Plan Land Use

 Rural Community - Estate Density Residential	 Community Center	 Rural Mountainous
 Rural Community - Very Low Density Residential	 Light Industrial	 Rural Desert
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 Estate Density Residential	 Business Park	 Conservation
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 Low Density Residential	 Mixed Use Area	 Open Space Recreation
 Medium Density Residential	 Rural Residential	 Open Space Rural
 Medium High Density		

Based on the analysis contained above, this foundation amendment request is reasonable and supportable. Please feel free to contact me if you have any questions.

Respectfully,

Brian Taylor



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

(ID # 25925)


MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component – Existing: Rural Community (RC) – Proposed: Community Development (CD) – Location: North of Keller Road, east of Leon Road, south of Sunny Hills Drive, and west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agricultural, 1.5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC-EDR), Rural Community: Low Density Residential (RC-LDR), and Rural Community: Very Low Density Residential (RC-VLDR) 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 78.19-acre site with a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors – APN: 472-090-001. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240021
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-090-001
Continued From:	


John Hildebrand, Planning Director 12/10/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240021) 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), Low Density

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Residential (LDR), and Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel totaling 78.19 gross acres.

The parcel is located north of Keller Road, east of Leon Road, south of Sunny Hills Drive, and west of Viculin 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. 240021 (GPA240021).

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) Low Density Residential (LDR) Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR) Open Space (OS)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area Leon/Keller Policy Area
Surrounding General Plan Land Uses	
North:	Estate Density Residential (EDR)
East:	Rural Residential (RR)
South:	Low Density Residential (LDR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	Rural Residential (RR)
West:	City of Menifee
Existing Zoning Classification:	R-5 (Open Area Combining Zone-Residential Developments) R-A (Residential Agricultural) R-A-1.5 (Residential Agricultural, 1.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (RR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Dwellings Vacant
East:	Single Family Dwellings
South:	Single Family Dwellings Vacant
West:	Single Family Dwellings Vacant

Located Within:

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 5174
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

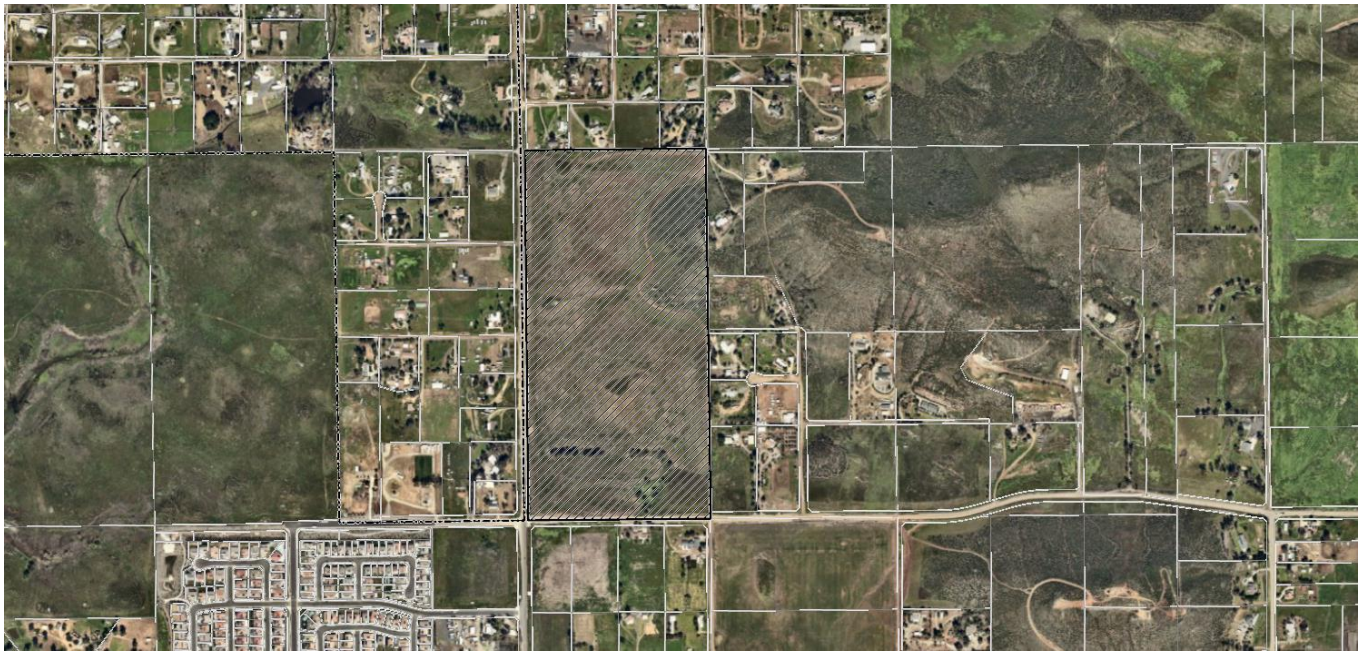


Figure 1: Project Location Map

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 (GPA240021) is initiated

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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-GPA240021 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC-LDR), Rural Community: Very Low Density Residential (RC-VLDR) to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The parcel is located in the Estate Density Residential & Rural Residential, Highway 79, and Leon/Keller Policy Area's.

If FC-GPA240021 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 78.19-acre site. The proposed future project would consist of a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres on the southern portion of the site. The proposed density is 2-5 dwelling units per acre on lots ranging from 5,500 to 20,000 square feet. The northern portion of the site would maintain a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres.

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 Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS-Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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.

The proposed Conservation (OS-C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 Exhibits**
- Exhibit E – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

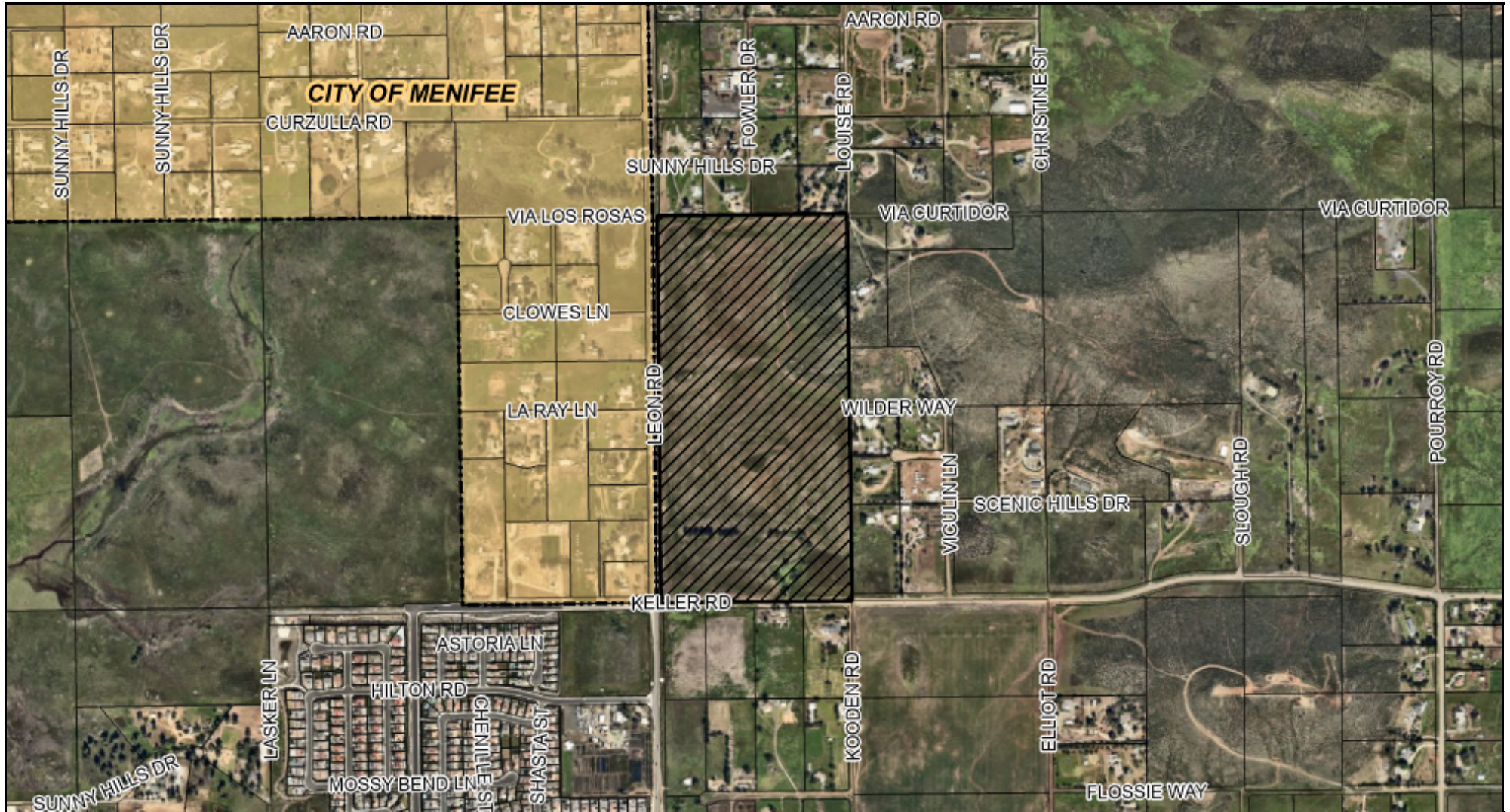
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

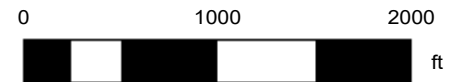
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District: 3

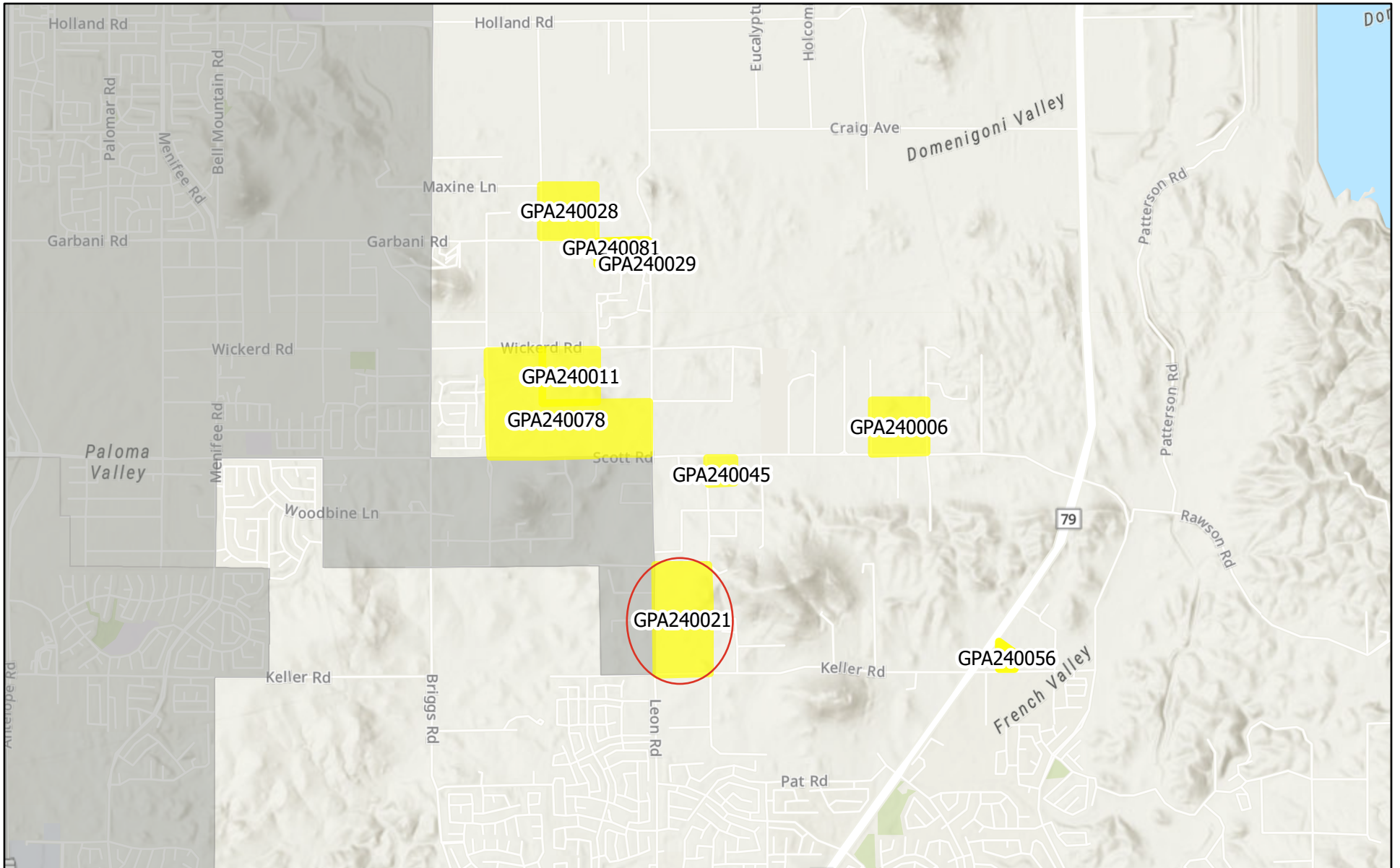


Zoning Area/District: FRENCH VALLEY

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FGPA Status Map

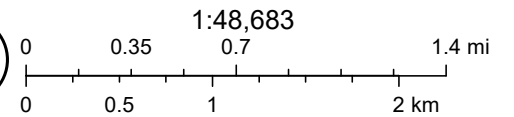


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

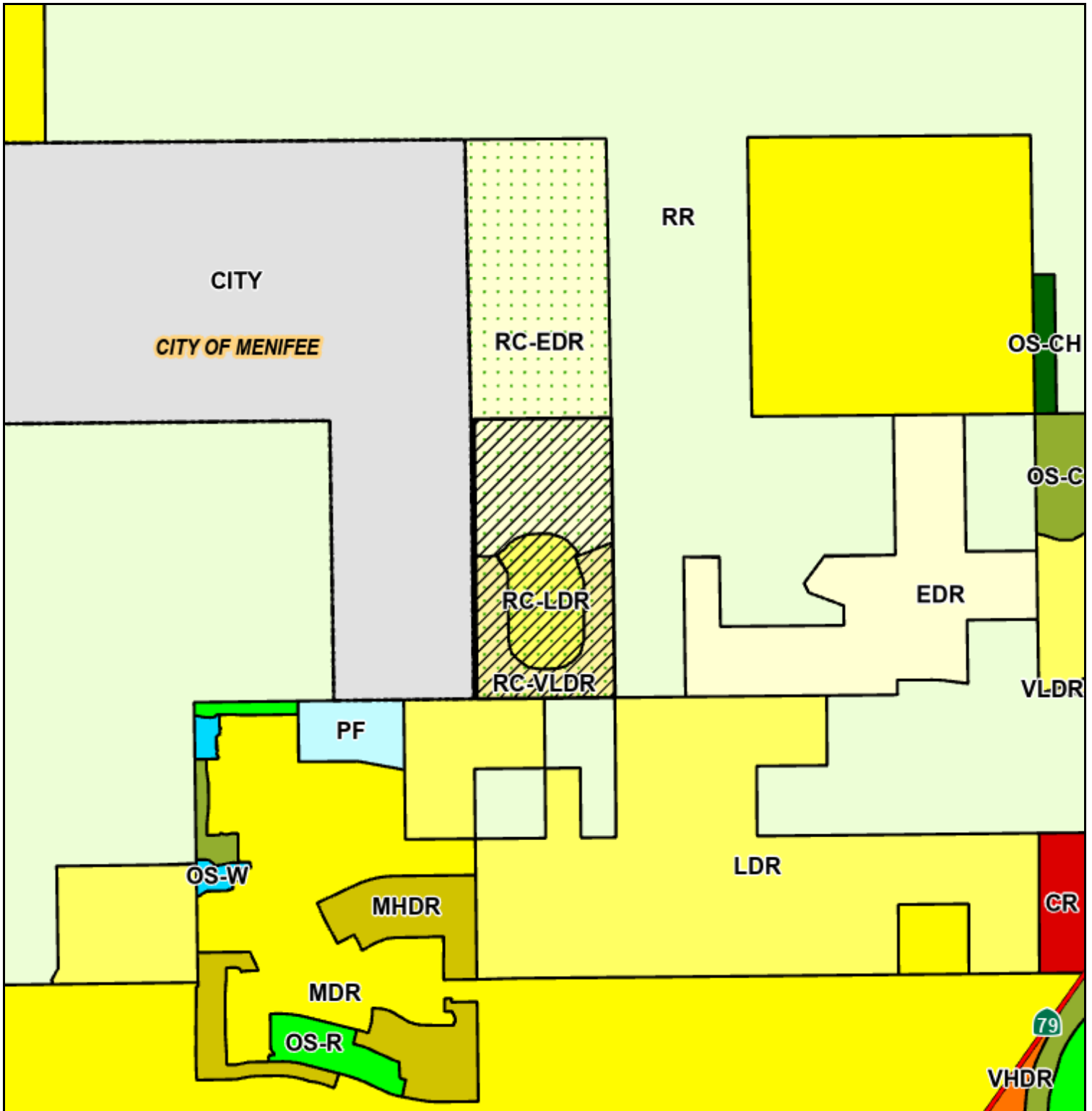
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

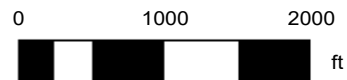
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

