

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



ITEM: 22.4  
(ID # 29071)

**MEETING DATE:**

Tuesday, October 28, 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

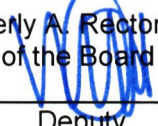
  
John Hildebrand, Planning Director 10/24/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240021 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: October 28, 2025  
xc: Planning

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

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

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STATE OF CALIFORNIA**

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 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.

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

**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:** 2<sup>nd</sup> District  
**Against:** N/A  
**Neutral:** N/A  
**Not Present:** 1<sup>st</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> 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:** 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Districts  
**Neutral:** N/A  
**Not Present:** N/A  
**Abstain:** N/A

**Leon / Keller Road Policy Area History**

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

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 (2<sup>nd</sup>) Cycle of 2025 Land Use Element updates on July 29, 2025, at the Board of Supervisors public hearing.

GPA240021 was presented at the Board of Supervisors hearing on October 7, 2025. After a discussion with staff and the applicant; the Board wanted to have further discussions regarding the requested Foundation Component General Plan Amendment change to CD: MDR land use designation for residential development. The Board voted 5-0 to continue the FC-GPA No. 240021 to a date certain of October 28, 2025.

**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**

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STATE OF CALIFORNIA

Exhibit H – PC Hearing Package

Exhibit I – Exhibit #6 from GPA00503

Exhibit J – Letters of Support for GPA240021

  
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Jason Farin, Principal Policy Analyst 10/22/2025

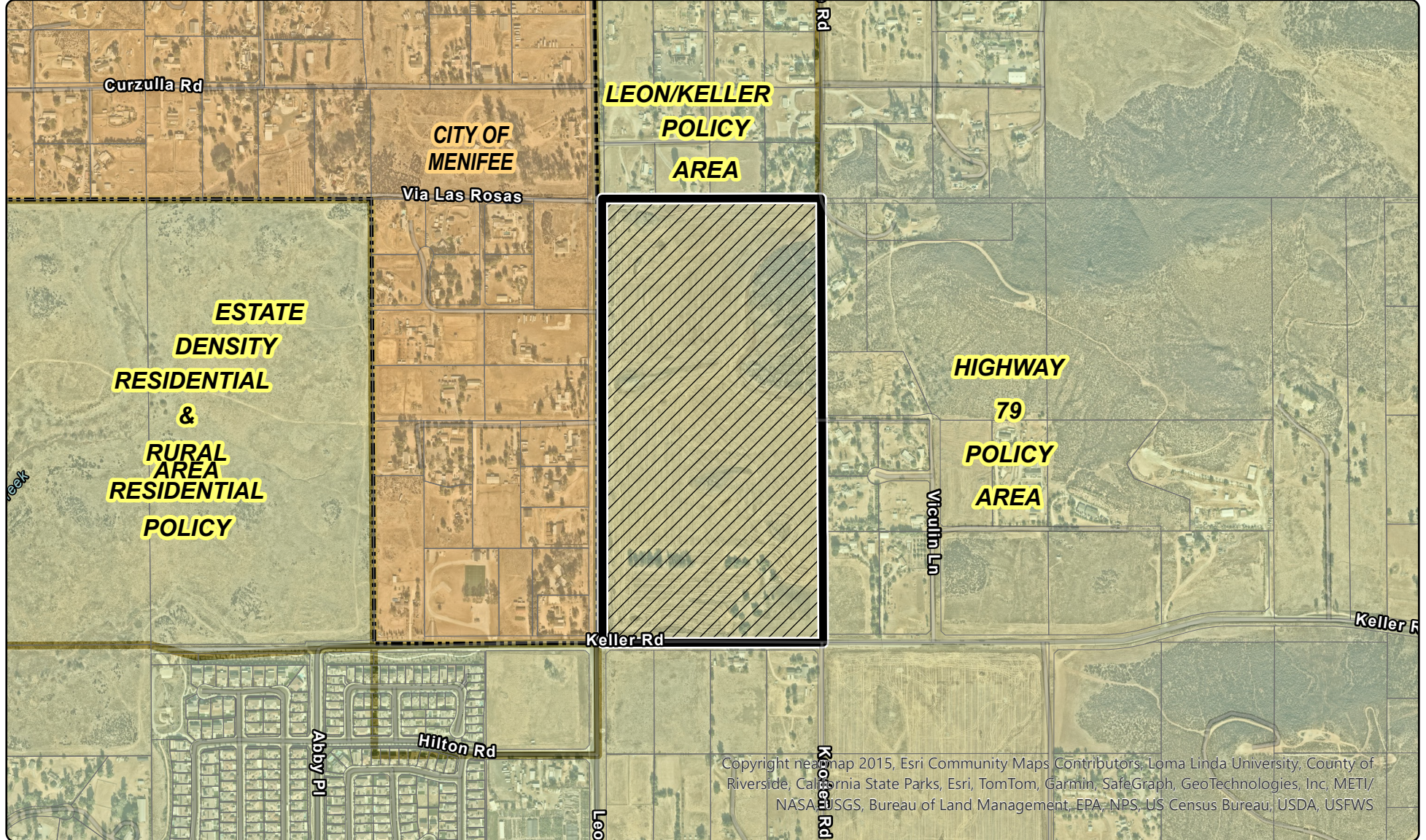
  
\_\_\_\_\_  
Braden Holly, Deputy County Counsel 10/21/2025

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA240021

## VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

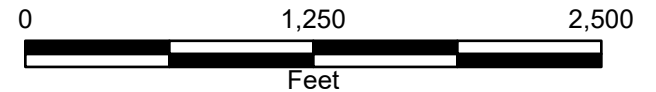
Date Drawn: 6/11/2025  
Vicinity Map



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>




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# Foundation Component GPA Cycle Map