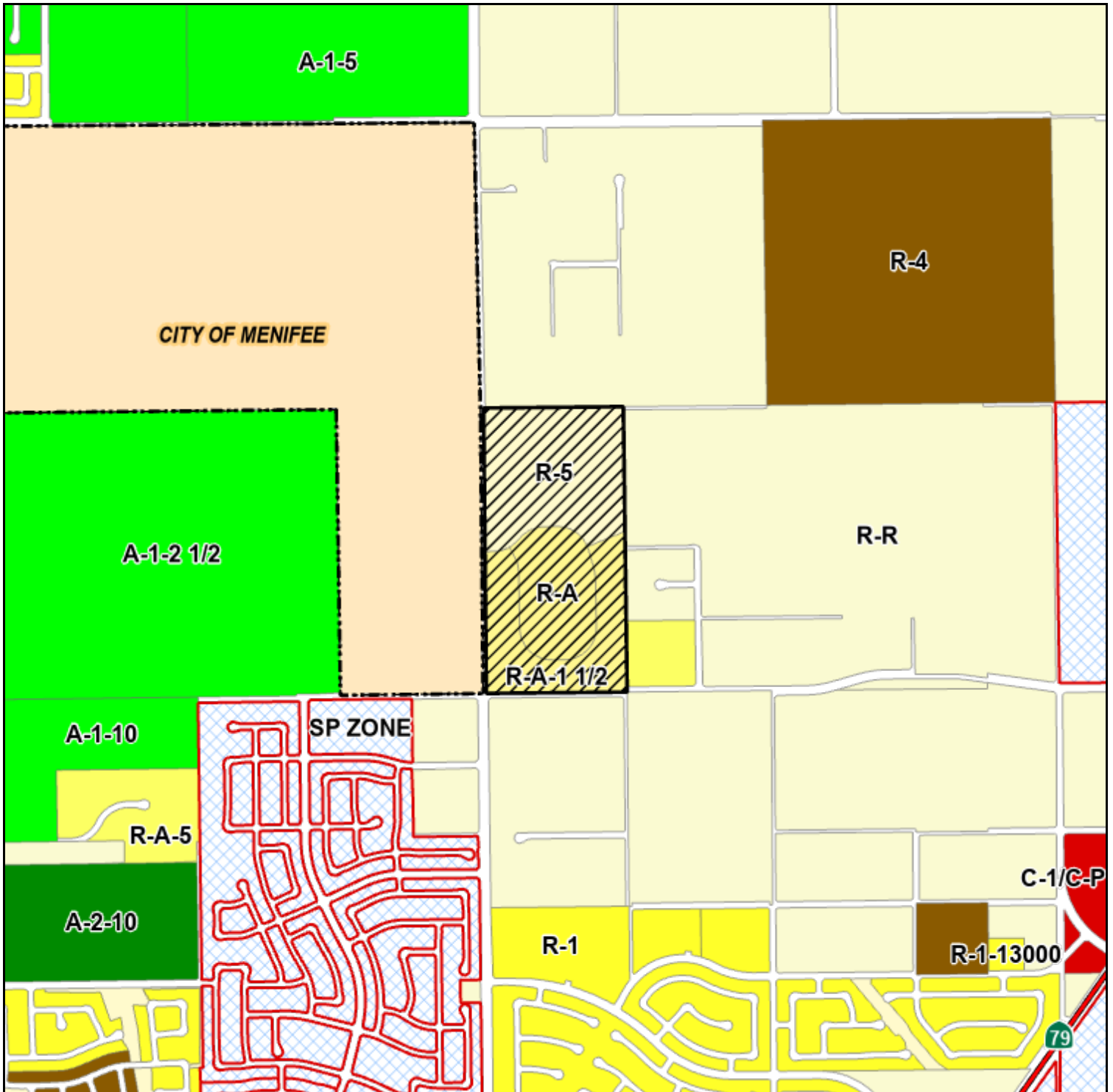
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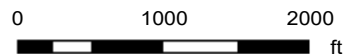
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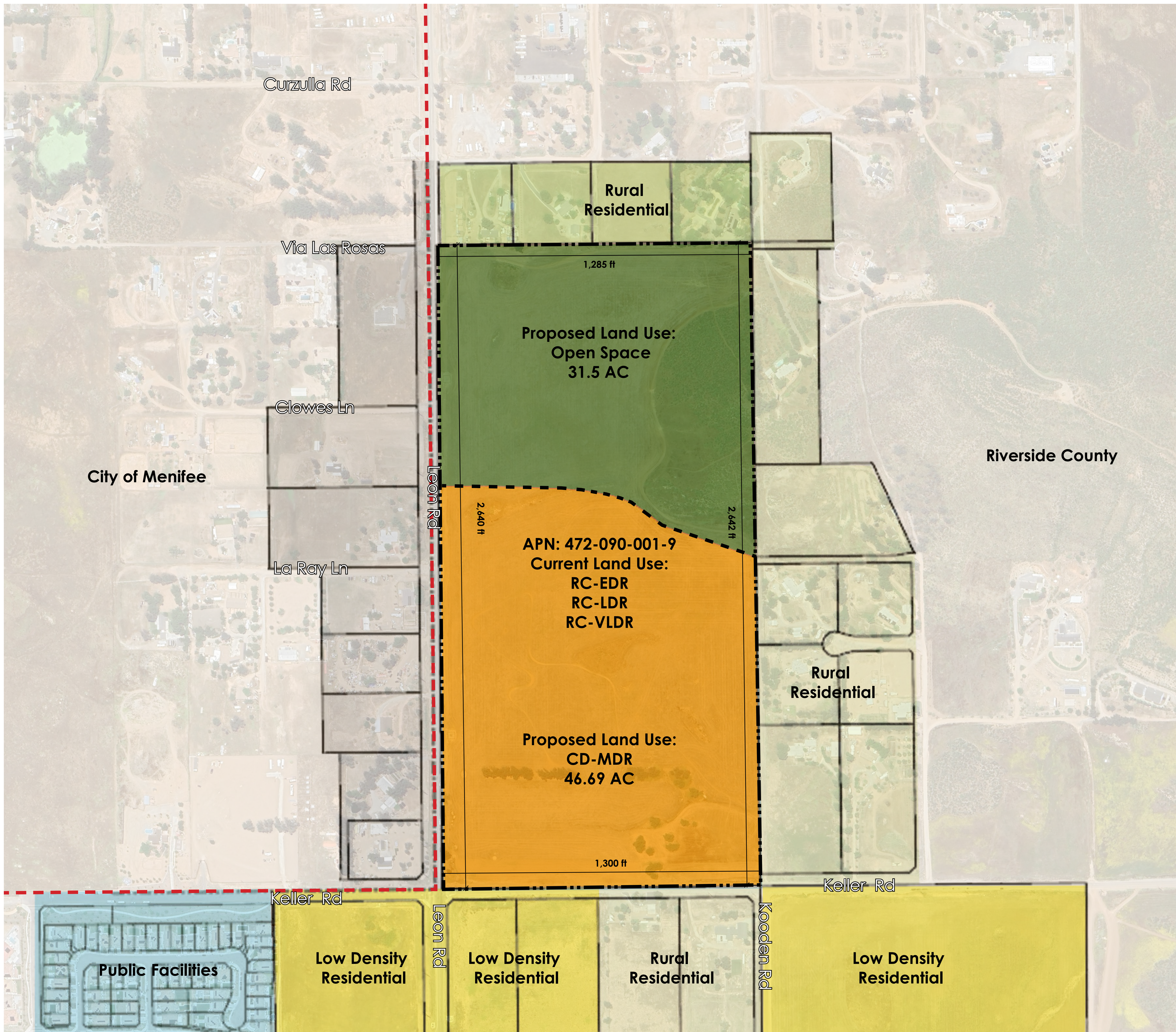
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Site Plan/Land Use Plan (Exhibit "A") Required Items	
General GPA (without a Specific Plan)	
Contact Info	
Applicant	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
Landowner	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
Exhibit Preparer	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
Utility Purveyors	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
Legal Description: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
Site Area	
Side Width North	+/- 1,285 ft
Site Width South	+/- 1,300 ft
Site Length	+/- 2,640 ft
Open Space	31.5 AC
Net Acreage	46.69 AC
Gross Acreage	78.19 AC
General GPA (without a Specific Plan)	
Current Land Use	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
Overlay Zoning	
Rural Estate	
Current Zoning	
R-5 R-A R-A-1 1/2	
Proposed Land Use	
CD-MDR	
Water & Sewer Availability	
EMWD Water service is available in Leon Road adjacent to the property. The property is in EMWD's service boundary. The nearest gravity sewer is in Spencers Crossing Parkway, approximately 1,650 feet west of Property	
Recreation and Park District: Not applicable	
FEMA Flood Plain Info	
Site located on 06065C2090G No Map Available Property is not located in an area subject to flooding	



GENERAL GPA (WITHOUT A SPECIFIC PLAN)

TTM29089GPA
RIVERSIDE COUNTY, CA





1968 South Coast Highway, #3043
Laguna Beach, CA 92651
Phone: 805.305.3651
brian@taylor-clark.com

April 5, 2024

Riverside County Planning Staff
4080 Lemon Street, 12th Floor
Riverside, CA 92501

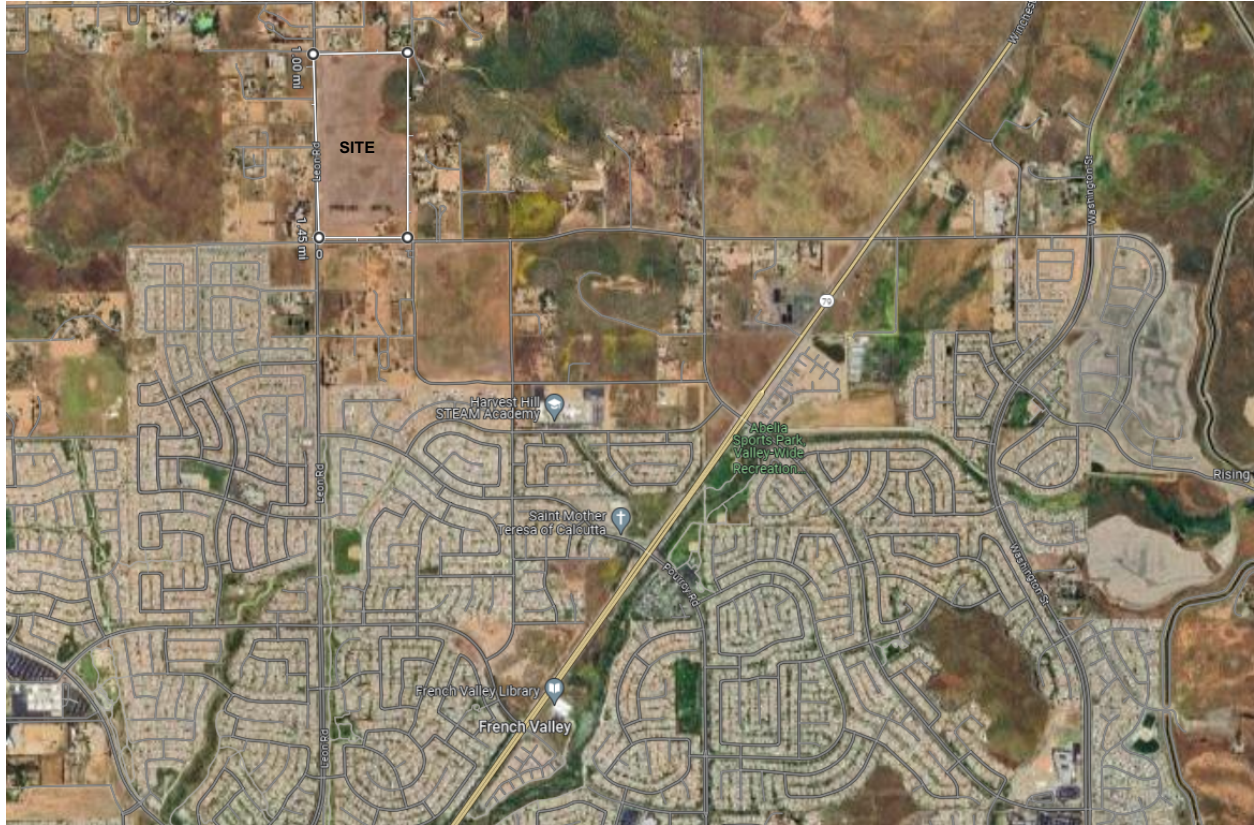
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR).

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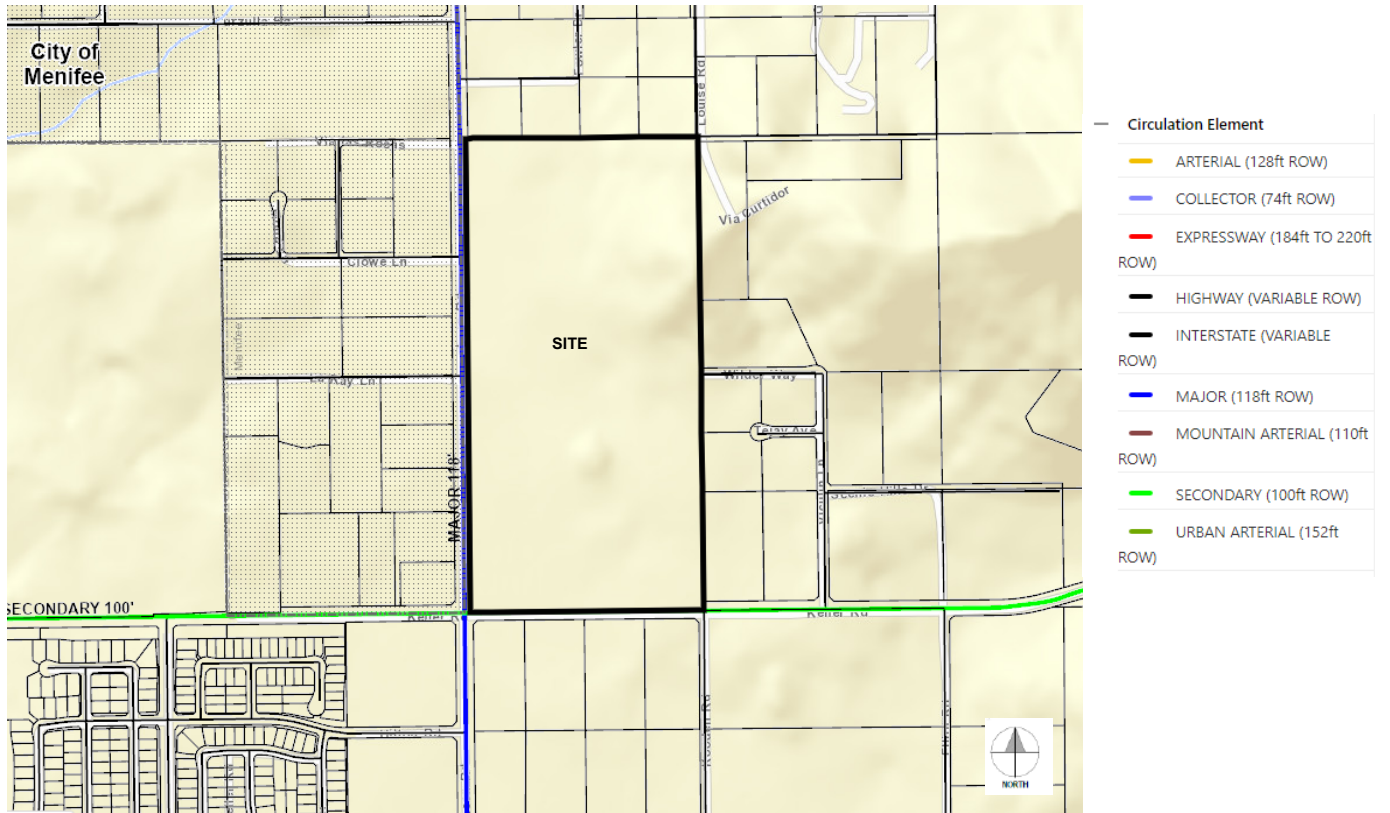
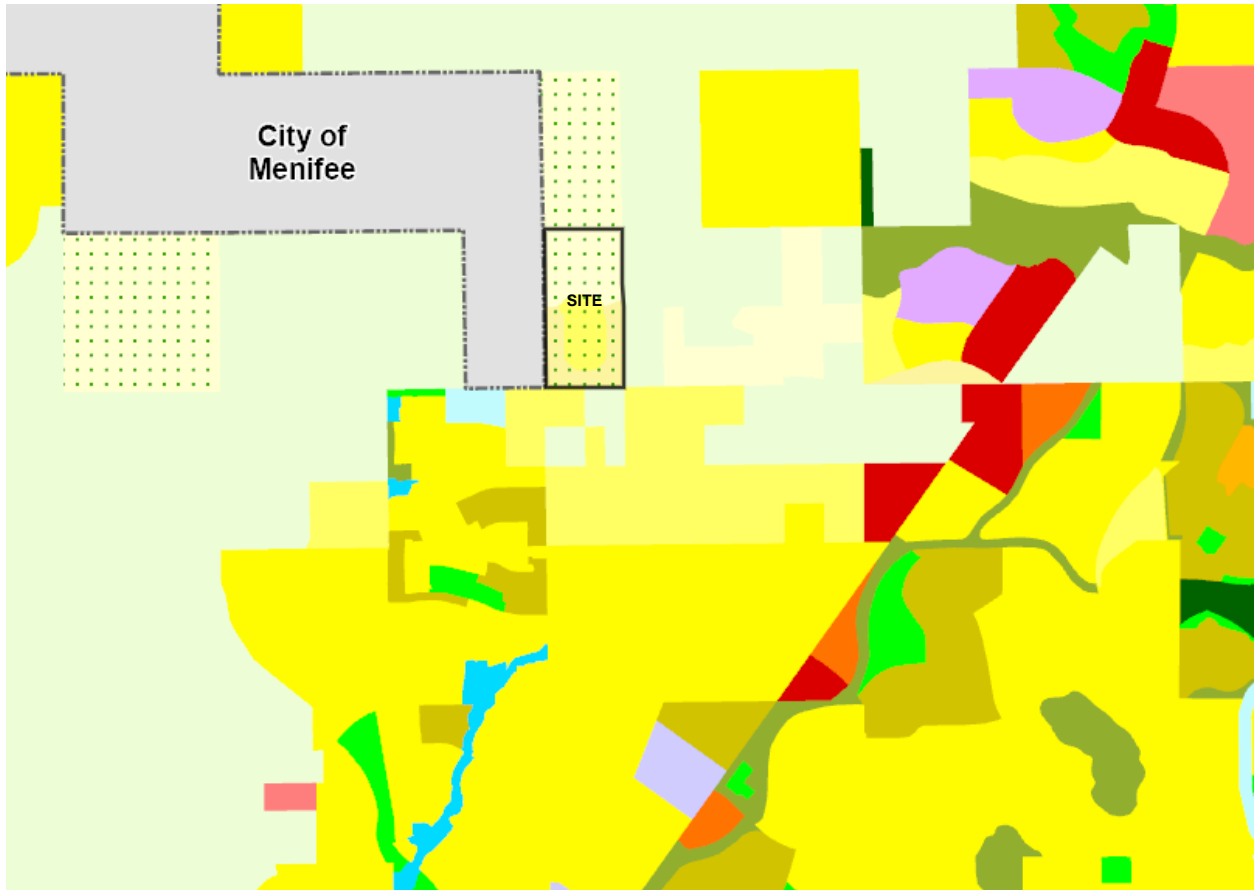
























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FIGURE 3



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Based on the analysis contained above, this foundation amendment request is reasonable and supportable. Please feel free to contact me if you have any questions.

Respectfully,

Brian Taylor



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 472-090-001

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: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

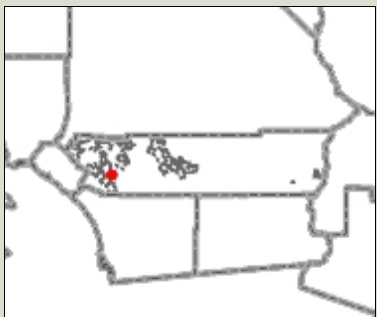
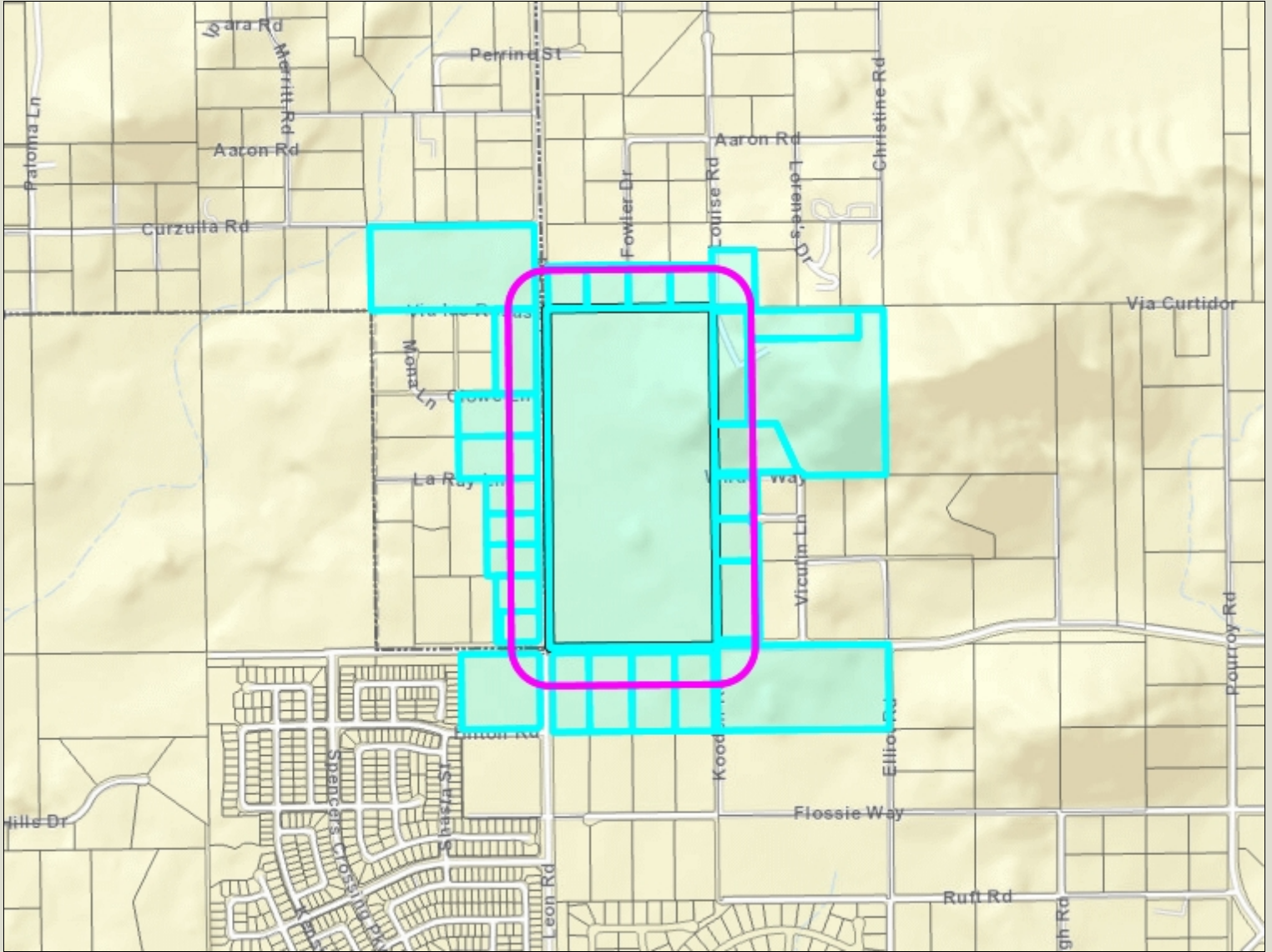
EMAIL: elincoln@rivco.org

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

GPA240021



- 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... 11/26/2024 2:10:52 PM

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472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIA A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPF
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

472320001
POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 26963)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) Foundation Component – Applicant: Derek Barbour c/o WSI Landholdings, LLC – Engineer/Representative: Brian Taylor c/o Warmington Residential – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan – General Plan Foundation Component - Existing: Rural Community (RC) - Proposed: Community Development (CD) – Location: north of Keller Road, east of Leon Road, south of Sunny Hills Drive, west of Viculin Lane – 78.19 Gross Acres – Existing Zoning: R-5 (Open Area Combining Zone-Residential Developments), Residential Agricultural (R-A), Residential Agricultural, 1.5-acre minimum (R-A-1.5) – Existing Land Use: Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), and Rural Community: Very Low Density Residential (RC: VLDR) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR) 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 GPA240021 is initiated by the Board of Supervisors. – APN: 472-090-001 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-85

PROPOSED PROJECT

Case Number(s):	GPA240021
Environmental Type:	Exemption
Area Plan No.	Southwest
Zoning Area/District:	French Valley Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	472-090-001
Continued From:	

John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240021) is a proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS), and amend its Land Use Designation from Estate Density Residential (RC:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) to Medium Density Residential (CD: MDR), and Conservation (OS: C) on one parcel, totaling 78.19 gross acres.

The parcel is located south of Sunny Hills Drive, north of Keller Road, east of Leon Road, and west of Viculin Lane.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240021 (GPA240021).

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) Open Space (OS)
Existing General Plan Land Use Designation:	Estate Density Residential (RC: EDR) Low Density Residential (RC: LDR) Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (CD: MDR) Conservation (OS: C)
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area Highway 79 Policy Area Leon/Keller Policy Area
Surrounding General Plan Land Uses	
	North: Estate Density Residential (CD: EDR)
	East: Rural Residential (R: RR)
	South: Low Density Residential (CD: LDR)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	Rural Residential (R: RR)
West:	City of Menifee
Existing Zoning Classification:	R-5 (Open Area Combining Zone-Residential Developments) R-A (Residential Agricultural) R-A-1.5 (Residential Agricultural, 1.5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-R (Rural Residential)
East:	R-R (Rural Residential)
South:	R-R (Rural Residential)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Dwellings
South:	Single Family Dwellings
East:	Single Family Dwellings
West:	Single Family Dwellings

Located Within:

City's Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell No. 5174
CVMSHCP Conservation Boundary:	No

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	No

PROJECT LOCATION MAP



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 (GPA240021) 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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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FC-GPA240021 is a proposal to change the Foundation Component Land Use Designation from Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C). The parcel is located in the Estate Density Residential & Rural Residential, Highway 79, and Leon/Keller Policy Area's.

If FC-GPA240021 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 78.19-acre site. The proposed future project would consist of a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres on the southern portion of the site. The proposed density is 2-5 dwelling units per acre on lots ranging from 5,500 to 20,000 square feet. The northern portion of the site would maintain a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres.

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 Open Space (OS) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the OS Foundation is the Mineral Resources (OS: Min) land use designation, which allows for mineral extraction and processing facilities, or areas held in reserve for future mineral extraction and processing.

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.

The proposed Conservation (OS: C) land use is for the protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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 240021 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

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**

RIVERSIDE COUNTY PLANNING DEPARTMENT

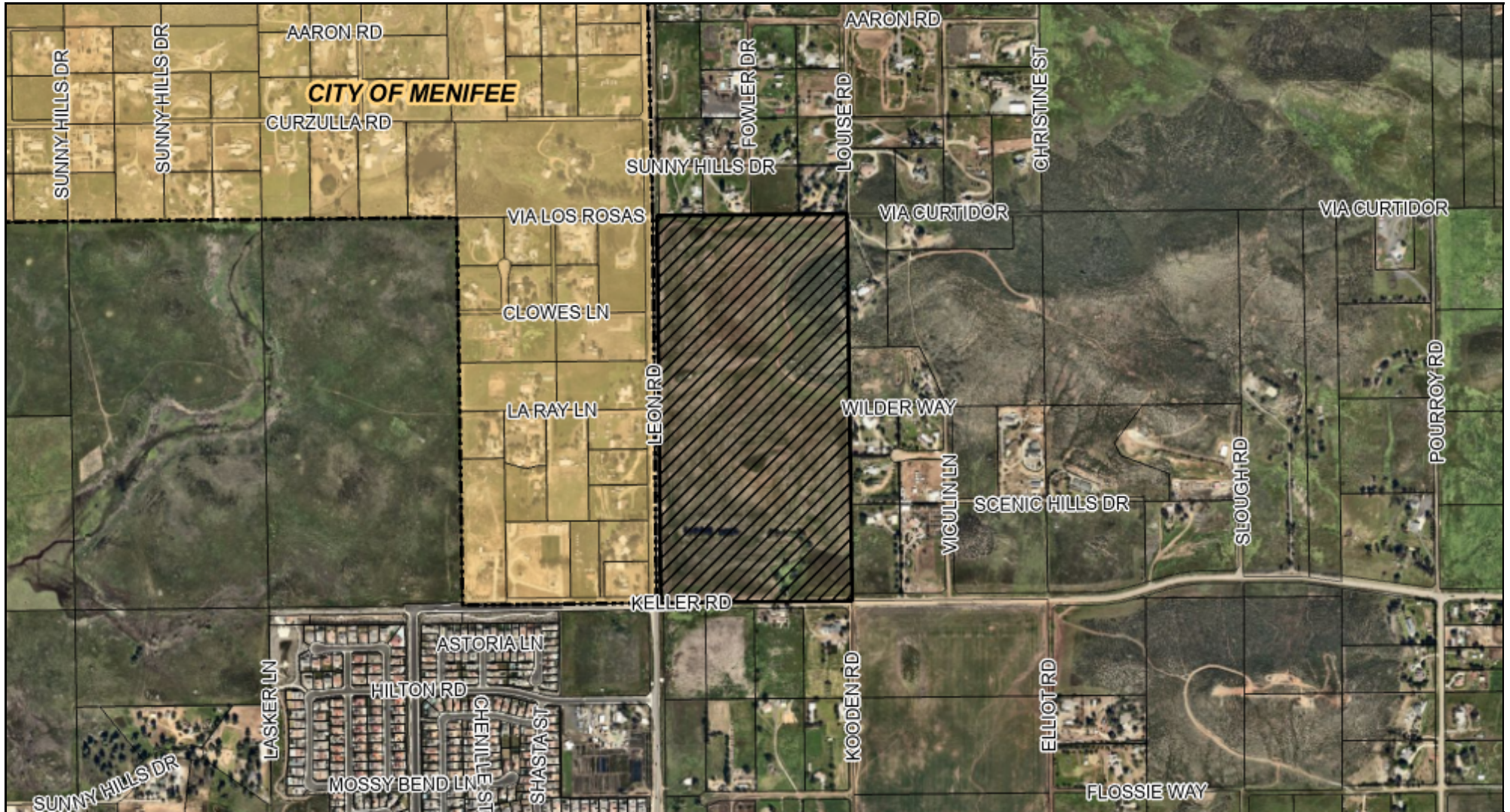
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

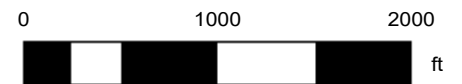
Date: 8-19-2024

District: 3

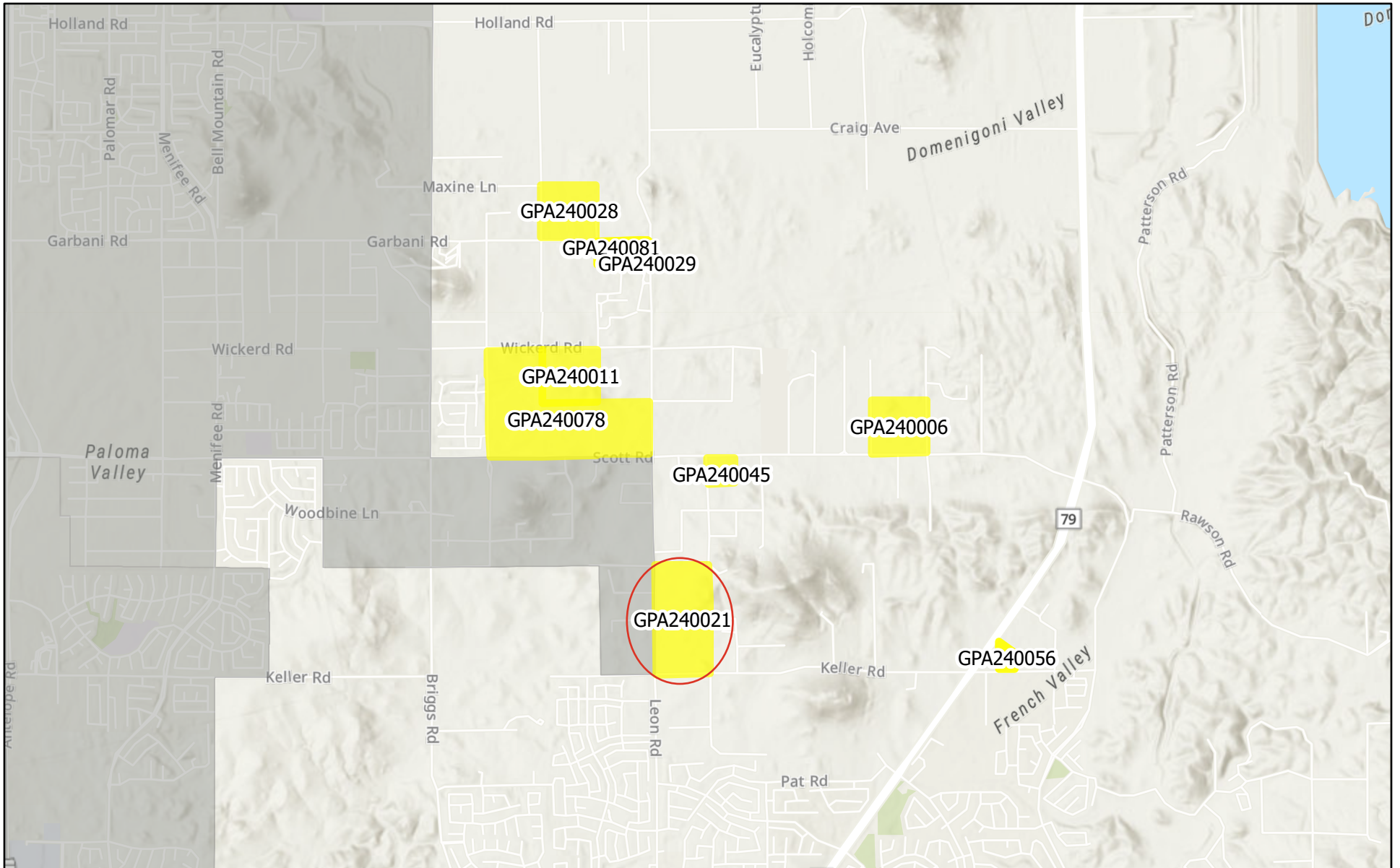


Zoning Area/District: FRENCH VALLEY

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

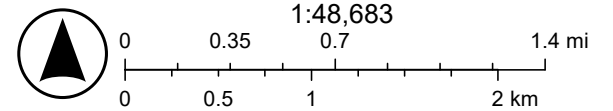


11/14/2024

 FGPA Web Map

World Hillshade

 Cities - CITIES



Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

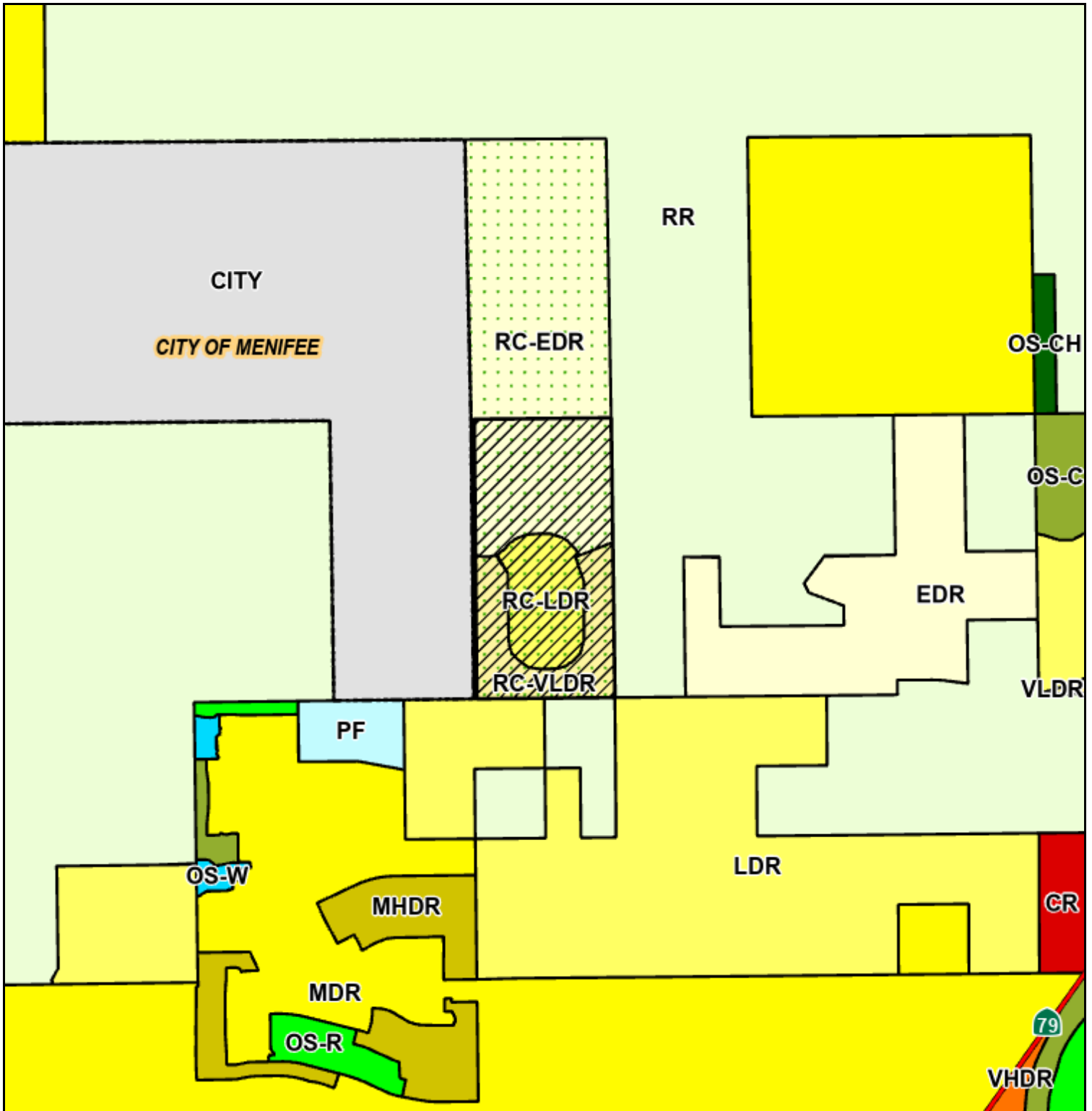
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

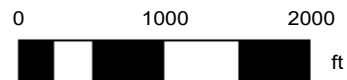
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

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

GPA240021

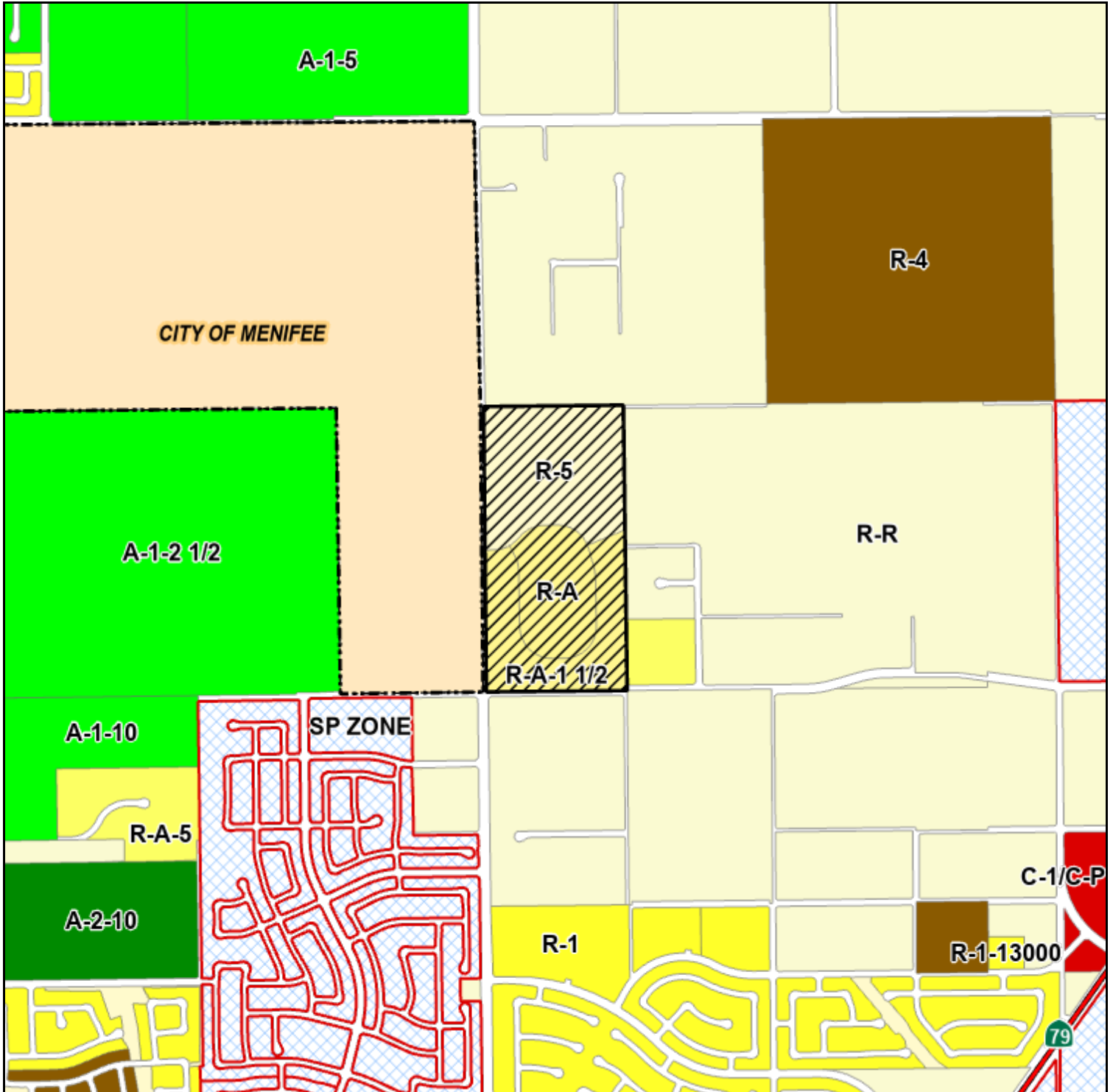
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