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

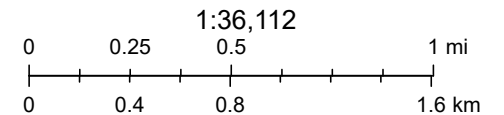
 FGPA Web Map \_Query result

 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

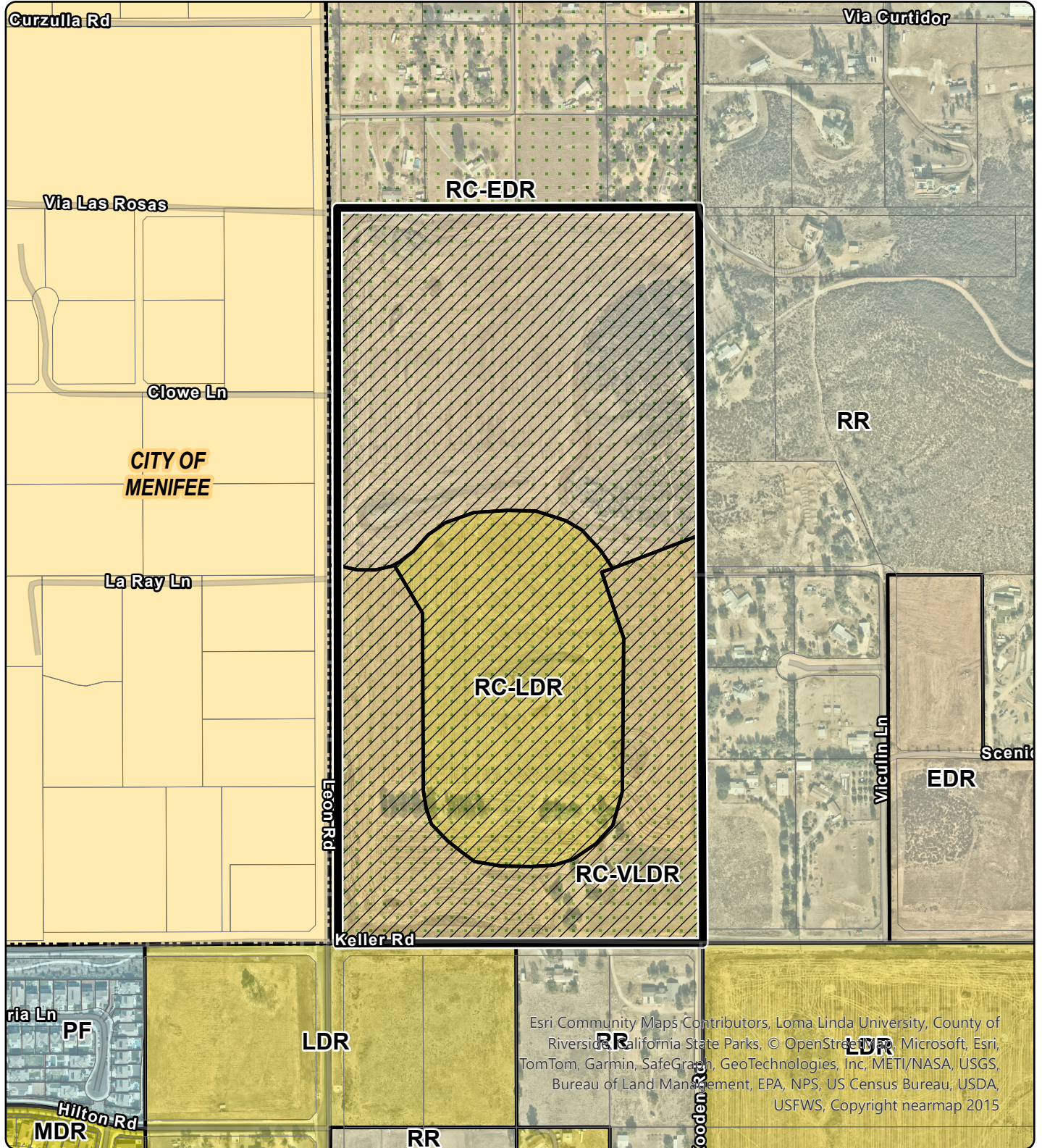
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 6/11/2025  
Exhibit 5

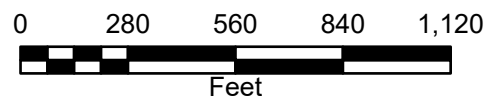


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Zoning Area: FRENCH VALLEY

Author: PetePang

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

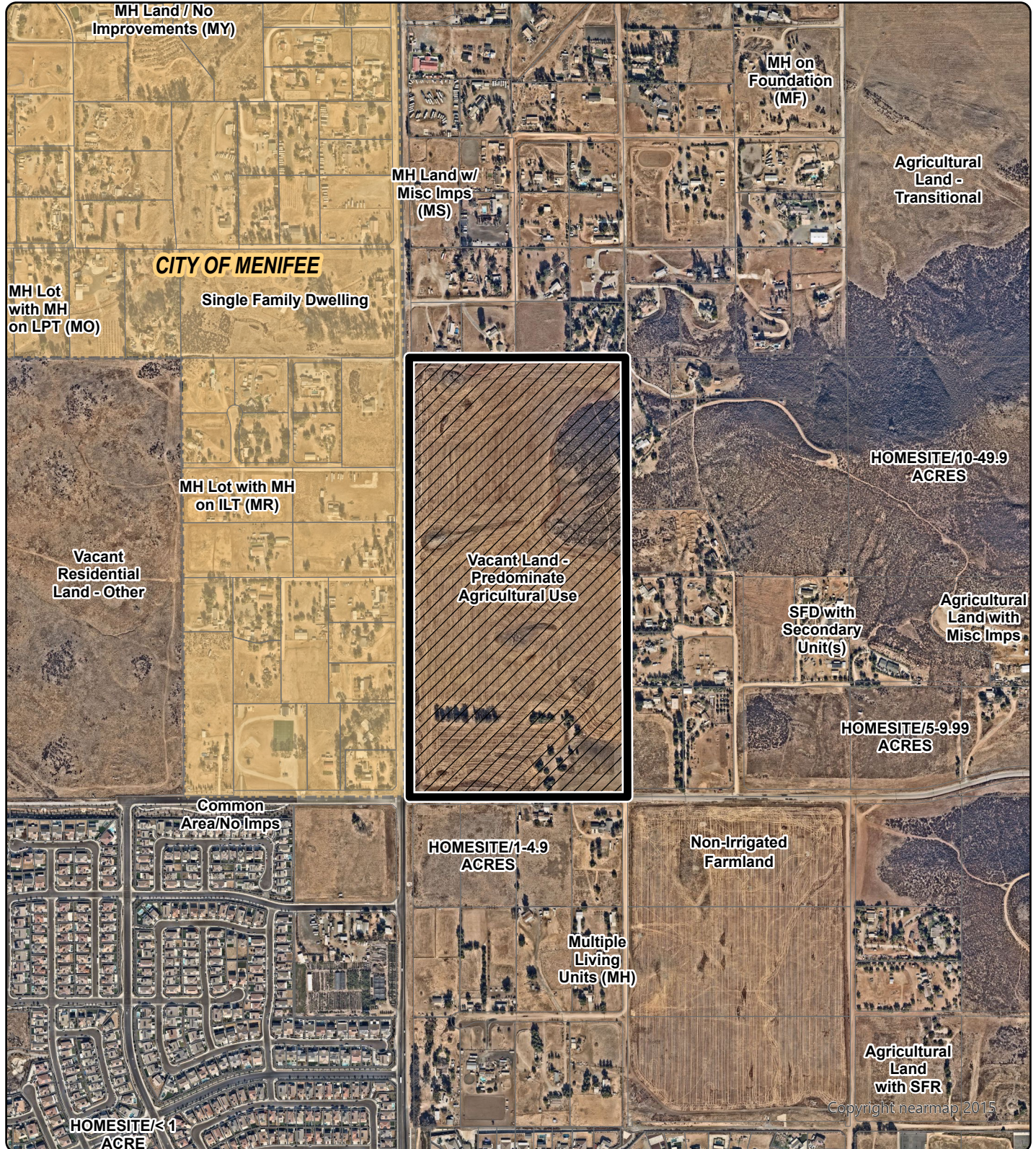
## GPA240021

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 6/11/2025

Exhibit 1



Zoning Area: FRENCH VALLEY

Author: PetePang

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



Feet

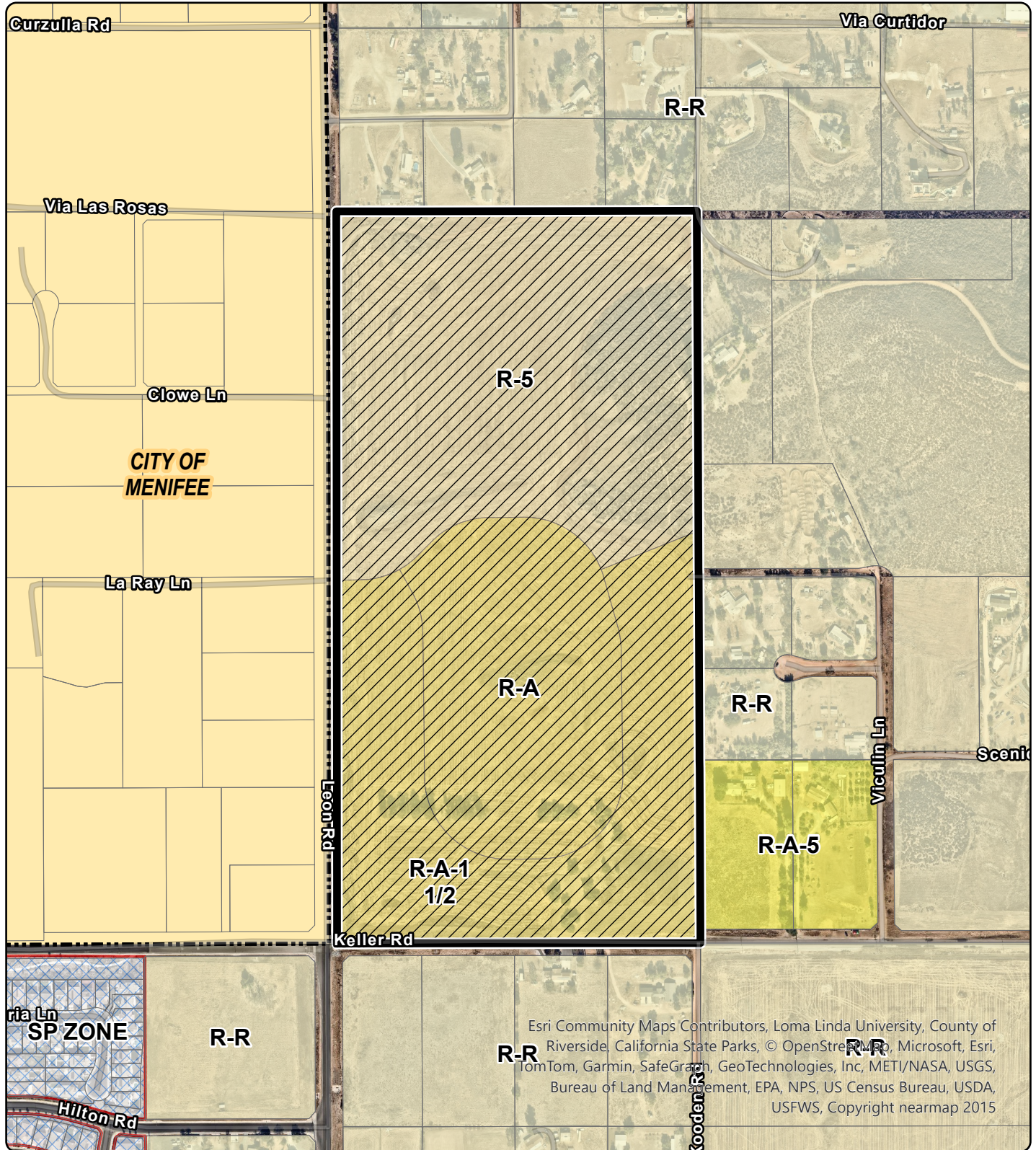
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA240021

### EXISTING ZONING

Supervisor: Washington  
District 3

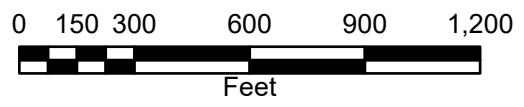
Date Drawn: 6/11/2025  
Exhibit 2



Zoning Area: FRENCH VALLEY

Author: PetePang

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

# RIVERSIDE COUNTY

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# 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.