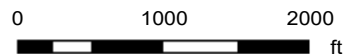
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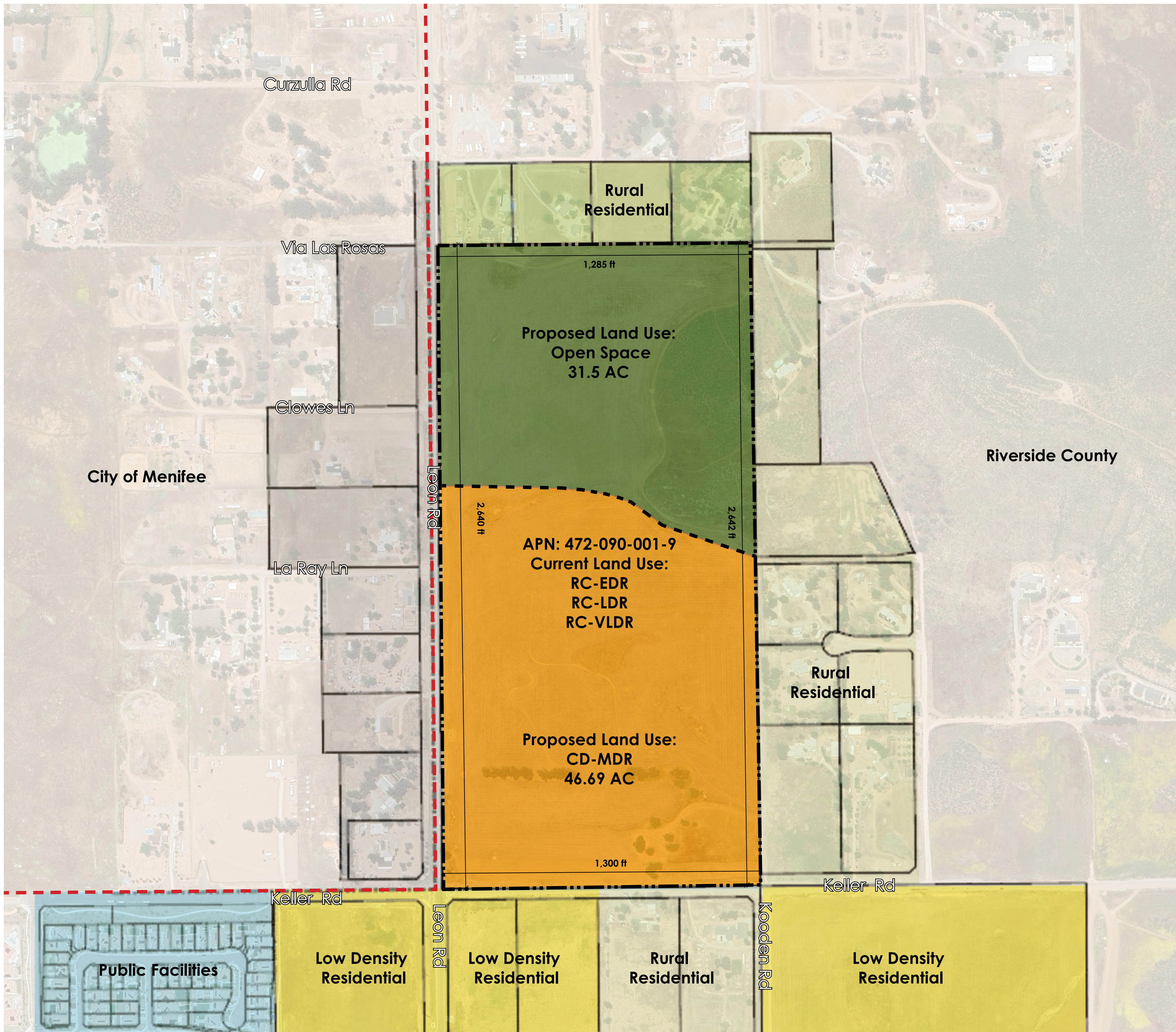
Exhibit: 2



Zoning Area/District: FRENCH VALLEY

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>





Site Plan/Land Use Plan (Exhibit "A") Required Items	
General GPA (without a Specific Plan)	
Contact Info	
Applicant	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
Landowner	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
Exhibit Preparer	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
Utility Purveyors	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
Legal Description: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
Site Area	
Side Width North	+/- 1,285 ft
Site Width South	+/- 1,300 ft
Site Length	+/- 2,640 ft
Open Space	31.5 AC
Net Acreage	46.69 AC
Gross Acreage	78.19 AC
General GPA (without a Specific Plan)	
Current Land Use	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
Overlay Zoning	
Rural Estate	
Current Zoning	
R-5 R-A R-A-1 1/2	
Proposed Land Use	
CD-MDR	
Water & Sewer Availability	
EMWD Water service is available in Leon Road adjacent to the property. The property is in EMWD's service boundary. The nearest gravity sewer is in Spencers Crossing Parkway, approximately 1,650 feet west of Property	
Recreation and Park District: Not applicable	
FEMA Flood Plain Info	
Site located on 06065C2090G No Map Available Property is not located in an area subject to flooding	



GENERAL GPA (WITHOUT A SPECIFIC PLAN)
TTM29089GPA
RIVERSIDE COUNTY, CA





1968 South Coast Highway, #3043
Laguna Beach, CA 92651
Phone: 805.305.3651
brian@taylor-clark.com

April 5, 2024

Riverside County Planning Staff
4080 Lemon Street, 12th Floor
Riverside, CA 92501

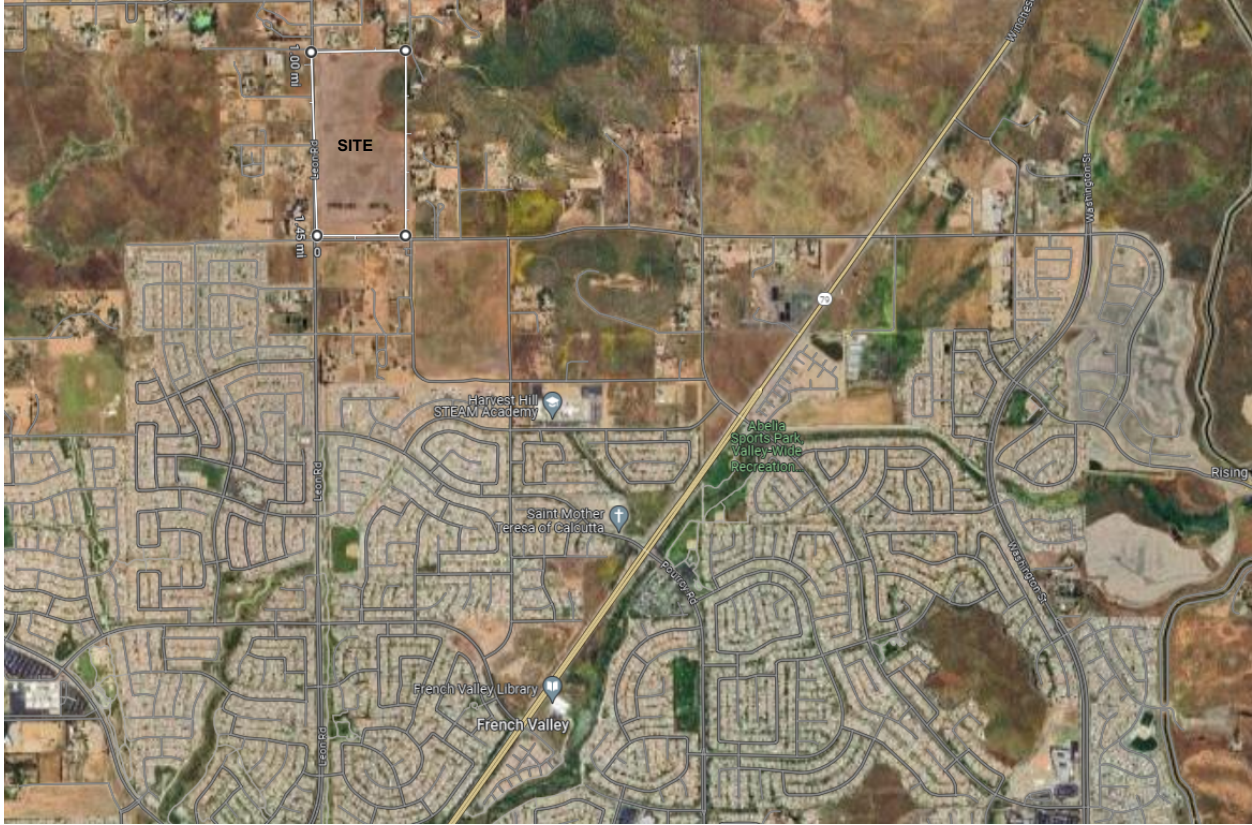
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR).

To Whom it May Concern:

The purpose of this letter is to formally request that the Riverside County Planning Staff support the requested General Plan Land Use Foundation Plan Amendment from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (RC-VLDR) to Community Development Medium Density Residential (CD-MDR). The southerly 46.7 acres would be developed, and the northerly 31.5 acres of the site are proposed as Open Space.

The site is located on the northeast corner of Leon Road and Keller Road. It is located south of Scott Road and just east of the City of Menifee, in unincorporated Riverside County. The site is currently surrounded by large lot residential development to the west, north, and east, and an equestrian facility, vacant land to the south, and about 700 ft from the Spencers Crossing Specific Plan. Within an approximate one-mile radius exists a newer elementary school, and smaller lot single-family development (which has been developing over the past decade plus, including Spencer's Crossing and Morningstar Ranch). See Figure 1, below.

FIGURE 1



As it pertains to this site:

- Not within an Agricultural Preserve
- Not in an Airport Compatibility Area
- Not in an Airport Influence Area
- Not in a General Plan Policy Overlay
- Not in a Historic Preservation District
- Not in an Environmental Justice Community
- Not in a Specific Plan
- Within the City of Murrieta Sphere of Influence
 - The City does not show any land use designations on the General Plan 2035 Land Use Policy Map
- Within the Estate Density Residential & AMP
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.

- Within the Rural Residential Policy Area
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.
- Within the Highway 79 Policy Area
 - We understand that this is being revisited as part of the Winchester Community Plan update.
- Within the Leon/Keller Policy Area
 - Based on the analysis below and the changing nature of the area, we believe that this needs to be revised to be consistent with the changing surrounding land use designations.

The following Applications were approved by the Board of Supervisors circa 2006:

- EA37747: Environmental Assessment for TR29098, GPA00503 & CZ6473 CFG03337
- TR29098: Divide 80.4 AC/39 Single Family Residential Lots/4 Open-Space/1 Detention Basin/1 Multiple Species Habitat Conservation Plan
- GPA00503: Amend The General Plan From Residential 2 1/2 AC Minimum To Residential 2-4 Dwelling Units/Acre
- CZ6473: Change Zone From Rural Residential R-R TO One Family Dwellings R-1

The reasons we feel that this amendment is appropriate are as follows:

- A higher density project was already formerly approved (TR29098) after the General Plan was last approved in 2003.
- GPA 00503 allowed 2 - 4 dwelling units per acre and the current project is proposing 2 – 5 dwelling units per acre with Medium Density Residential (MDR).
- HANS 00482 was conducted and approved for the site; the northern 31.5 acres will be conserved, and the southern 46.7 acres may be developed. The northern open space will serve as a buffer to lower density residential uses to the north, east, and west.
- Suburban type development is encroaching from the west and south.

As shown below in Figure 2, Keller Road is an east/west secondary roadway connecting Hwy 79 to I-215. Leon Road is a north/south road that connects Clinton Keith Road to Grand Avenue in the Winchester Community Plan. These roadway classifications, as outlined in the General Plan, would support Medium Density Residential development (as the prior approved project was used for the analysis of roadway capacity).

FIGURE 2

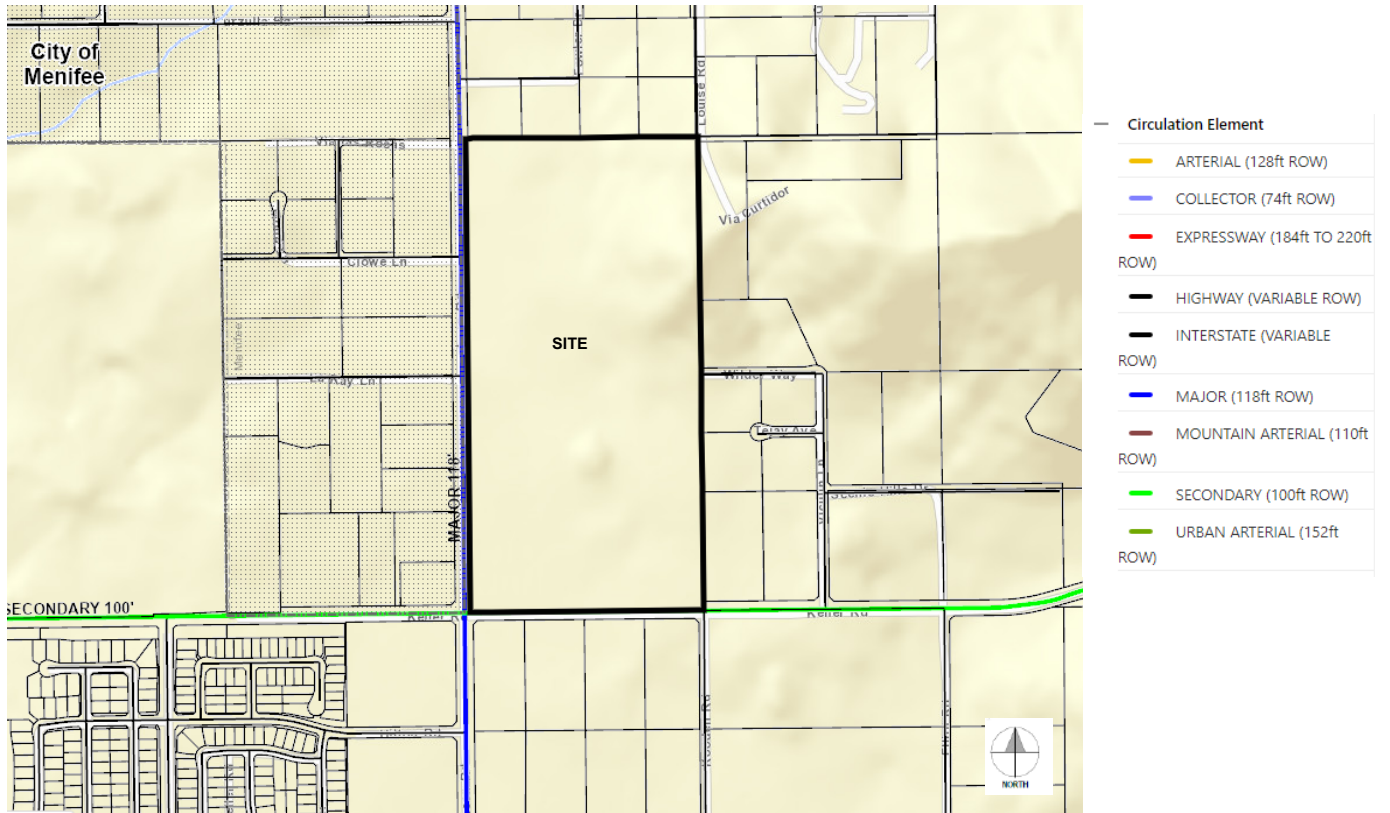
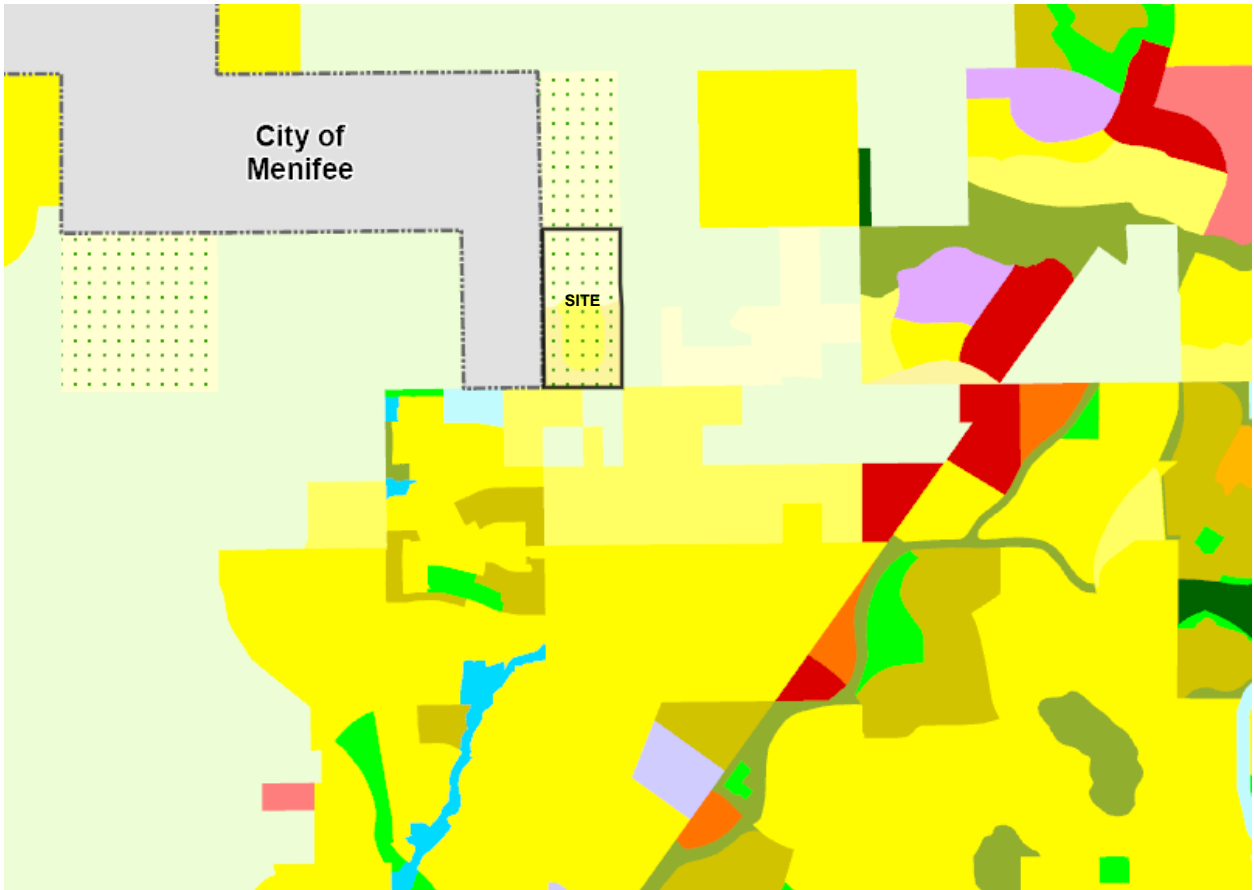
























Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

FIGURE 3



— **General Plan Land Use**

 Rural Community - Estate Density Residential	 Community Center	 Rural Mountainous
 Rural Community - Very Low Density Residential	 Light Industrial	 Rural Desert
 Rural Community - Low Density Residential	 Heavy Industrial	 Agriculture
 Estate Density Residential	 Business Park	 Conservation
 Very Low Density Residential	 Public Facilities	 Conservation Habitat
 Low Density Residential	 Mixed Use Area	 Open Space Recreation
 Medium Density Residential	 Rural Residential	 Open Space Rural
 Medium High Density		

Based on the analysis contained above, this foundation amendment request is reasonable and supportable. Please feel free to contact me if you have any questions.