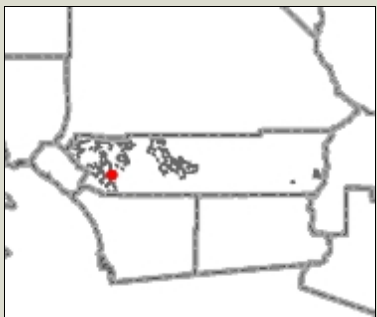
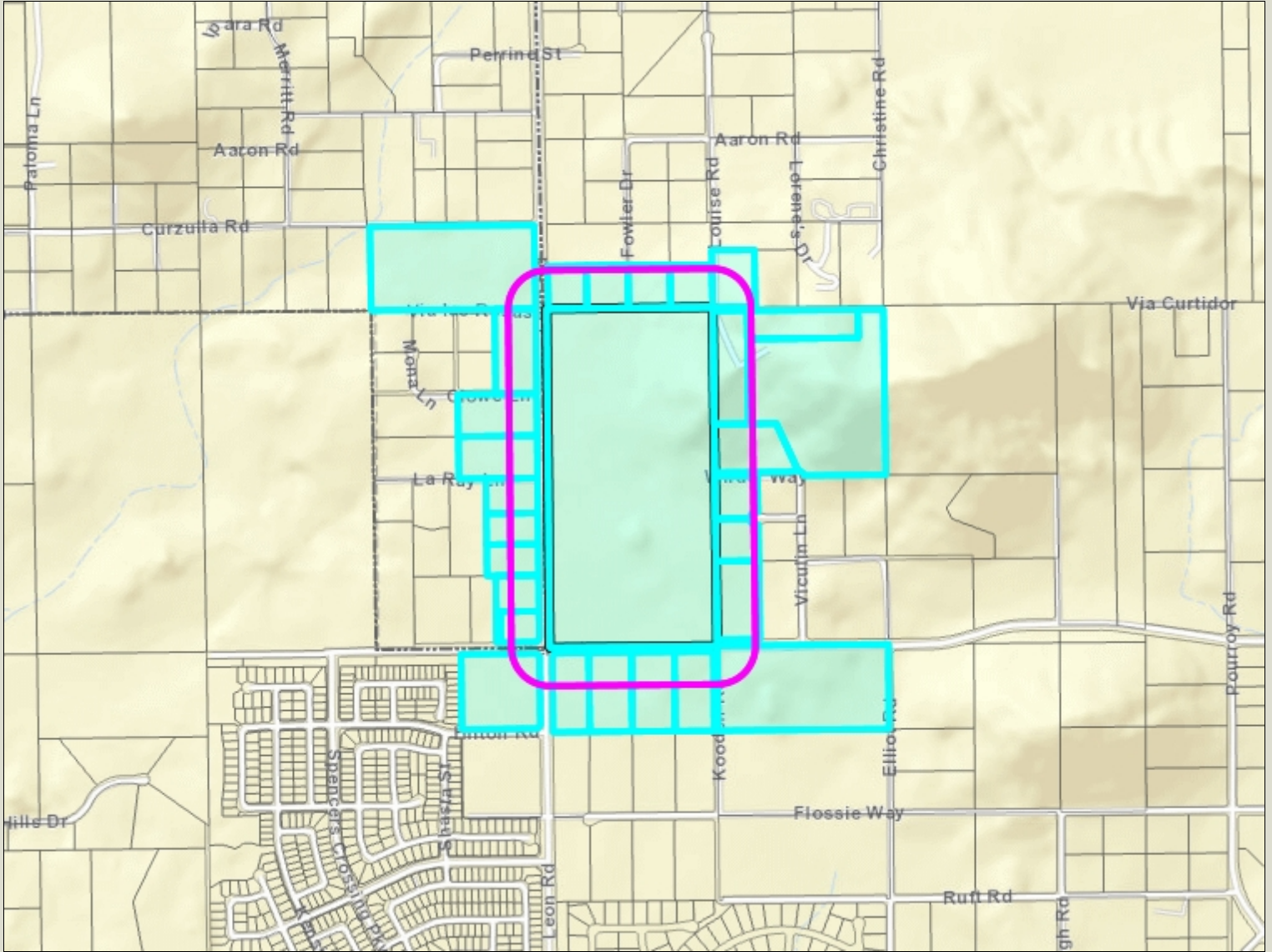
I further certify that the information filed is true and correct to the best of my knowledge.

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

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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  
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

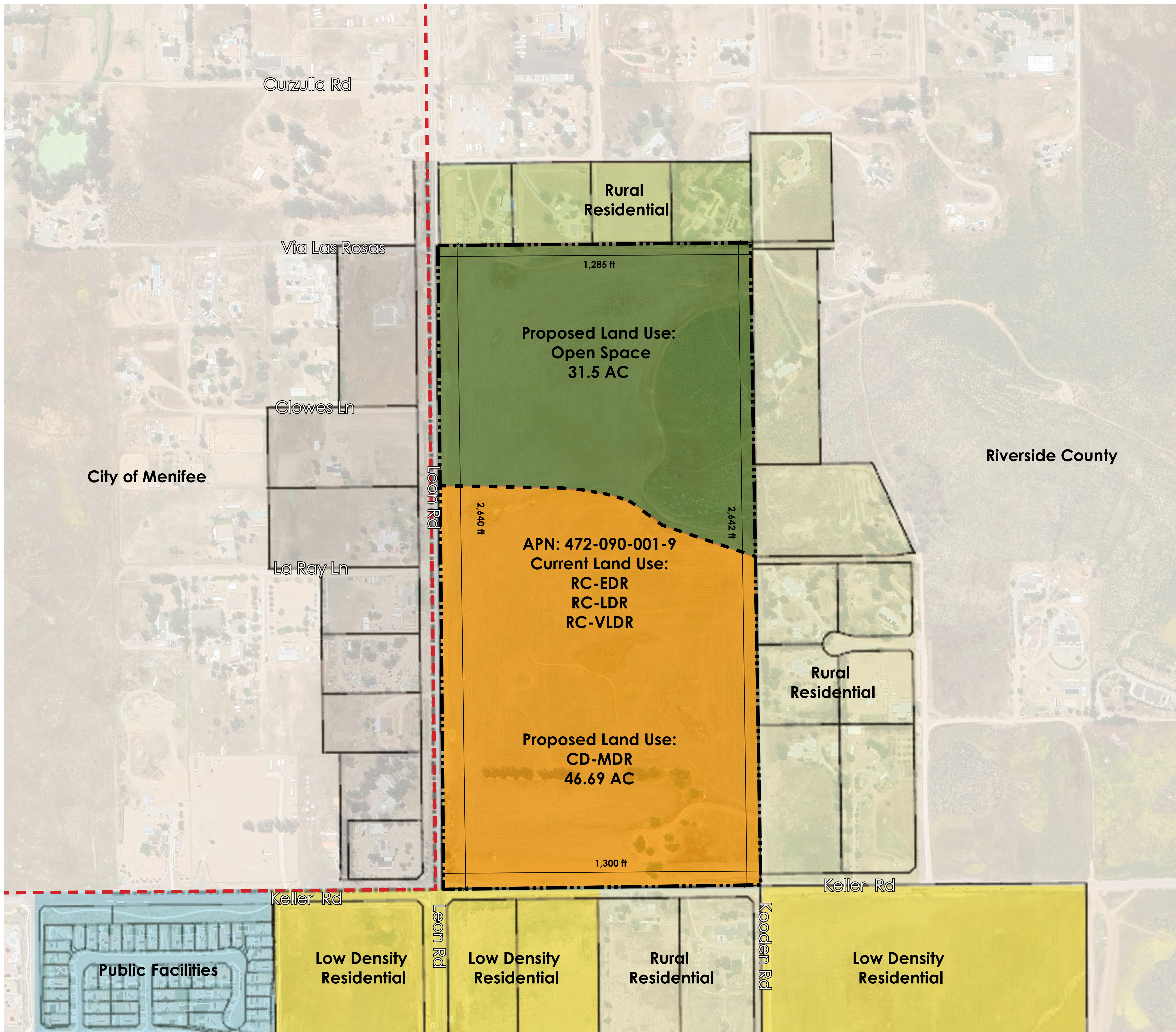
472320001  
POLIQUIN RICHARD DONALD &  
LORRAINE E FAMILY TRUST DTD 1/24/00  
1331 W BAY AVE  
NEWPORT BEACH CA 92661

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)	
<b>Contact Info</b>	
<b>Applicant</b>	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
<b>Landowner</b>	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
<b>Exhibit Preparer</b>	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
<b>Utility Purveyors</b>	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
<b>Legal Description:</b> THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
<b>Site Area</b>	
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
<b>General GPA (without a Specific Plan)</b>	
<b>Current Land Use</b>	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
<b>Overlay Zoning</b>	
Rural Estate	
<b>Current Zoning</b>	
R-5 R-A R-A-1 1/2	
<b>Proposed Land Use</b>	
CD-MDR	
<b>Water &amp; Sewer Availability</b>	
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	
<b>Recreation and Park District:</b> Not applicable	
<b>FEMA Flood Plain Info</b>	
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](mailto:brian@taylor-clark.com)

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April 5, 2024

Riverside County Planning Staff  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

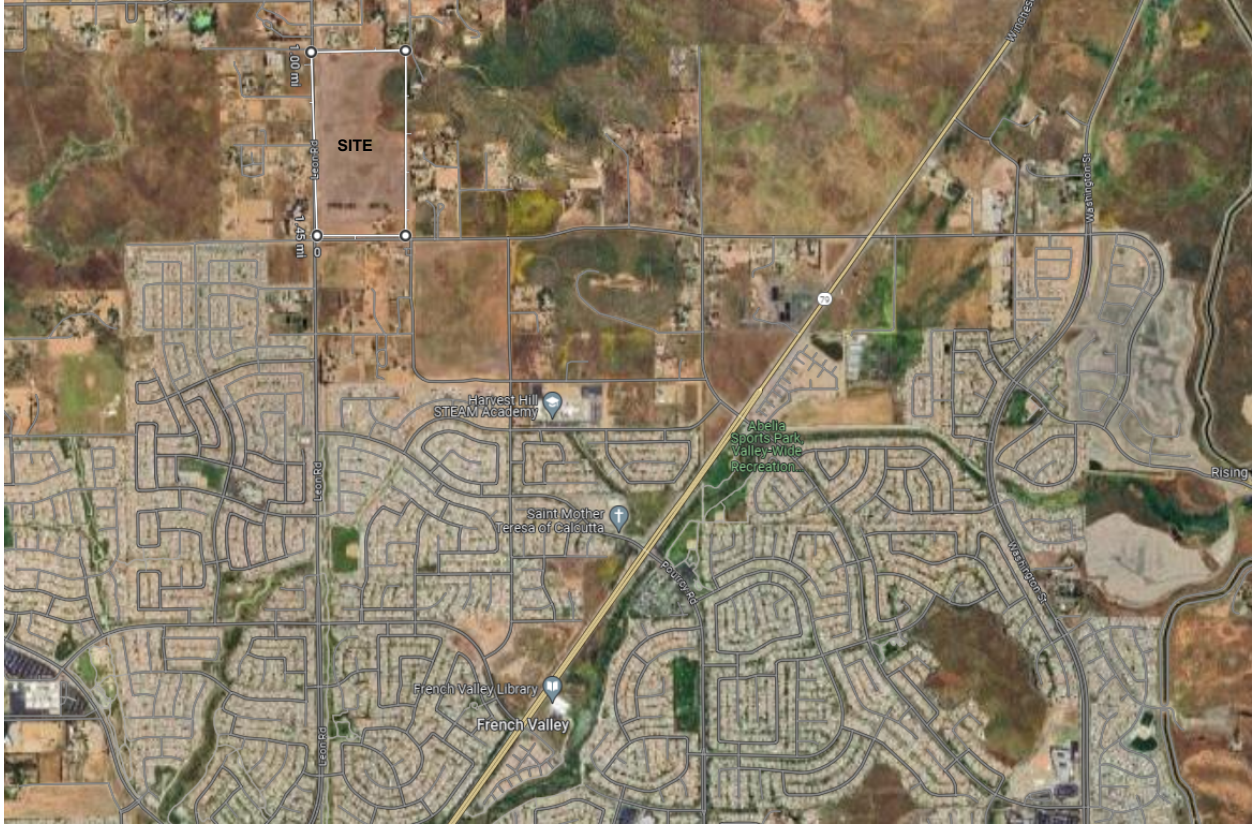
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential (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
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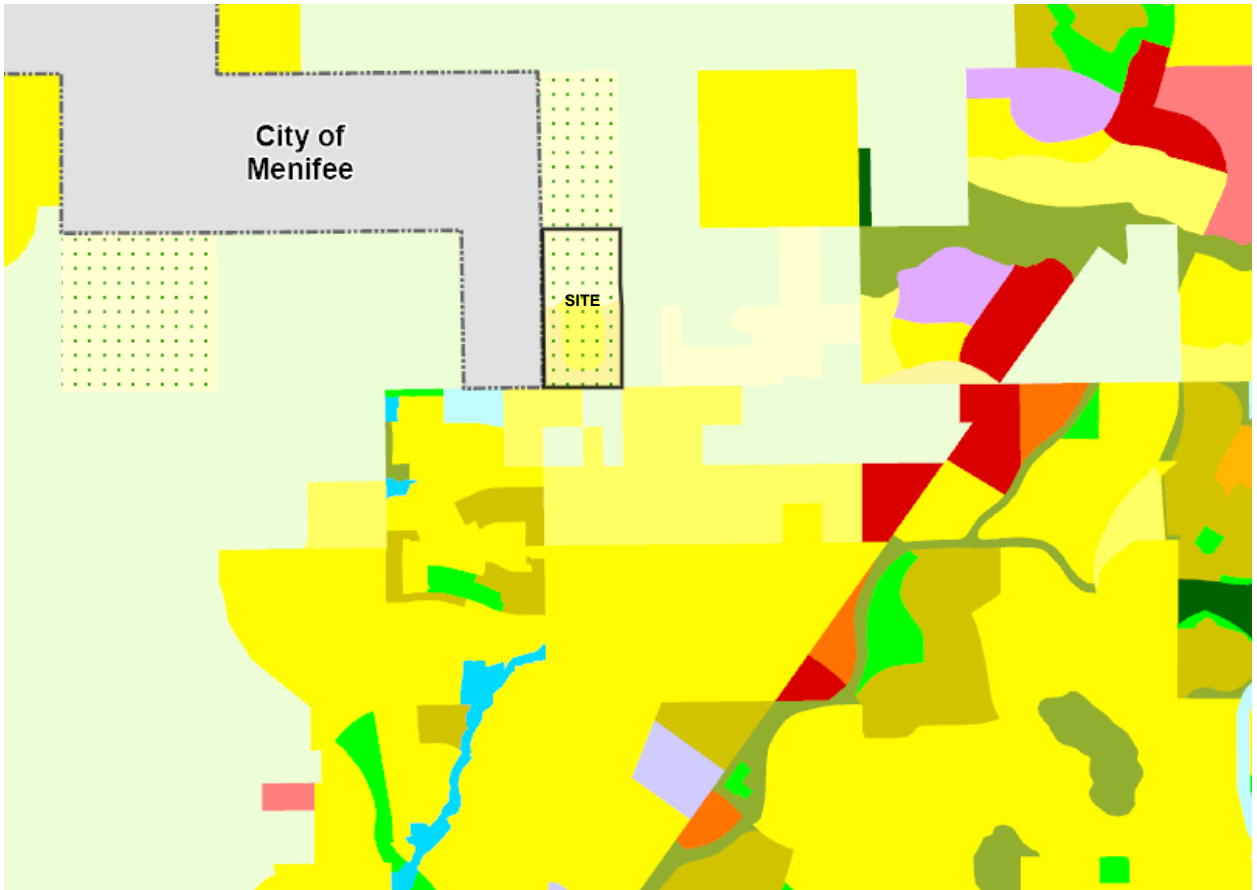
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Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project 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
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