Respectfully,

Brian Taylor



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION APN: 472-090-001

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: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

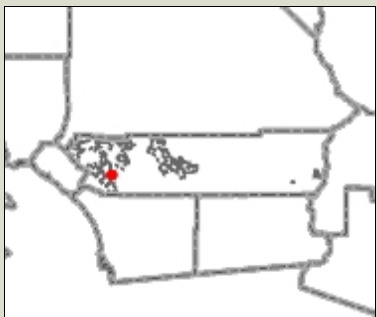
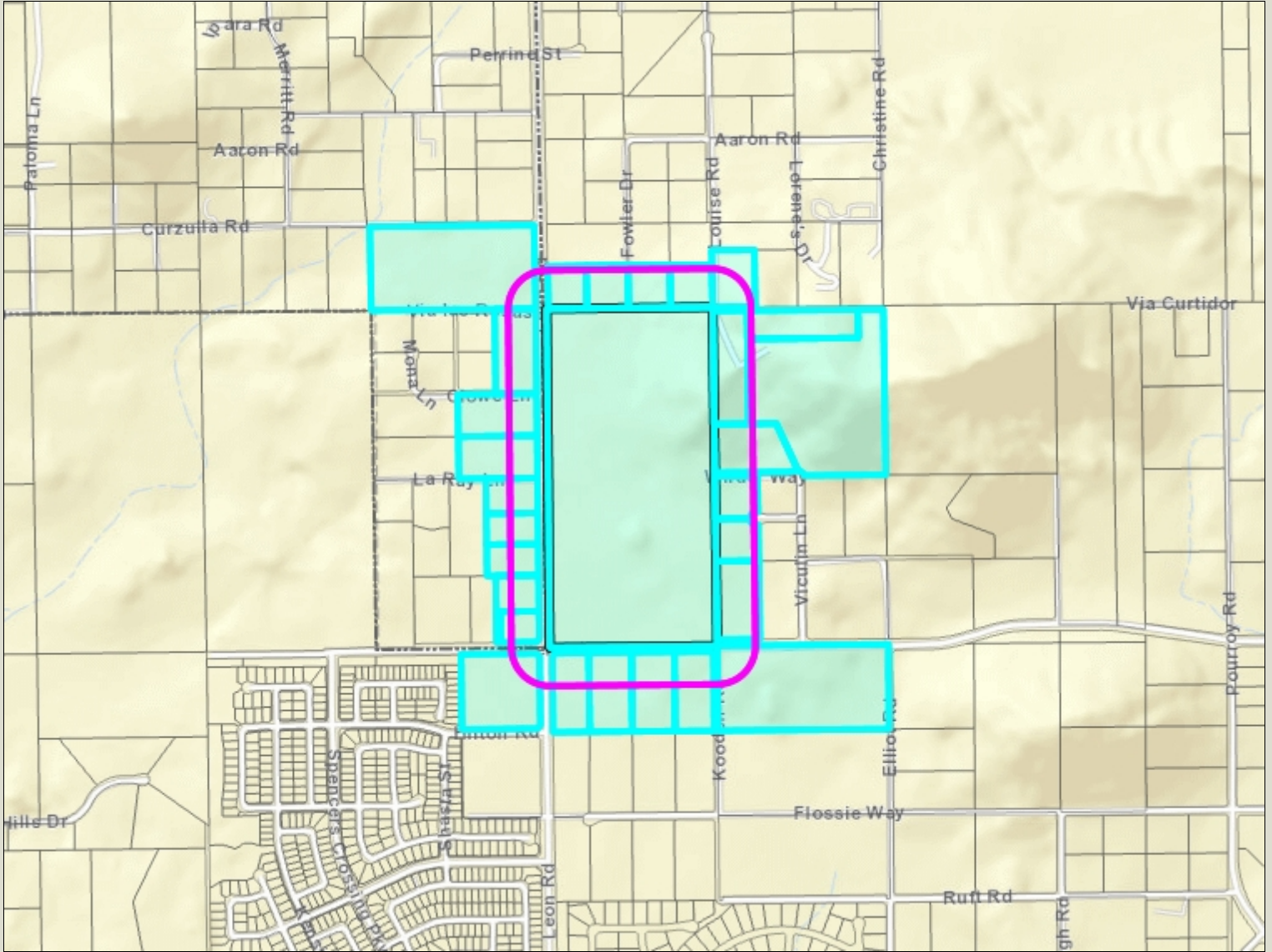
EMAIL: elincoln@rivco.org

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

GPA240021



- 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... 11/26/2024 2:10:52 PM

© Riverside County RCIT

472030020
FREDRIC J. POURROY
33501 LEON RD
MENIFEE CA 92596

472050009
JOHN D. SMITH
30797 VIA LAS ROSAS
MENIFEE CA 92596

472050014
NHAN THANH NGUYEN
30906 MIDNIGHT MOON LN
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050020
RICARDO CISNEROS
30985 LA RAY LN
WINCHESTER CA 92596

472050022
JESUS MENDOZA
33885 LEON RD
WINCHESTER CA 92596

472050027
DURSTON FAMILY TRUST DATED
05/01/2023
30928 KELLER RD
WINCHESTER CA 92596

472050028
JOVANIE A. ALATORRE
30980 KELLER RD
WINCHESTER CA 92596

472050033
JOSE ARAUZA
31982 SAGE CT
WINCHESTER CA 92596

472080005
DONNA L. RICHARDS
33450 FOWLER DR
WINCHESTER CA 92596

472080006
CRAIG VILLINES
33510 FOWLER DR
WINCHESTER CA 92596

472080013
RICHARD L. ZAVETZ
33222 TURNER ST
LAKE ELSINORE CA 92530

472080014
SIGRID HAMMER WOLF
33485 LOUISE RD
WINCHESTER CA 92596

472080019
ANON SANGCHAMPA
33480 LOUISE RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

472090002
CHINGHUA LAFKO
1532 PACIFIC AVE
SAN FRANCISCO CA 94109

472090003
ANDREW CAMPOS
31301 VIA CURTIDOR
WINCHESTER CA 92596

472090004
PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER CA 92596

472090005
PIERRE KROPP
MOTEL BEAUREGARD
VILLARS LE TERROIR SWITZERLA ND

472090012
STEPHEN A. MANIFESTA
31400 TEJAY AVE
WINCHESTER CA 92596

472090013
JERRY D. JOHNSON
31365 TEJAY AVE
WINCHESTER CA 92596

472090015
LUTZ MARVIN & IDA FAMILY TRUST DTD
10/17/2019
7710 PARKDALE PL
SAN DIEGO CA 92126

472280003
827 LEON
6915 E RUTGERS AVE
ANAHEIM CA 92807

472320001
POLIQUIN RICHARD DONALD &
LORRAINE E FAMILY TRUST DTD 1/24/00
1331 W BAY AVE
NEWPORT BEACH CA 92661

472320002
POLIQUIN RICHARD D & LORRAINE E
FAMILY TRUST
18951 NEWTON
SANTA ANA CA 92707

472320003
JOSEPH SWALL
32488 PERIGORD RD
WINCHESTER CA 92596

472320004
JAMES RICHARDSON
34033 KOODEN RD
WINCHESTER CA 92596

472320013
KAA LUBEC PROP
P O BOX 492403
LOS ANGELES CA 90049

January 28, 2025

Riverside County Planning Department
Attn: Edward Lincoln

Re: Derek Barbour Project – Plan Amendment No. 240021 (GPA240021)

Dear Derek,

Please accept this letter as a request to consider NOT changing the density zoning from LOW to MEDIUM on the outskirts (abutting lots to those on the east side) of this 80ac lot on the Northeast corner of Keller Rd and Leon Rd.

We are not opposed to responsible development of this lot, however this project was previously represented to the residents of this neighborhood as LOW density on the edge lots. We are a rural enclave surrounded by rapid development, and a graduated density transition on the east side of the property would help maintain a country feel despite the development. We would also appreciate a transition zone perhaps consisting of walking/horse riding trails with space on either side to maintain current equine activity, and the ability to better enjoy access to sunsets for the abutting lots.

Thank you for your time and consideration. I hope to see positive, fruitful results of our requests and concerns.

Respectfully and sincerely,



Rob Manno
Property Owner
31362 Keller Rd
Winchester, CA 92596

951-526-6728

January 26, 2025

Riverside county planning department

General plan advisory committee

PO Box 1409

Riverside, CA 92502-1409

Subject: general plan amendment number 240021

Dear Mr. Lincoln and general plan advisory committee members,

I hope this letter finds you well. I am writing to you as a concerned resident of Riverside County, where my family and I have the privilege of living in a rural setting. We have called this area home for many years, and we deeply value the peace, natural beauty, and tight-knit community that this environment provides.

It has come to our attention that the 80 acres of land bordering our property may be subject to a rezoning proposal for medium-density development. I would like to express our strong opposition to this rezoning and kindly request that the area remain designated for rural use.

The land in question is not only a part of the natural landscape we cherish but also home to a variety of wildlife that we have been fortunate to observe in its natural habitat. The peace and serenity of our rural community are integral to our way of life, and a change to medium-density zoning would significantly disrupt both the wildlife and the quiet atmosphere that makes this area so special.

While we understand the need for development, we believe it would be more appropriate for the land to be developed in larger parcels, as was originally planned over 20 years ago. We are open to responsible development that respects the character of the land and does not encroach upon the rural feel of the area. However, we are concerned about the prospect of apartments or tract housing being built on this land, which would drastically change not only the aesthetic of our community but also the quality of life for families like ours.

As parents, we are especially concerned about how such a development could affect our children's ability to enjoy the outdoor spaces and natural beauty that we currently do. The prospect of having apartments or high-density housing right on the border of our property is unsettling and would permanently alter the landscape we hold dear.

We respectfully ask that you consider the concerns of those of us who live in this rural area and make every effort to maintain its current zoning. We are grateful for the opportunity to share our perspective and hope that the county will prioritize preserving the rural charm and ecological integrity of this area for generations to come.

Thank you for your time and attention to this matter. We appreciate your consideration and hope you will take our concerns into account when making decisions that will affect our community.

Sincerely,

A handwritten signature in blue ink that reads "Cara Manifesta". The signature is written in a cursive, flowing style.

Cara Manifesta

31400 Tejay Ave.

Winchester, CA 92596

caramanifesta@gmail.com

760-473-0724

January 23, 2025

Riverside County Planning Department
General Plan Advisory Committee
P.O. Box 1409
Riverside, CA 92502-1409

Subject: General Plan Amendment No. 240021

Dear Mr. Lincoln and General Plan Advisory Committee members,

I hope this letter finds you well.

My family and I have lived at the location highlighted in the attached Riverside County assessors map for over 10 years. It is our understanding that a previous unsuccessful attempt was made nearly 20 years ago to rezone the parcel identified as APN 472-090-001 to a higher density. It is possible the applicant, Mr. Barbour, may or may not know this history therefore, my neighbors and I are willing to share the history and previous settled master plan design.

That previous master plan design was a hard fought compromise and I believe Mr. Barbour may be willing to modify his plans to align with the current zoning and withdraw the application once those facts and history are presented. It would save all of us in time and energy were the applicant to withdraw their application to increase the zone density prior to the public meeting.

If Mr. Barbour is unwilling or does not withdraw his application reference GPA Amendment No. 240021 prior to the date of the public meeting scheduled for January 29th, 2025, then let this signed letter serve as my formal request for the General Plan Advisory Committee to dismiss Mr. Barbour's application to increase the zoning density of the parcel identified as APN 472-090-001 which is adjacent to our property. Additionally, I kindly request this letter be entered into the public record.

At such time as may be necessary our community is prepared to further delineate all of the reasons why we believe the zoning should remain as existing for the parcel in question.

I personally am not anti-development and look forward to the future development of the almost 80 acre parcel hopefully designed responsibly with community engagement. Thus far, I have not personally been contacted by any developers soliciting my opinion. However, I look forward to meeting our future neighbors living in a developed portion of the acreage on one of our family walks or bike rides. In fact, just the other day we met a couple on our morning walk who were out taking pictures of the hawks and egrets.

Therefore, I believe a future developer should work toward creating a space marketed to individuals who would cherish the vast variety of wildlife we enjoy. For example, one

of our favorite family activities is observing our resident Peregrine falcons, Red-tail Hawks and Harris hawks among others, not to mention the variety of owls, who frequently hunt from perches in our trees. I believe maintaining the existing zoning would go far to maintain a semblance of the current ecosystem that we as a family and community enjoy so much while balancing the interest of all the stakeholders, including the wildlife.

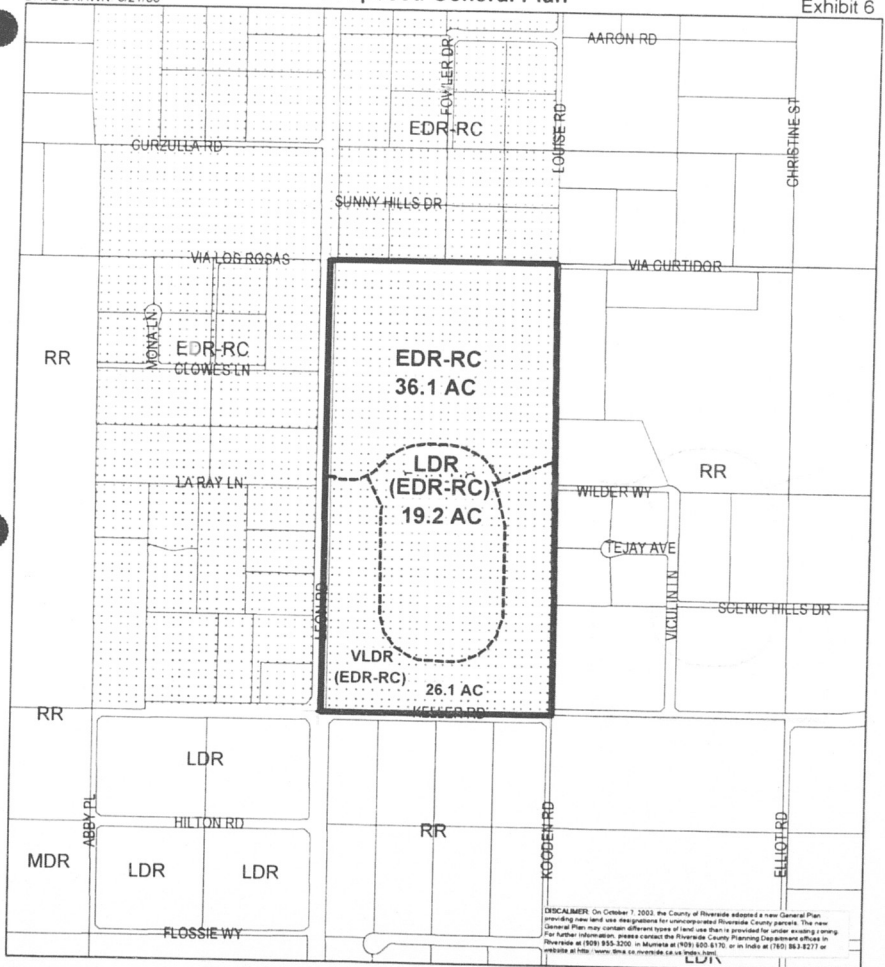
As you, and the other advisory committee members must be aware increased traffic, noise, and the potential loss of community character, for example our resident wildlife in the example above, are among the most important considerations.

I feel it would be in the interest of all parties to avoid another drawn out go around on this subject for many reasons.

Thank you for your attention to this matter and please don't hesitate to reach out for further information if needed.

A handwritten signature in black ink, appearing to read "Stephen Manifesta". The signature is fluid and cursive, with the first name "Stephen" being more prominent than the last name "Manifesta".

Stephen Manifesta
31400 Tejay Avenue
Winchester CA, 92596
c. +1.760.271.2176
stephen@manifestafarms.com



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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department's office in Riverside at (951) 950-3500, in Murietta at (951) 693-6170, or in Indio at (760) 963-8277 or website at <http://www.951.ca/riverside.ca.us/plan/2003/>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: French Valley

Township/Range: T6SR2E
Section: 20



ASSESSORS
BK. PG. 647-05
THOMAS
BROS.PG 899 B3

June 16, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

RE: French Valley 78 (GPA240021) | Letter of Support

To Whom It May Concern,

This letter is to serve as my support for the French Valley 78 (GPA240021) proposed Foundation General Plan Amendment from Rural Community to Community Development. The proposed Community Development Medium Density Residential (CD-MDR) will blend into the community and bring new infrastructure needed along Leon Road and Keller Road. I look forward to working with the Developer and County Planning to ensure the proposed community is successfully approved.

Should you have any questions, please contact me at [Redacted] (951) 313-6061

Sincerely,

IGNACIO
28265

Cordero
Rawlins

Ignacio Cordero
P.O. Box 1121 CA 92544

[Redacted]
[Redacted]

June 16, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at maria.cordero@countyofriverside.org (951) 313-6061

Sincerely,

MARIA Cordero *María de la Paz Cordero*
28265 Rawlins Rd. Hemet CA 92344

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

RE: French Valley 78 (GPA240021) | Letter of Support

Dear County of Riverside Board of Supervisors,

I would like the County Board of Supervisors to approve the French Valley 78 (GPA240021) proposed Foundation General Plan Amendment from Rural Community to Community Development. I live in the area where this project is being proposed and support the thoughtfully designed site plan which offers the most benefits with reduced impacts to the surrounding community. The large amount of permanent open space, and large lots alongside the eastern property line will blend the proposed project into the existing community. While the new infrastructure along Leon Road and Keller Road will add value to all existing residents. The State and County are in a housing crisis and this project helps provide more housing for people wanting to live in the beautiful French Valley area. I would like the Board of Supervisors to approve this project.

Should you have any questions, please contact me at 714-644-0000

Sincerely,

Jonnie Gound
31130 Flossie Way
Windsor, Ca 92596
Apn: 480-030-006

Jonnie Gound

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at 910-849-1210

Sincerely,

Elizabeth Faulk

Apn: 480-030-012
31492 Flossie Way
Winchester, CA 92596

Elizabeth Faulk

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at 951-294-0026

Sincerely,

Oliver Asimakopoulos

32429 Clear Springs Rd
Winchester, CA 92596

Oliver Asimakopoulos

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lerrion Street
Riverside, CA 92501

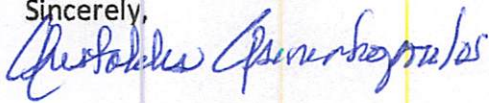
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Should you have any questions, please contact me at 213-268-3988

Sincerely,



Aristotelis Asimakopoulou
32429 Clear Springs Dr.
Winchester, CA, 92596

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at 951-233-0242

Sincerely,



Fernando Delgado
31120 Flossie Way
Winchester, CA 92596
Apn: 480-030-007

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemmon Street
Riverside, CA 92501

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Should you have any questions, please contact me at 310-218-8144

Sincerely,

George Hanusa

31130 Flossie Way
Winchester, CA 92596
Apn: 490-030-006
George Hanusa

June 16, 2025

Board of Supervisors
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at 310-849-1120

Sincerely,



Apn: 480-030-012
31492 Flossie Way
Winchester CA 92596
Jon Faulk

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (858)525-2529

Sincerely,

Marigold Velasco

Marigold Velasco
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (562)537-7953

Sincerely,

Marco Velasco

Marco Velasco
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (714)308-6186

Sincerely,

Tro Nguyen

Tro Nguyen
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (310) 351-0040.