**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](mailto: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**

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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**

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	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**

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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**

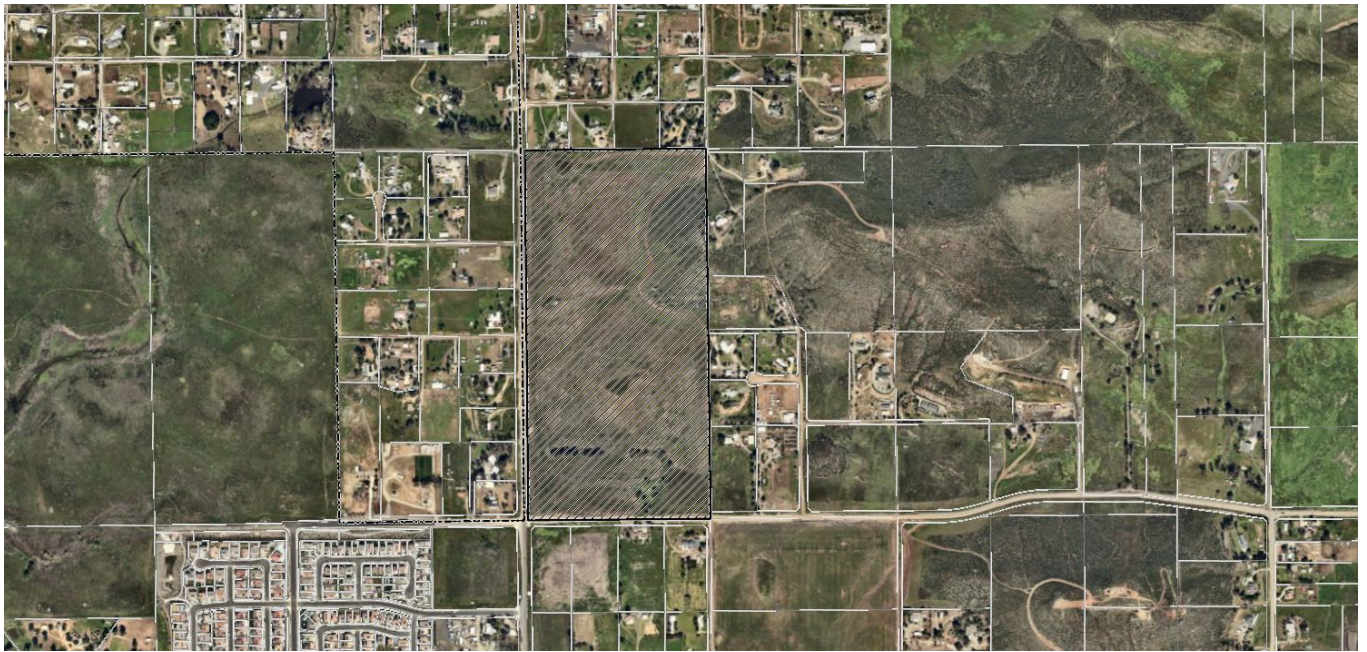


Figure 1: Project Location Map

**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**

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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**

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**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.