Sincerely,

Lisa Le

Lisa Le
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (714)936-9867

Sincerely,

Tom Le

Tom Le
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (714)757-1780.

Sincerely,

Hai Davis

Hai Davis
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (714)309-4274

Sincerely,

Nga Tran

Nga Tran
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596

June 22, 2025

Planning Department
County of Riverside
4080 Lemon Street
Riverside, CA 92501

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Should you have any questions, please contact me at (714)315-0199.

Sincerely,

Anh Nguyen

Anh Nguyen
APN# 472-090-017
Vacant Lot on Keller Rd. and Viculin Lane
Winchester, CA 92596



RIVERSIDE COUNTY
PLANNING DEPARTMENT

40 x 2 = 80

2025 SEP 15 PM 2:39

2025 SEP 15 PM 2:38

2025 SEP 15 PM 2:39

2025 SEP 15 PM 2:39

John Hildebrand
Planning Director

DATE: September 15, 2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department (Riverside) – **Tim Wheeler, Project Planner 5-6060 (BOS Date 10-07-2025)**

SUBJECT: **MT#28892** – **PROJECT # GPA240021** (Charge your time to these case numbers)

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 (GPA240021) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of **GPA240021** to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR), Rural Community: Low Density Residential (RC: LDR), and Rural Community: Very Low Density Residential (RC: VLDR) 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 78.19-acre site with a Medium Density Residential (MDR) designation on 46.69 acres of the southern portion of the site and an Open Space: Conservation (OS:C) designation on 31.5 acres of the northern portion. 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 GPA240021 is initiated by the Board of Supervisors. – **Third Supervisorial District – French Valley Area – Southwest Area Area Plan – Applicant:** Derek Barbour c/o WSI Landholdings, LLC – **Engineer / Representative:** Brian Taylor c/o Warmington Residential – **Existing Zoning:** R-5 (Open Area Combining Zone-Residential Developments), R-A (Residential Agricultural), and R-A-1.5 (Residential Agriculture) – **Existing Land Use:** Estate Density Residential (RC: EDR), Low Density Residential (RC: LDR), and Very Low Density Residential (RC: VLDR) – **Location:** north of Keller Rd., east of Leon Rd., south of Sunny Hills Dr., and west of Viculin Ln. and Louise Rd. – **APN:** 472-090-001 – 78.19 Gross Acres – **Planning Contact:** Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

Planning Commission Date: January 29, 2025 / **Commissioner Vote:** 0-5 (against)

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

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day
 - 20 Day
 - 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- CEQA Exempt
 - 10 Day
 - 20 Day
 - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

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

22.5



John E. Hildebrand
Planning Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240028)

Planning Case APN(s): 466-130-036 through -039

I, Edward Lincoln certify that on September 10, 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 600 feet of the property involved.

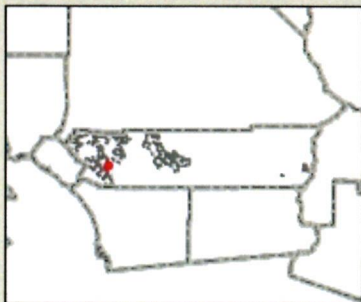
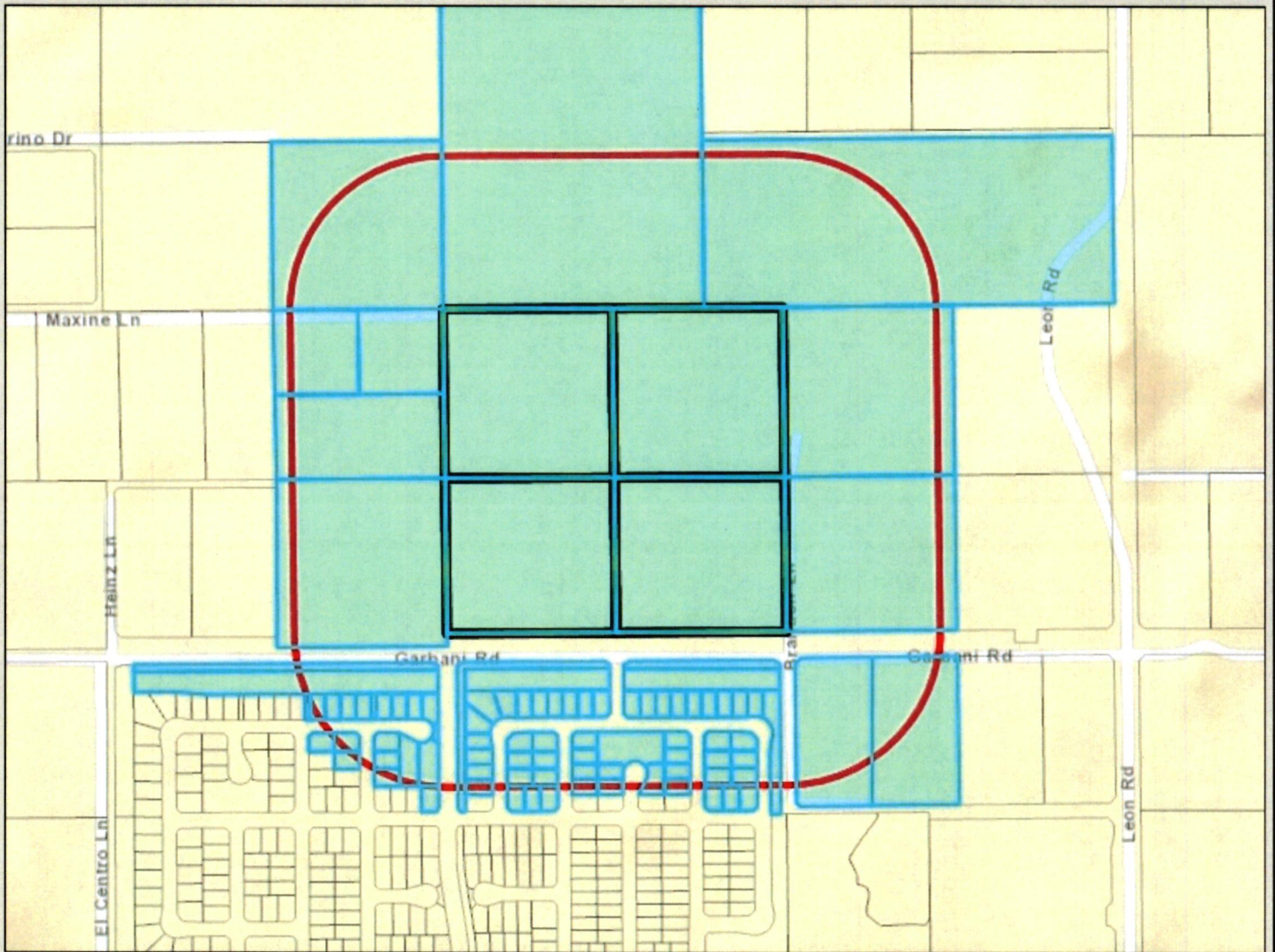
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240028



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600 ft



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... 8/15/2025 11:48:54 AM

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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
PINNACLE PROPERTY SERVICES INC
30141 ANTELOPE RD # D-108
MENIFEE CA 92584

466130032
DOMINIC GIACOMARA
31810 BRIGGS RD
MENIFEE CA 92584

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

466210021
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466450002
NELSON ARBOLEDA MENDOZA
30484 SERVIN LN
MENIFEE CA 92584

466450003
ALWIN KUMAR SINGH
30494 SERVIN LN
MENIFEE CA 92584

466450004
HAYDER ALTAI
30502 SERVIN LN
MENIFEE CA 92584

466450005
MONICA HEIDY AMADOR
30512 SERVIN LN
MENIFEE CA 92584

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

466452001
ARTHUR JOSEPH BERGE
32063 DEARDOFF ST
MENIFEE CA 92584

466452002
ANDY SOTO-LOPEZ
32085 DEARDOFF ST
MENIFEE CA 92584

466452003
FEI DU
29093 NECTARINE ST
MENIFEE CA 92584

466452004
JIA-HORUNG HUNG
18725 E GALE AVE # 100
CITY INDUSTRY CA 91748

466452005
MARIO DARAELL LUTE
30720 FREEMAN DR
MENIFEE CA 92584

466452006
HIEP VO
30708 FREEMAN DR
MENIFEE CA 92584

466452007
STEVEN TRENT THOMAS
32106 RICHARDSON ST
MENIFEE CA 92584

466452008
CARLOS FERREYRA
32084 RICHARDSON ST
MENIFEE CA 92584

466452009
RONALD TRINIDAD PEREIRA
32062 RICHARDSON ST
MENIFEE CA 92584

466453001
JAMILA ELIZABETH GOFF
32061 RICHARDSON ST
MENIFEE CA 92584

466453002
ROLAND LUNA
32083 RICHARDSON ST
MENIFEE CA 92584

466453003
CHAO-WEI LEE
32105 RICHARDSON ST
MENIFEE CA 92584

466453004
JULITO CARLOS ODULIO
32127 RICHARDSON ST
MENIFEE CA 92584

466453007
TAMMY JOHNSTON
32126 JETER LN
MENIFEE CA 92584

466453008
DAN BICKLEY
32103 JETER LN
MENIFEE CA 92584

466453009
ANDRES CERVANTEZ
32125 JETER LN
MENIFEE CA 92584

466453012
RICHMOND AMERICAN HOMES OF
MARYLAND INC
391 N MAIN ST STE 250
CORONA CA 92880

466470018
BRAVERDE COMMUNITY ASSOC
25240 HANCOCK AVE STE 400
MURRIETA CA 92562

466470019
ELAVARASU RAMASAMY
11947 MEANDER WAY
JURUPA VALLEY CA 91752

466470020
ELENA LEAL OREGEL
30392 TETRAULT CT
MENIFEE CA 92584

466470021
VINODH PAIDA
30404 TETRAULT CT
MENIFEE CA 92584

466470022
JEFFREY DALE HENRY
30416 TETRAULT CT
MENIFEE CA 92584

466470024
VENKATA KRISHNA VUPPALA
30428 TETRAULT CT
MENIFEE CA 92584

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

DTD

466470026
STEVEN WAYNE CRANDALL
30452 TETRAULT CT
MENIFEE CA 92584

466470027
HUIQIN LI
18725 GALA AVE # 100
CITY OF INDUSTRY CA 91748

466470029
CESAR HUMBERTO SORTO
30465 TETRAULT CT
MENIFEE CA 92584

466470030
ROBERT THOMAS PETROZZA
30453 TETRAULT CT
MENIFEE CA 92584

466470031
ABDUL NAJIMUDEEN
32052 PETERS ST
MENIFEE CA 92584

466470032
CESAR ALONSO JAIME
32074 PETERS ST
MENIFEE CA 92584

466470033
MANOHAR BIKKUMALA
32096 PETERS ST
MENIFEE CA 92584

466470037
MICHAEL ANTHONY WISNIEWSKI
30466 FREEMAN DR
MENIFEE CA 92584

466472001
REMEDIOS YANTO FAJARDO
32050 PARKER ST
MENIFEE CA 92584

466472008
PRASANNA KUMAR CHITTARI
32073 PETERS ST
MENIFEE CA 92584

466472009
BRANDON HASKELL
32051 PETERS ST
MENIFEE CA 92584

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021 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 **Tuesday, October 7, 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. 240021**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240021 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Estate Density Residential (RC: EDR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS: C) to allow for submittal of an application for a Tentative Tract Map (TTM) to allow for a subdivision of the 78.19-acre site with a Land Use Designation of Medium Density Residential (MDR) on 46.69 acres of the southern portion of the site and a Land Use Designation of Open Space: Conservation (OS:C) on 31.5 acres of the northern portion of the site. 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 GPA240021 is initiated by the Board of Supervisors. The General Plan Amendment is located on APN: 472-090-001. This proposed project is located: North of Keller Rd., East of Leon Rd., South of Fowler Dr., and West of Viculin Ln. and Louise Rd. 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. GPA240021 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240021 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 16, 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 240021 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 martes 7 de octubre 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. 240021**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240021 para cambiar el Componente de Fundación del Plan General de una (1) parcela de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) y Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) y Espacio Abierto: Conservación (OS: C) para permitir la presentación de una solicitud para un Mapa de Tramo Tentativo (TTM) para permitir una subdivisión del sitio de 78,19 acres con una Designación de Uso de la Tierra de Residencial de Densidad Media (MDR) en 46,69 acres de la parte sur del sitio y una Designación de Uso de la Tierra de Espacio Abierto: Conservación (OS: C) en 31,5 acres de la parte norte del sitio. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240021. La Enmienda al Plan General se encuentra en el APN: 472-090-001. Este proyecto propuesto se ubica al norte de Keller Rd., al este de Leon Rd., al sur de Fowler Dr. y al oeste de Viculin Ln. y Louise Rd. 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 GPA240011 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240011 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: 16 de septiembre de 2025

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

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240021
IN THE THIRD SUPERVISORIAL DISTRICT

8549033 8549080
*
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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240021 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240021 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.**

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PSEMPV
FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG

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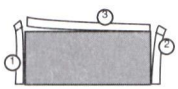
.. If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that 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 16, 2025

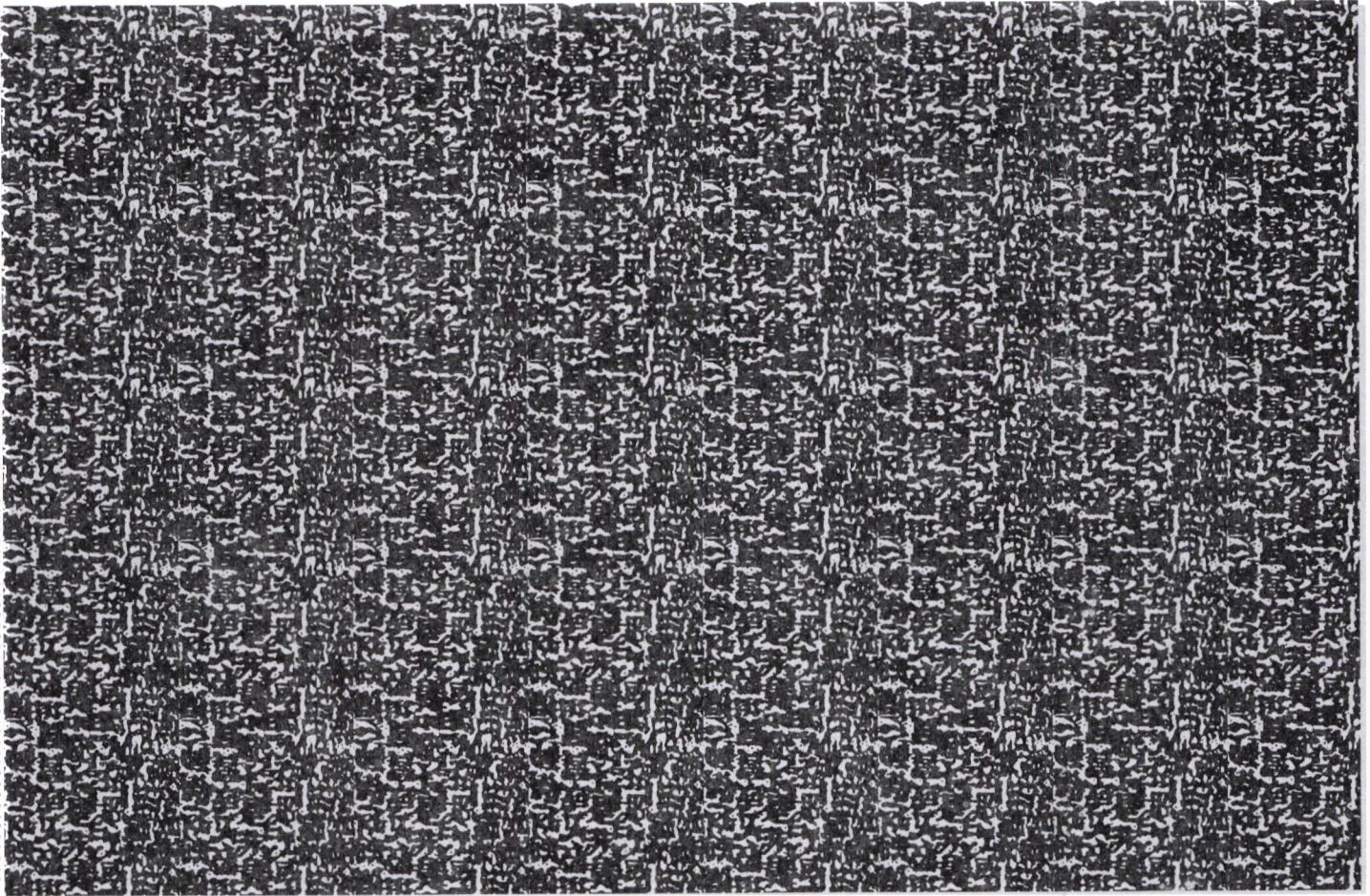
By: Kimberly A. Rector, Clerk of the Board
Naomy Sicra, Clerk of the Board Assistant



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE
This may affect your property

FIRST-CLASS
NONAUTO
PRSRRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 92504 \$ 000.68⁶
02 7W
0008041315 SEP 17 2025

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2025 SEP 23 AM 11:36

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

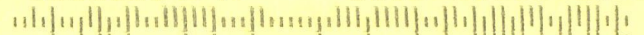
472320002
POLIQUIN RICHARD D & LORRAINE E FAMILY
TRUST
18951 NEWTON
SANTA ANA CA 92707

NIXIE 910 NFE 1250 25I00009/19/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

INT
CY 925021147

BC: 92502114747 *1052-10160-19-30



AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.º 240021 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 martes 7 de octubre 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. 240021**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240021 para cambiar el Componente de Fundación del Plan General de una (1) parcela de Comunidad Rural: Residencial de Densidad de Urbanización (RC: EDR) y Comunidad Rural: Residencial de Muy Baja Densidad (RC: VLDR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) y Espacio Abierto: Conservación (OS: C) para permitir la presentación de una solicitud para un Mapa de Tramo Tentativo (TTM) para permitir una subdivisión del sitio de 78,19 acres con una Designación de Uso de la Tierra de Residencial de Densidad Media (MDR) en 46,69 acres de la parte sur del sitio y una Designación de Uso de la Tierra de Espacio Abierto: Conservación (OS: C) en 31,5 acres de la parte norte del sitio. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240021. La Enmienda al Plan General se encuentra en el APN: 472-090-001. Este proyecto propuesto se ubica al norte de Keller Rd., al este de Leon Rd., al sur de Fowler Dr. y al oeste de Viculin Ln. y Louise Rd. 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 GPA240011 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240011 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.