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**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

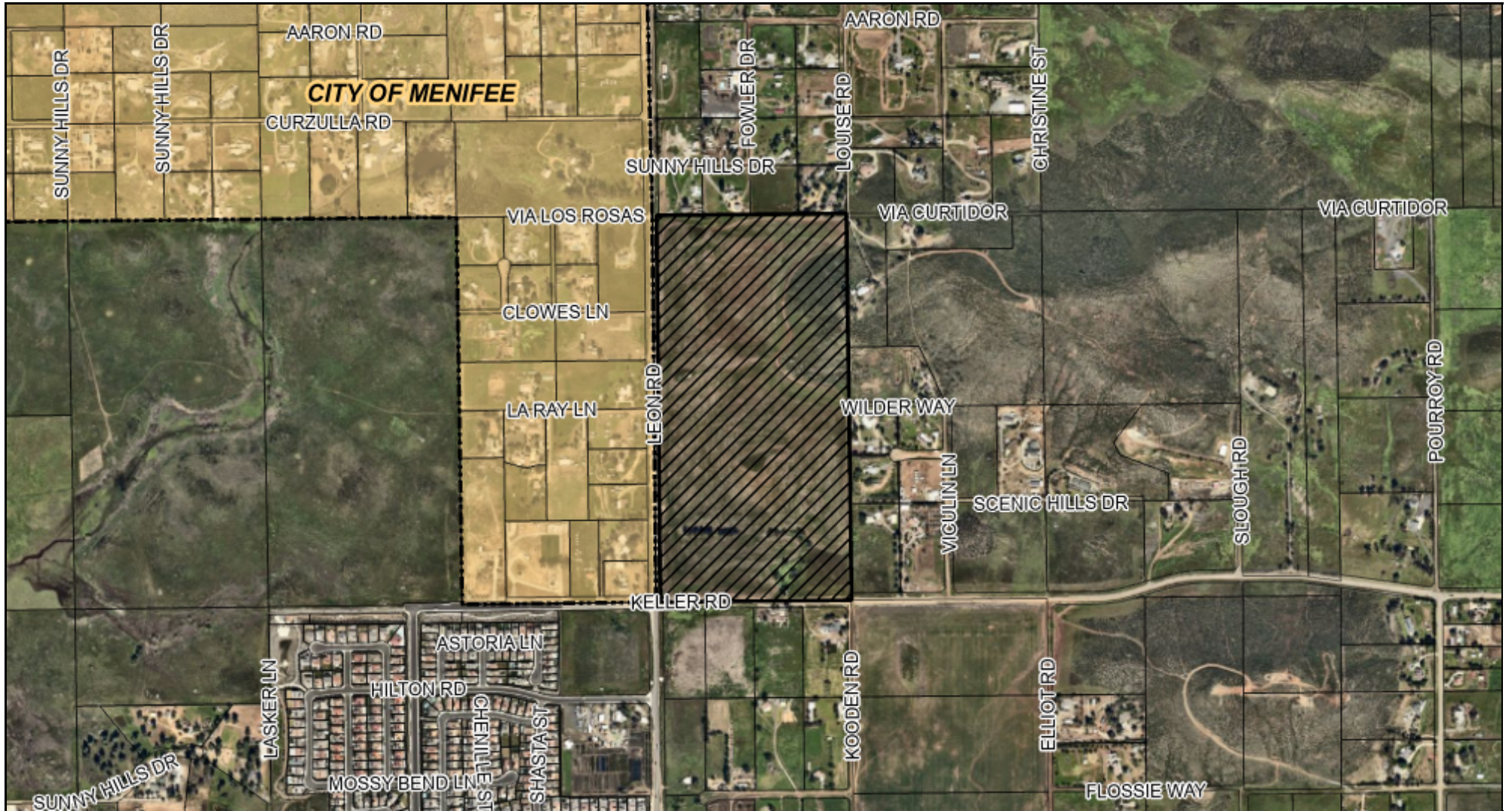
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

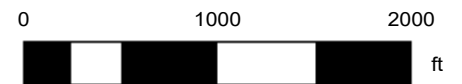
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District: 3