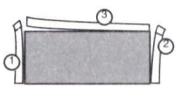
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia 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: 16 de septiembre de 2025

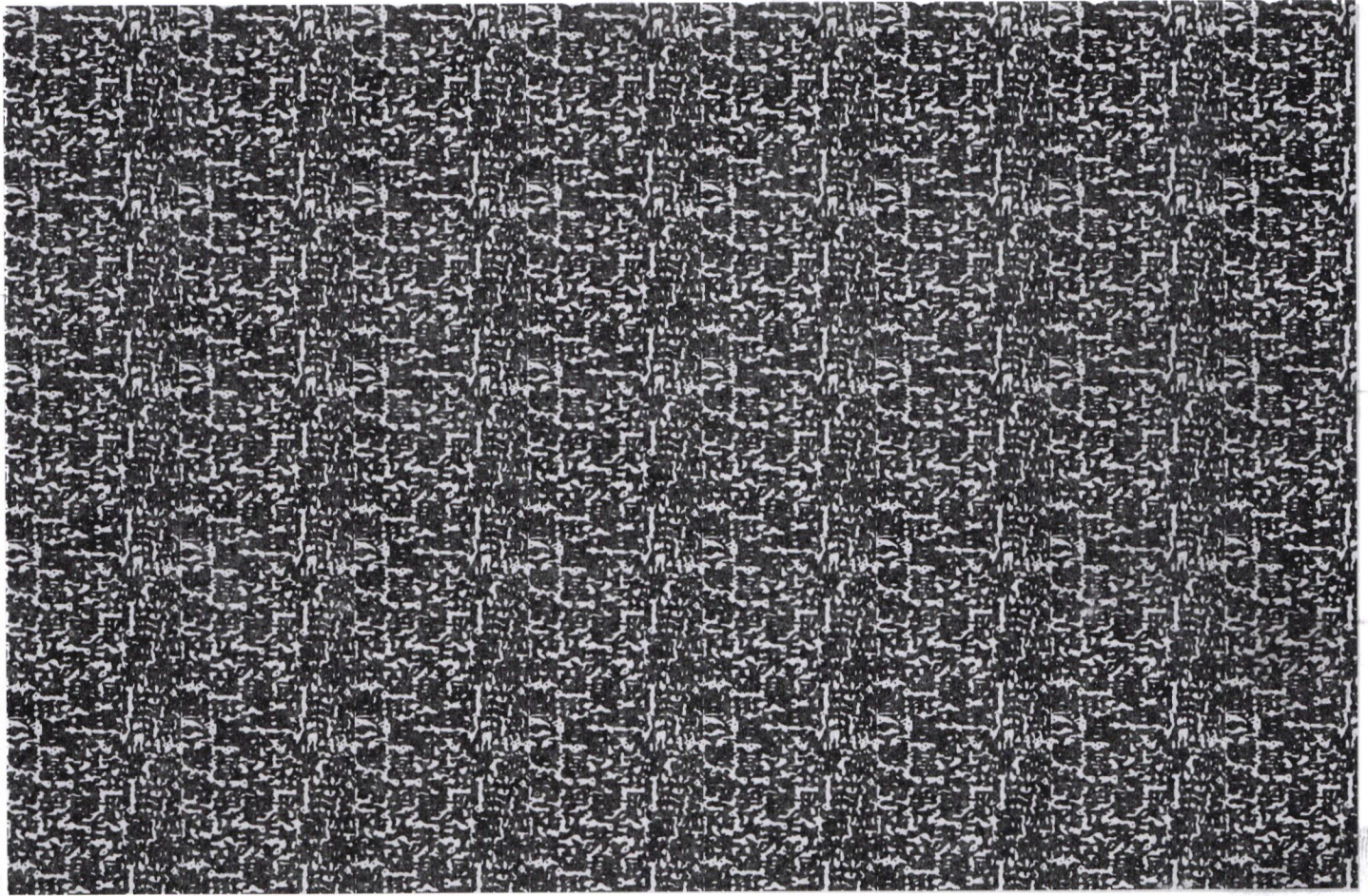
Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, asistente secretaria de la Junta



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REMOVE THESE EDGES FIRST
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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

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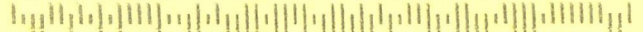
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INT
GY 92502114747

BC: 92502114747 *1052-10161-19-30



Flores, Kate

From: Theresa Lograsso-Johnson <theresalograssojohnson@gmail.com>
Sent: Monday, October 6, 2025 4:02 PM
To: Clerk of the Board
Subject: 2025 80 acrefor Oct 7 meetingshort
Attachments: 2025 80 acrefor Oct 7 meetingshort.pdf

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.

This is for GPA 2400721

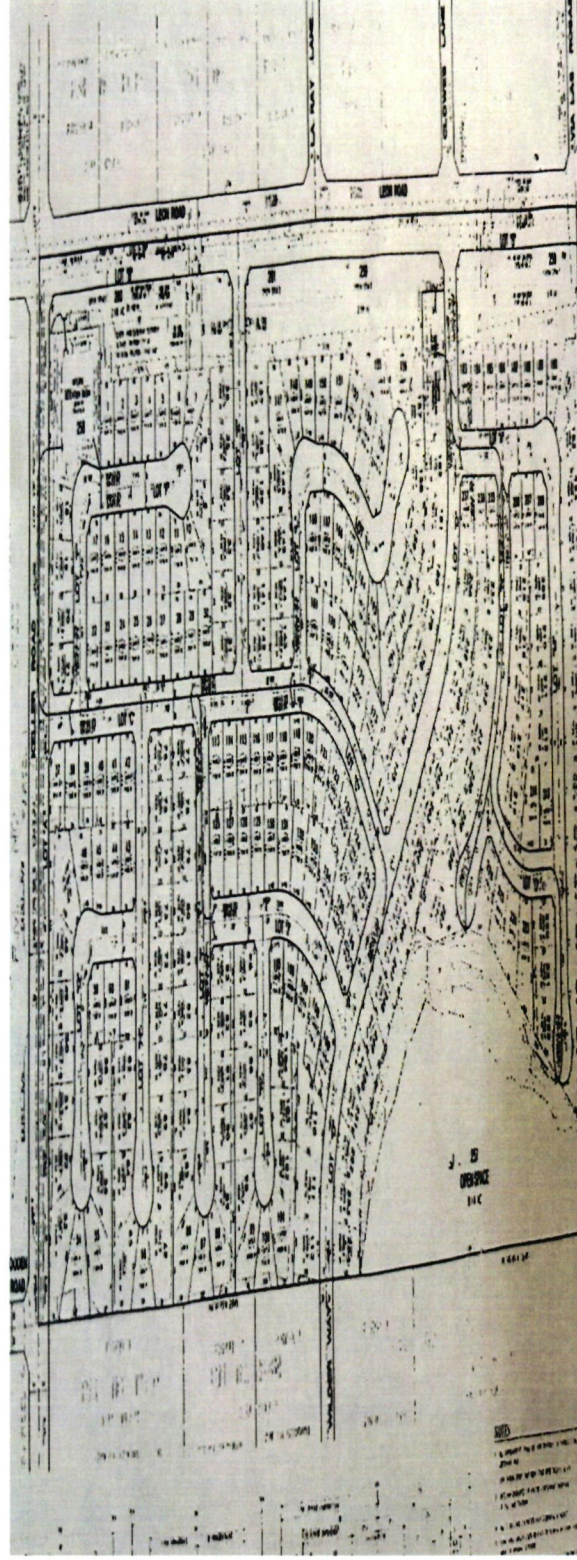
Theresa LoGrasso-Johnson
I live east of APN472-090-001 , (vacant land on the corner of Leon and Keller) which will be referred to as "the 80 acres"

1. History of the 80 acres parcel

- a) **Original Parcel** lot size were 2 ½ acres (about 13 to 15 lots)
- b) **90's: This Parcel sold**
The new owners proposed a map of 254 homes.
The surrounding community spoke out

2. In 2003 – Proposed map of 254 homes was rejected by the community and the Board of Supervisors.

3



Key takeaway: in 2003 the surrounding community rejected 254 homes.

Collaboration with surrounding community

4

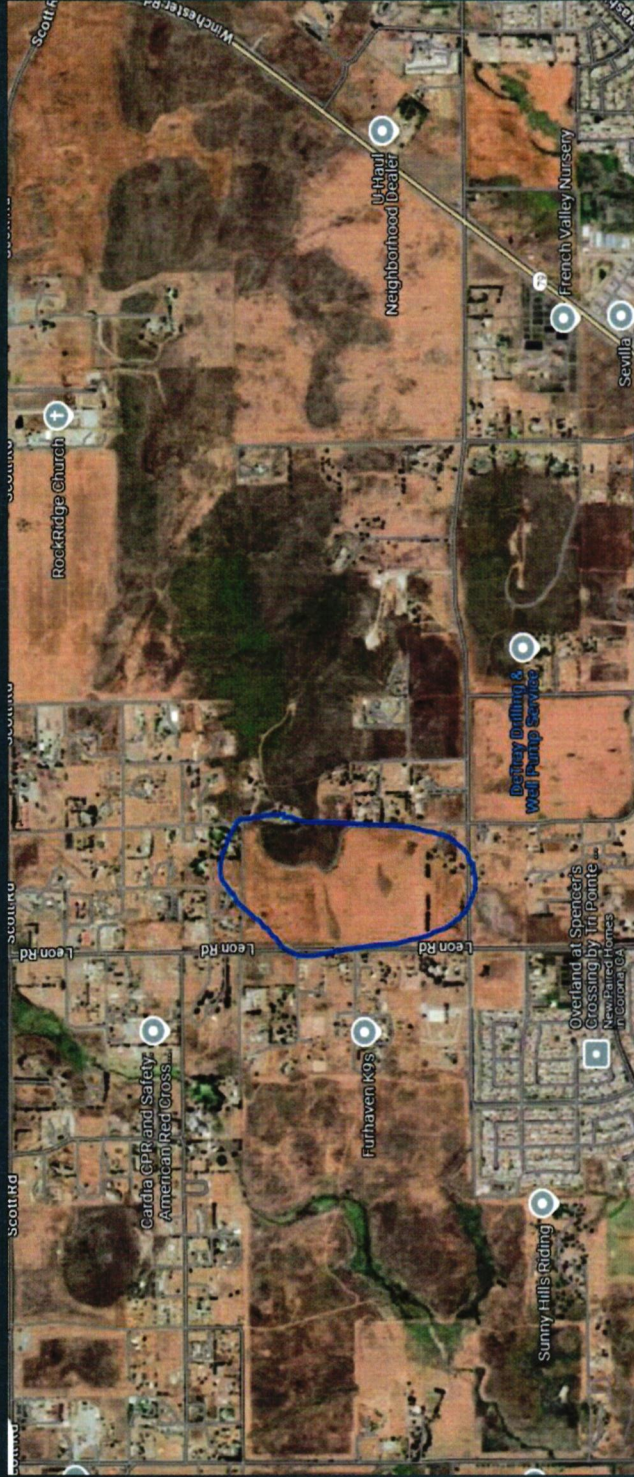
GPA2+0021 oct 2025

2006: After collaboration with the surrounding community, landowner/ planning committee /board of supervisors, agreed on the current land use of *Rural Community Estate Density of 1.5 acres minimum parcel(R-5) and Residential Agriculture.*

Share 2003 letters/petitions/ and news clip from Venable.

3. Define the surrounding area of 80 acres is an established Rural Residential 5

GPA240021 oct 2025



Key takeaway: There are many large lot sizes of 10, 5 and 2.5 acre lots. Above is a current google map of our established rural area and the nearest housing developments. (NOTE: Google maps could be a few months to a few years old.)

3. Define the surrounding area of 80 acres is an established Rural Residential not an underdeveloped area

6

GPA2-0021 oct 2025

Once upon a farm (Llama)



Father's farm (fresh olive oil, and produce)



Animals First (dog training)



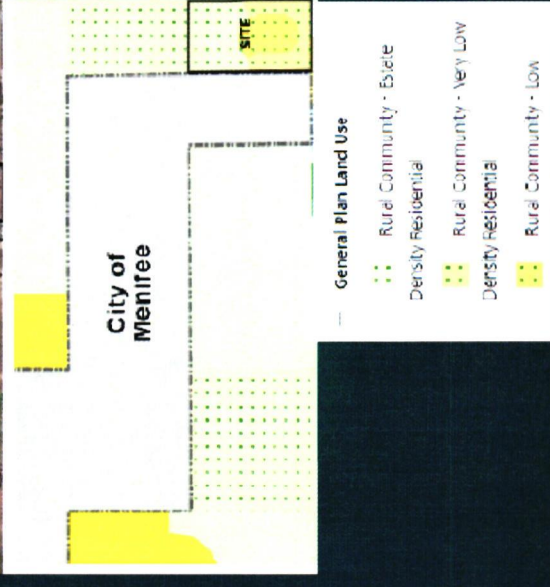
Key takeaway: Many rural residents have livestock or other farming businesses. Therefore, this area IS an established Rural Residential area which had special zoning to keep balance of developers/rural residents. Note: 5 acres on the corner of Keller and Viculin was just rezoned for agriculture use a few months ago

4. Special zoning of this area due to its established Rural Residential zoning per SWAP/RCIP

- ▶ *The RCIP initiated a special zoning between Keller road and Scott road due to verbiage in their land use document.*
- ▶ **RCIP County of Riverside General Plan-Hearing Draft of Land use Element, Chapter 3, Page LU-41** states the following:

*The County of Riverside has a commitment to ensuring that rural uses remain an integral part of the County's future and are **protected through the policies of the General Plan**, as reflected in the following General Plan Statements:*

- ▶ *"Rural Land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods."*
- ▶ *City of Menifee designated land west of the 80 acres 2 ½ acre lots.*



Key Takeaway: The General Plan Land Use designated the surrounding area of the 80 acres as a rural community. Therefore, established rural residential gives us protection per RCIP.

4. Special zoning of this area due to its established Rural Residential per RCIP both early 2000s and new verbiage found in 2014 8

- ▶ The site is located on the northeast corner of Leon Road and Keller Road, south of Scott Road and just east of the City of Menifee, in **unincorporated Riverside County**. Below is RCIP Land use of rural area General Plan (<http://loci.onbottom>) date 2014

Rural



Valle Vista

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the County and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County and help to define their edges and provide separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages. Many visitors are drawn to this County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

"The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP."

"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:

"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages: *"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."*

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of

Allow this area to stay RURAL and protect our way of life!

Note:

- ▶ In January of 2025, The neighboring community of the 80 acres attended GPA240021 hearing opposing the increase of land use density.
- ▶ The Planning commission listened with **5 of 5 members denying the proposed housing density increase due to the Leon/Keller Special zoning Specific Plan.**

Goals and Concerns-

- ▶ **The surrounding community of the 80 acres stand united in protecting the established rural area lifestyle and we appreciate your support and protection.**
- ▶ **The community rejected 254 homes in 2003 on the 80 acres.**
- ▶ **It appears the 2025 proposed Medium Density is the same fight.**

35x2 = 10



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

DATE: (08-27-25)

TO: Clerk of the Board of Supervisors

FROM: Transportation and Land Management Agency - Planning Department (BOS Date 09-22-25)

MT #: 28431

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. – **Fourth Supervisorial District** – Chuckawalla Area – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc.– Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R-3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – **Location:** northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jose Merlan at jmerlan@rivco.org or (951) 955-0314 – District 4. [Applicant Fees 100%]

General Plan Advisory Committee hearing on April 14, 2025. The final result of the Committee's discussion of the initiation is: Support: 3, Against: 0, Neutral: 0. Planning Commission hearing on June 4, 2025. The final result of the Commission's discussion of the initiation is: Support: 3, Against: 0, Neutral: 1.

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:

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

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

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 IN THE FOURTH 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. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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: Naomy Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del 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 de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON JOSÉ MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-9721 O POR CORREO ELECTRÓNICO A JMERLAN@RVIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugnas el tema anterior en el tribunal, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si requiere una adaptación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: secretario de la Junta de Supervisores, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147, o 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 la secretaria de la Junta

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075
IN THE FOURTH 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. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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.

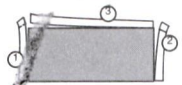
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

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

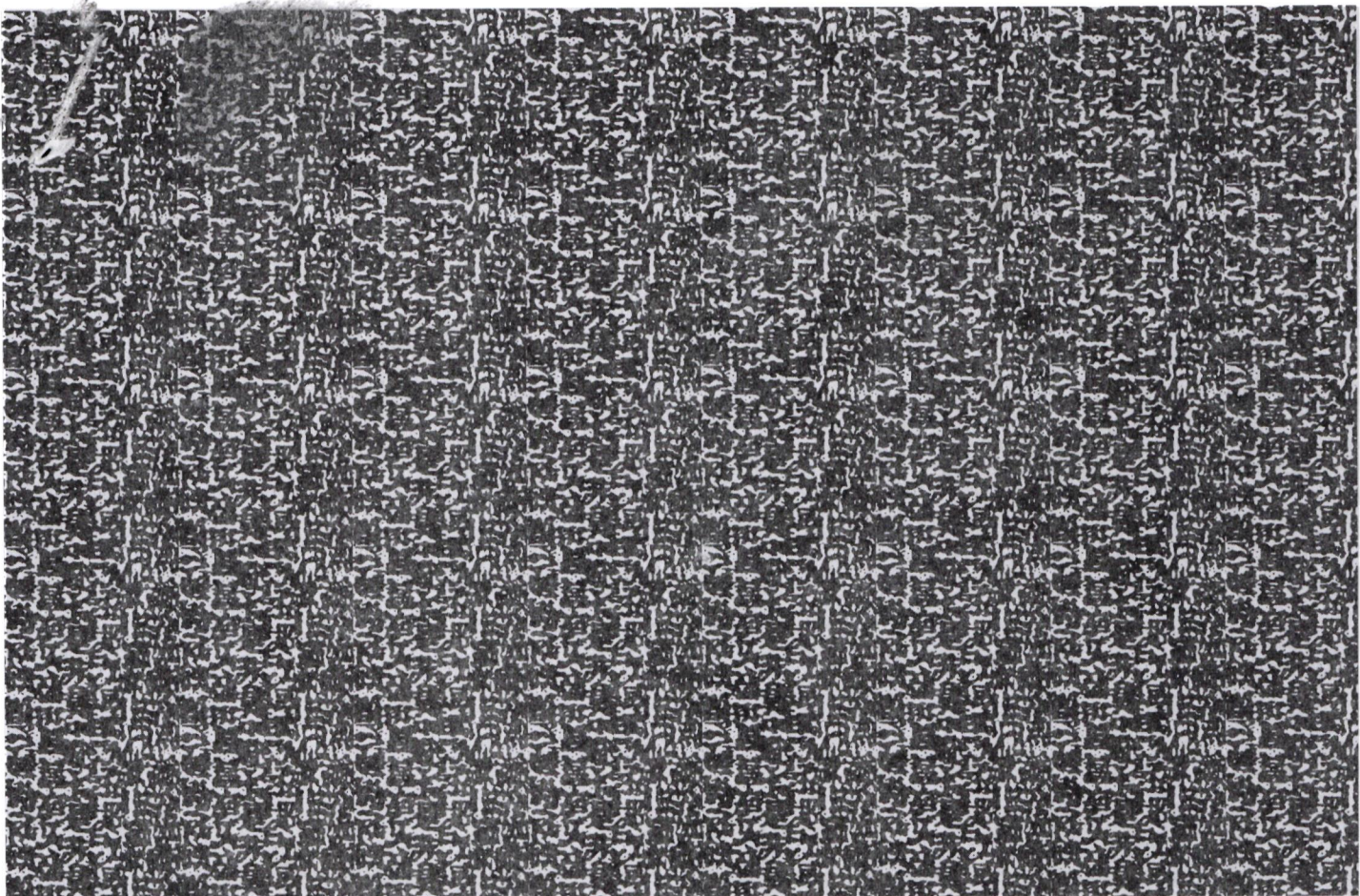
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant

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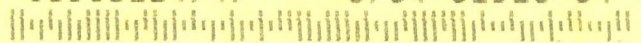
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del 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 de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

Los documentos de la reunión para el proyecto propuesto se pueden ver 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 OBTENER MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR COMUNÍQUESE CON JOSÉ MERLAN, PLANIFICADOR DE PROYECTOS, AL (951) 955-9721 O POR CORREO ELECTRÓNICO A JMERLAN@RVIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados arriba. Todos los comentarios escritos recibidos antes de la audiencia pública serán presentados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

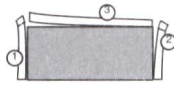
Si impugnas el tema anterior en el tribunal, es posible que estés limitado a plantear solo aquellos temas que tú o alguien más mencionó en la audiencia pública descrita en este aviso, o en correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores en o antes de la audiencia pública. Se le informa que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, estándares de desarrollo, diseño o mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera diferente a la específicamente propuesta.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si requiere una adaptación razonable, por favor póngase en contacto con el secretario de la Junta de Supervisores (951) 955-1069.

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

Fecha: 3 de septiembre de 2025

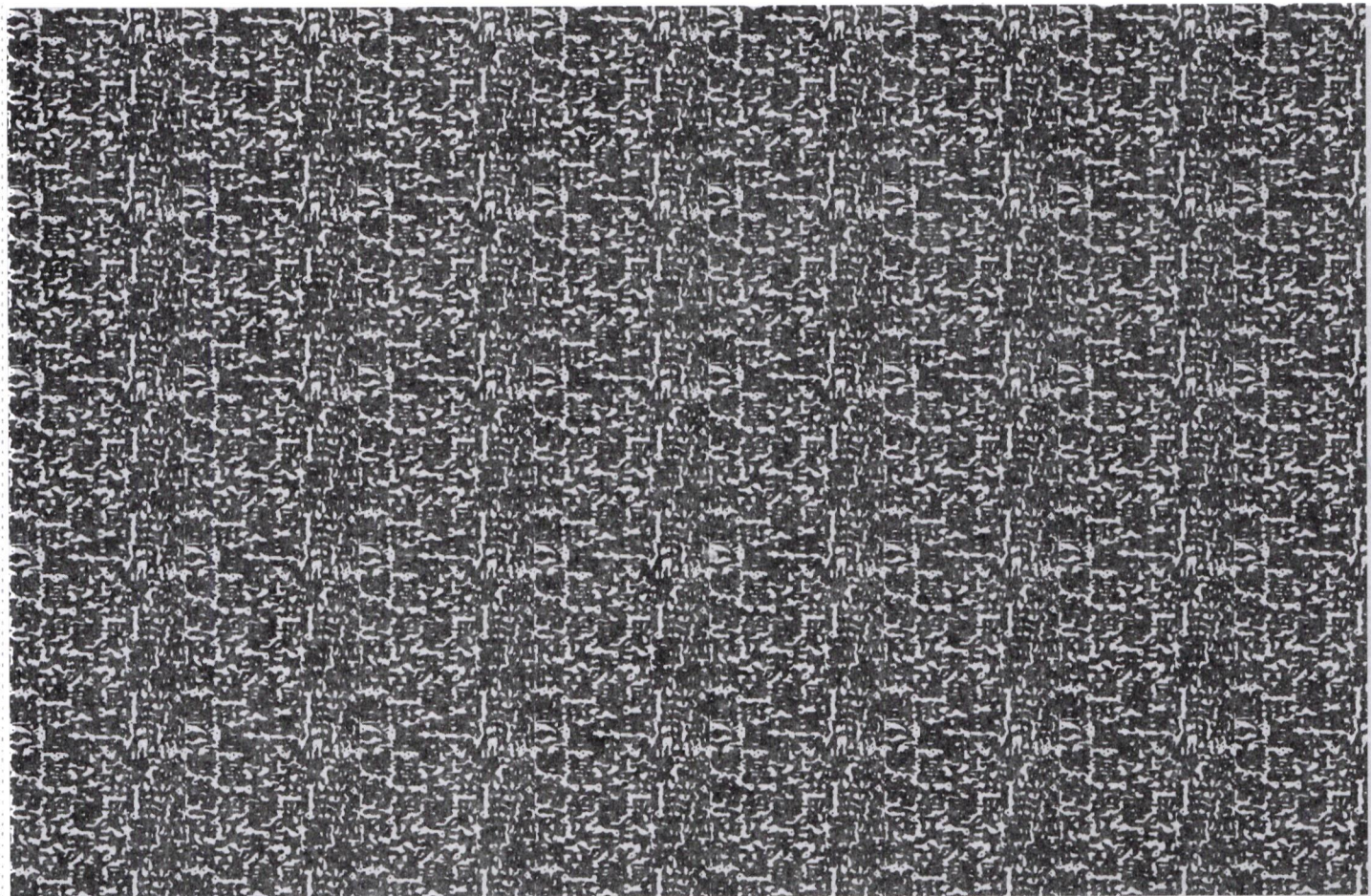
Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, Asistente de la secretaria de la Junta



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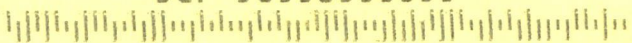
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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE UNA INICIATIVA DE ENMIENDA DEL PLAN GENERAL DE COMPONENTE DE FUNDACIÓN N.º 240075 EN EL CUARTO DISTRITO SUPERVISORIAL

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública, en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas, ubicada en el primer piso del 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 de esa hora, para considerar la recomendación para aprobar la **Iniciación de la Enmienda del Plan General del Componente Fundacional N.º 240075**. El solicitante solicita que el Condado de Riverside considere recomendar la iniciación del GPA240075 para cambiar el Componente de Fundación del Plan General de cinco (5) parcelas de Espacio Abierto: Rural (OS:RUR), Rural: Residencial Rural (R:RR) y Rural: Desierto Rural (R:RD) a Desarrollo Comunitario: Comercial Minorista (CD:CR) y Residencial de Densidad Media (CD:MDR), para permitir la presentación de una solicitud para construir viviendas unifamiliares adosadas y aisladas asequibles en la porción recientemente designada como Residencial de Densidad Media y permitir instalaciones para uso comercial y de servicios, industria ligera, almacenamiento, almacenamiento de vehículos, etc., en la porción recientemente designada como Comercial Minorista. Si la Junta de Supervisores inicia la propuesta, se requerirán solicitudes de desarrollo adicionales y una revisión por parte del Condado para confirmar que el proyecto en su conjunto cumple con las normas, políticas, conclusiones y demás requisitos aplicables. La Enmienda del Plan General se encuentra en las parcelas catastrales: 808-022-006, 808-161-001, 808-170-020, 808-230-002 y -004. Este proyecto propuesto está ubicado: al noroeste de la carretera estatal 177 (SH-177), al este de Eagle Mountain Road y al sur de Investor Avenue en el Cuarto Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** si recomienda la iniciación de la Enmienda del Plan General N.º GPA240075 y, si se recomienda, **ADOpte** una orden que inicie la Enmienda del Plan General N.º GPA240075 y exija al solicitante que presente al Condado un proyecto dentro de 6 meses. **Esta acción no es un proyecto bajo CEQA (§21065), ni cumple con los requisitos de (§15061(b)(3)), y no se requiere una revisión adicional de CEQA.**

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

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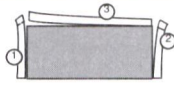
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Fecha: 3 de septiembre de 2025

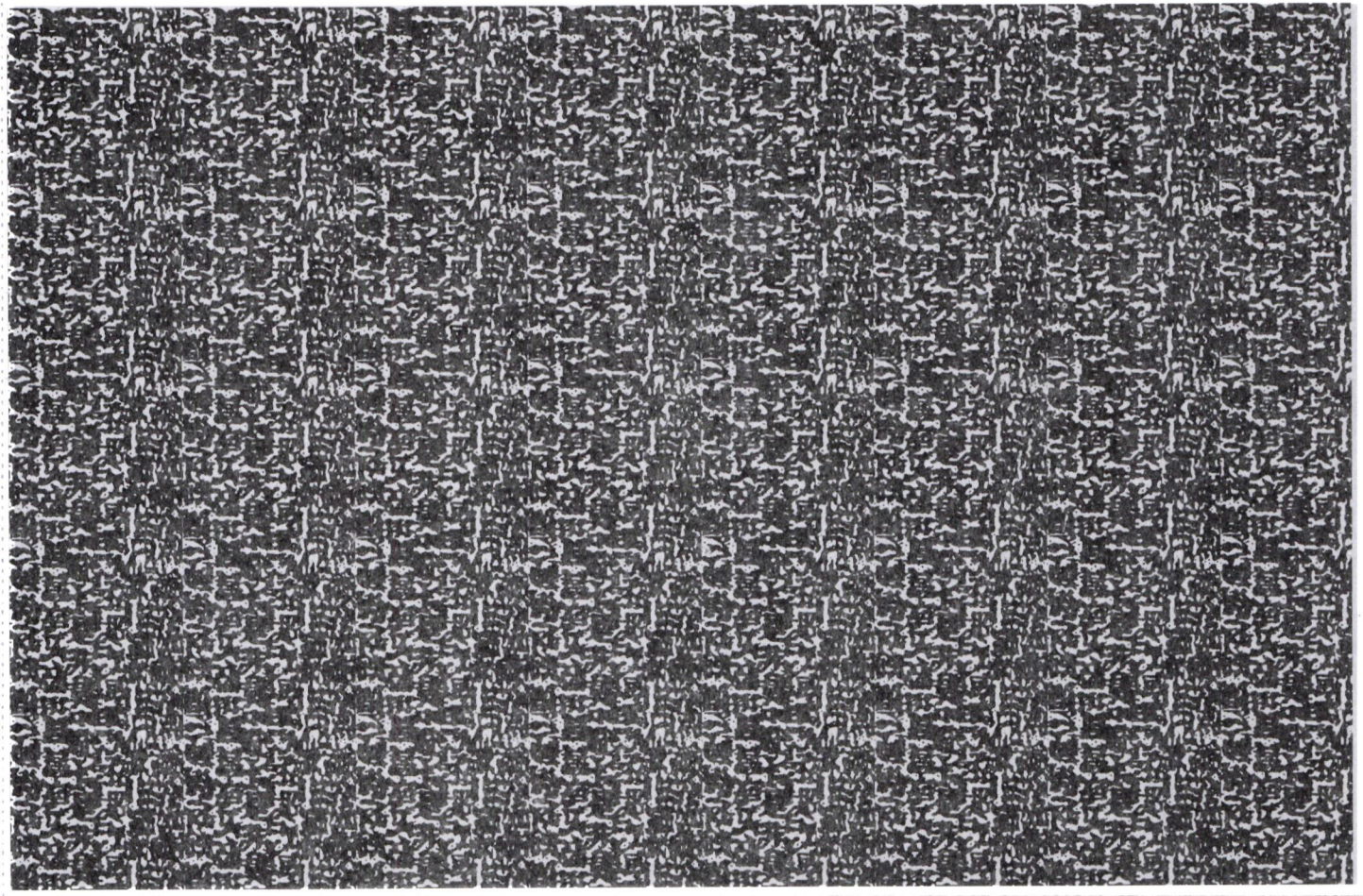
Kimberly A. Rector, secretaria de la Junta
Por: Naomi Sicra, Asistente de la secretaria de la Junta



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075
IN THE FOURTH 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. 240075**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 change the General Plan Foundation Component of five (5) parcels from Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on the newly designated Medium Density Residential portion and allow for facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. on the newly designated Commercial Retail portion. 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 **Error! Reference source not found.** is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004. This proposed project is located: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue in the Fourth Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240075 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240075 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 JOSE MERLAN, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL JMERLAN@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.

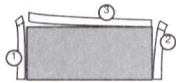
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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

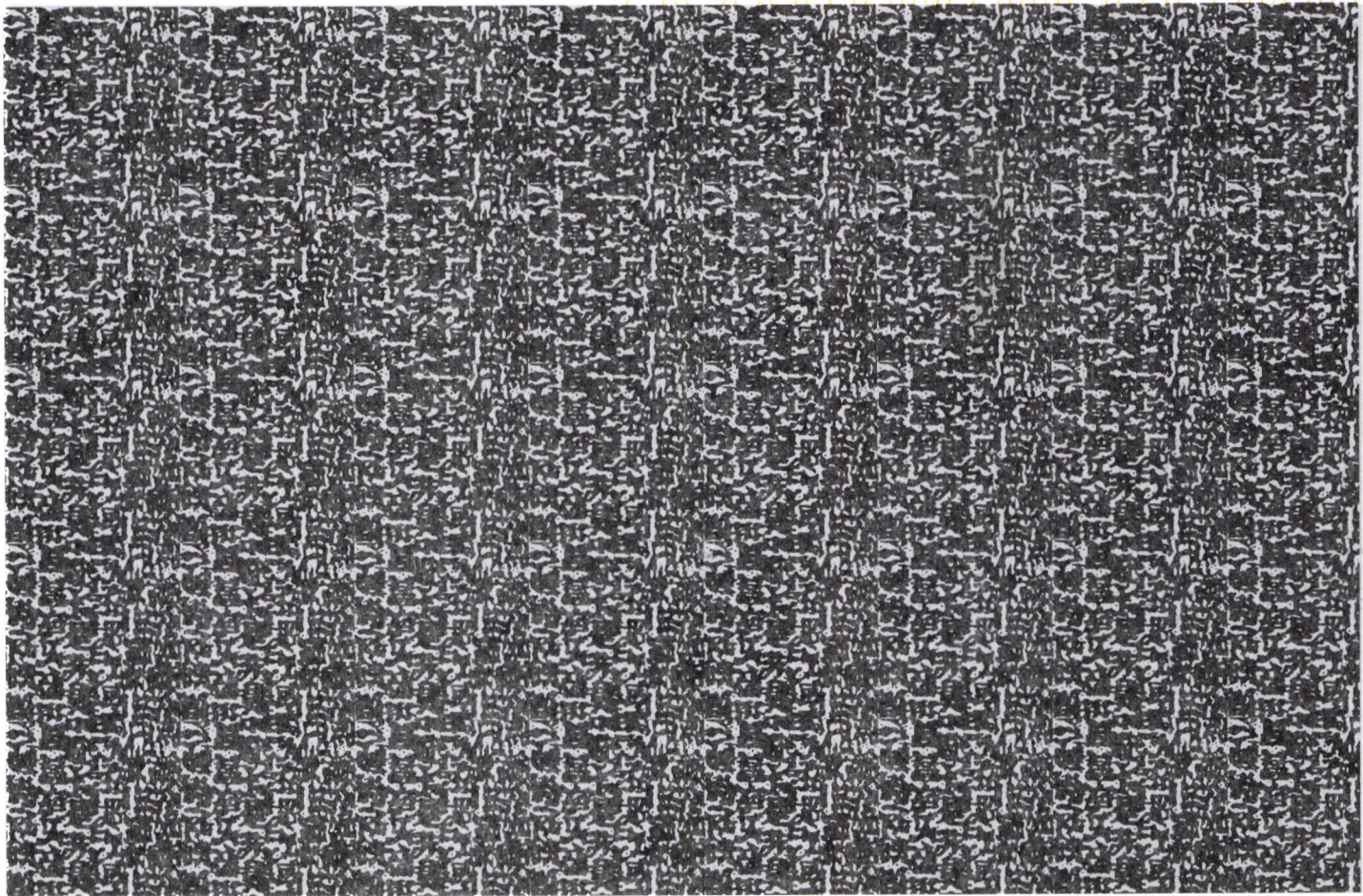
Kimberly A. Rector, Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant



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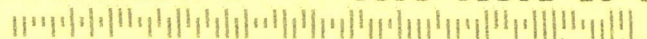
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**Riverside County Board of Supervisors
Request to Speak**

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: Phillip Means

Address: 31265 Via Curtidor

City: Winchester CA **Zip:** 92596

Phone #: 951-796-7853

Date: 10-7-2025 **Agenda #** 22.5

PLEASE STATE YOUR POSITION BELOW:

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

_____ **Support** X **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.**

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SPEAKER'S NAME: Theresa Lograsso-Johnson

Address: 31365 TEJAY AVE

City: WINCHESTER Zip: 92596

Phone #: 951.532.3322

Date: Oct. 7, 2025 Agenda # 22.5

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:

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I give my 3 minutes to: _____

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: Sigurd Wolf

Address: 33485 Louise Rd.

City: Winchester **Zip:** 92596

Phone #: (909) 254-3813

Date: 10/07/2025 **Agenda #** 22.5

PLEASE STATE YOUR POSITION BELOW:

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

 Support **Oppose** **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Clara Asimakopoulos

Address: 32429 Elan Spring Dr

City: Winchester **Zip:** 92596

Phone #: 951-294-0026

Date: 10-7-25 **Agenda #** 22.5

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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(Revised: 04/23/2025)

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SPEAKER'S NAME: STEPHEN MANIFESTA

Address: 31400 TEJAY AVE

City: WINCHESTER Zip: 92596

Phone #: 760-271-2176

Date: 10-07-2025 Agenda # 22.5

PLEASE STATE YOUR POSITION BELOW:

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_____ Support _____ Oppose _____ Neutral

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Flores, Kate

From: KEVIN DURSTON <kerm55@sbcglobal.net>
Sent: Thursday, October 9, 2025 4:07 PM
To: Clerk of the Board
Subject: General Plan Amendment No. 240021
Attachments: Letter to city council.docx

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'm sorry this email was not done intime for the meeting this past Tuesday but I was just now made aware of this proposal. After reading all the information I could find on the council meeting on line.

I 'd like to express some grave concerns regarding the proposed project. Please open and read my attached letter which I'll mail Friday to Clerk Of The Board and Tim Wheeler Project Planner.

Thank you
Kevin Durston
30928 Keller Rd
Menifee, CA 92596
Cell:626-437-1303

Kevin Durston
30928 Keller Rd
Menifee, CA 92596
10/09/2025

Clerk Of the Board
4080 Lemon street
Riverside, CA 92502-1147

Dear Clerk Of the Board:

I'm sorry this letter is so late but I was just made aware of the proposed **General Plan amendment No.240021** That was in the agenda on 10/07/2025.

I've reviewed all the information that I found on the council web site and I have some grave concerns regarding this project.

This proposed project will be surrounded on all sides by Agriculture, Low Density Residential and Rural Community – Estate density residential property. They are stating they want 46.69 acres changed to Medium Density Residential and state they will place 2-5 houses per acre, this will be 93.8 to 233.45 total houses smack in the middle of a rural environment. Currently Leon Rd is the only access north and south thru this area. Leon Rd is backed up in the morning and afternoon with bumper to bumper traffic in front of Keller Rd.

I moved here 3 years ago to slow down and enjoy rural living and many of my neighbors have stated they enjoy the rural environment also. This project will completely change this quality of life.

I also looked over the letters of support for this project. It's interesting to note the breakdown of the locations of these residencies:

2 letters are from a single household in the city of Hemet located 19.4 miles away,

7 letters are from a single vacant property APN 472-090-017 listed as being on Keller Rd and Viculin Lane, which is East of this proposed development with 2 large properties in between and not bordering it.

6 letters are from 3 residencies located almost 1 mile away to the south on Flossie Way

Clerk Of the Board

Date

Page 2

2 letters are from a single residence approx. 2.3 miles to the south east on Clear Springs rd

Total of 17 letters and none are within .5 miles of project except the vacant land letters.

I Urge you to please take a drive out here and see for yourself the current lifestyle in this area and the road access, all of which will dramatically change if this proposal is approved.

I greatly appreciate your consideration of my input. Please contact me if there is anything I can do or provide for you.

Thank you

Kevin Durston

Cell: 626-437-1303

Email: Kerm55@sbcglobal.net