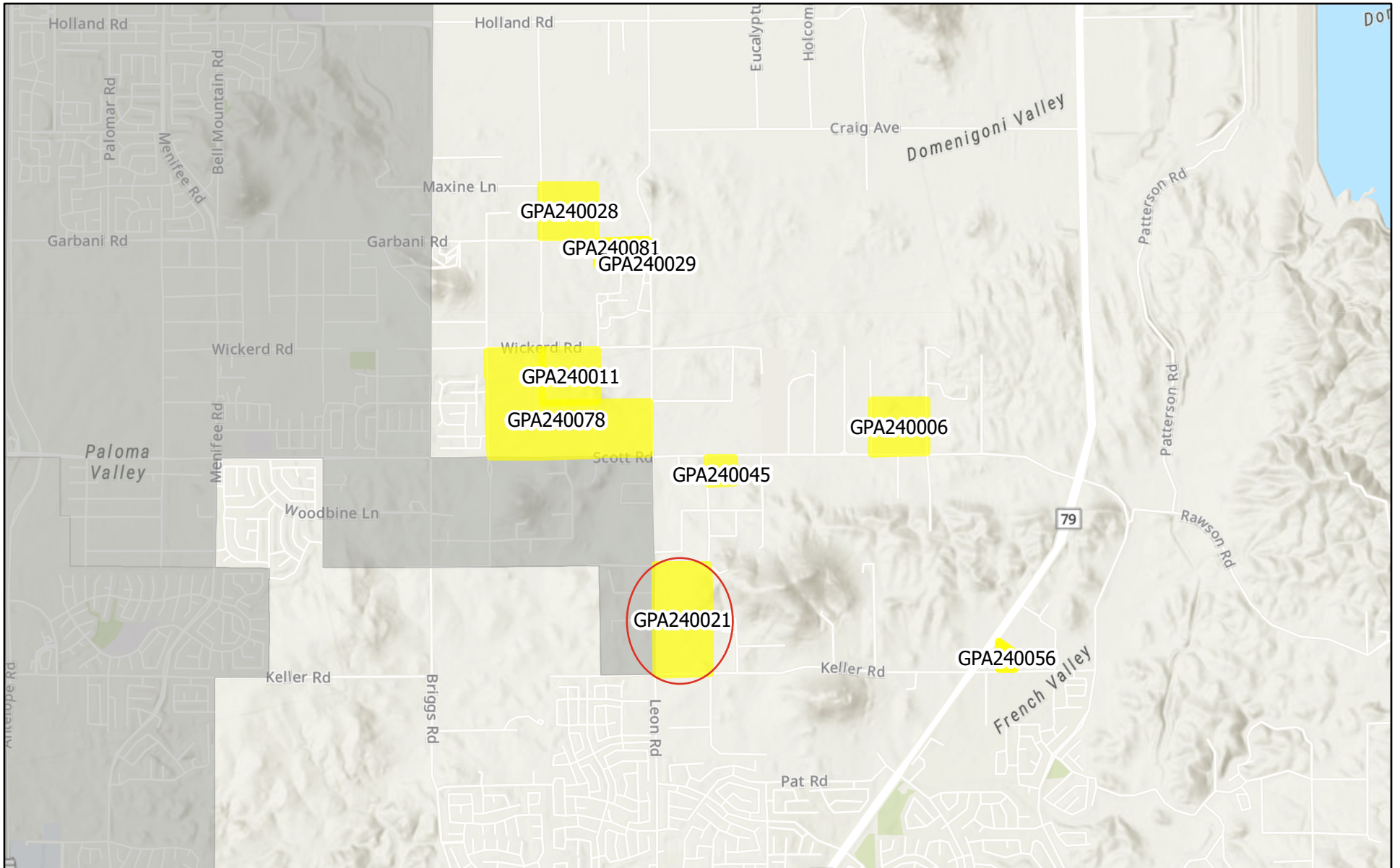


Zoning Area/District: FRENCH VALLEY



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>



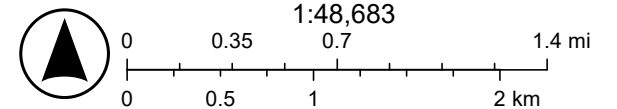
# FGPA Status Map



11/14/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

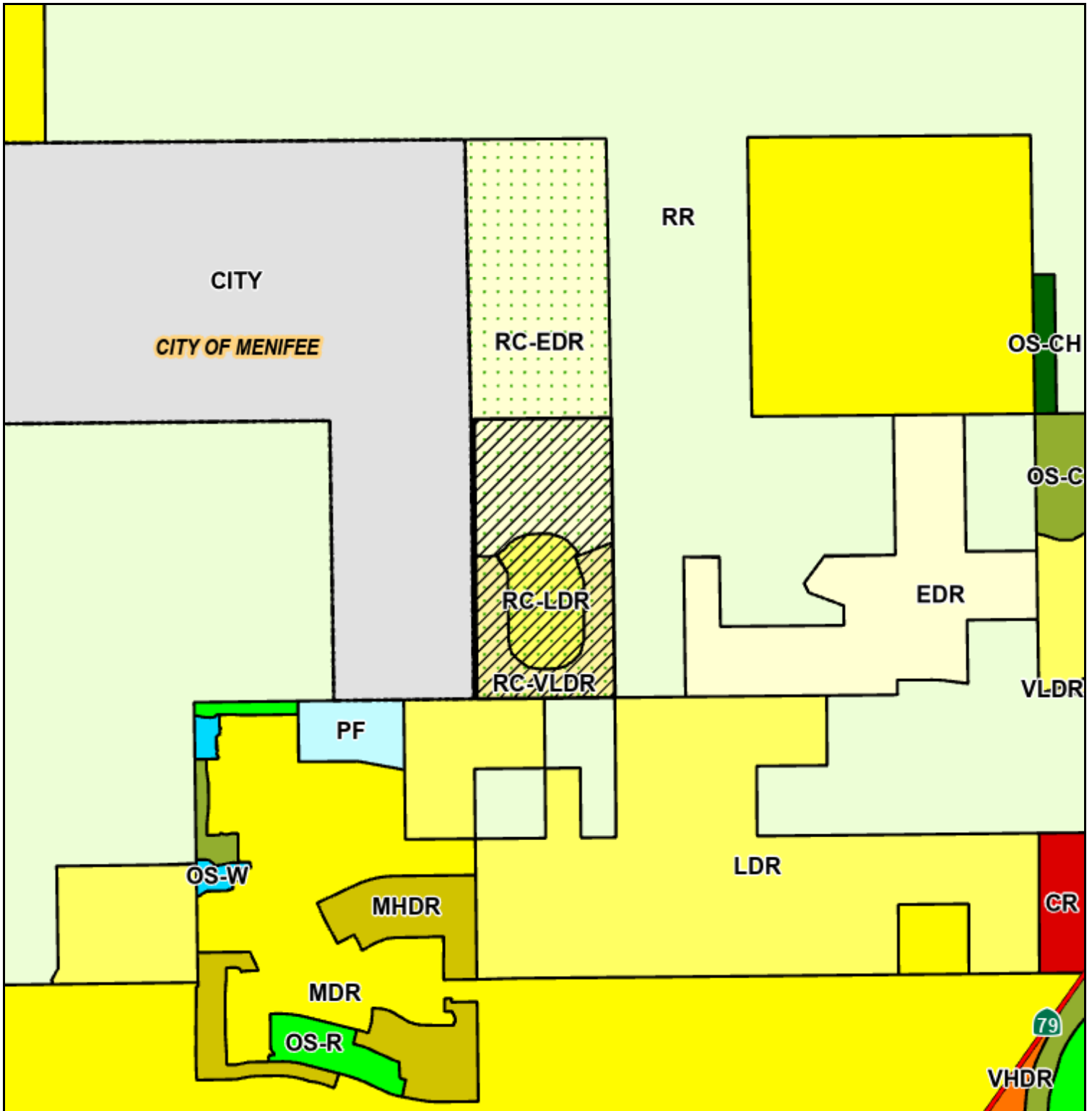
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

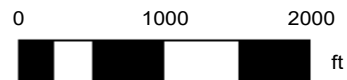
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: FRENCH VALLEY

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

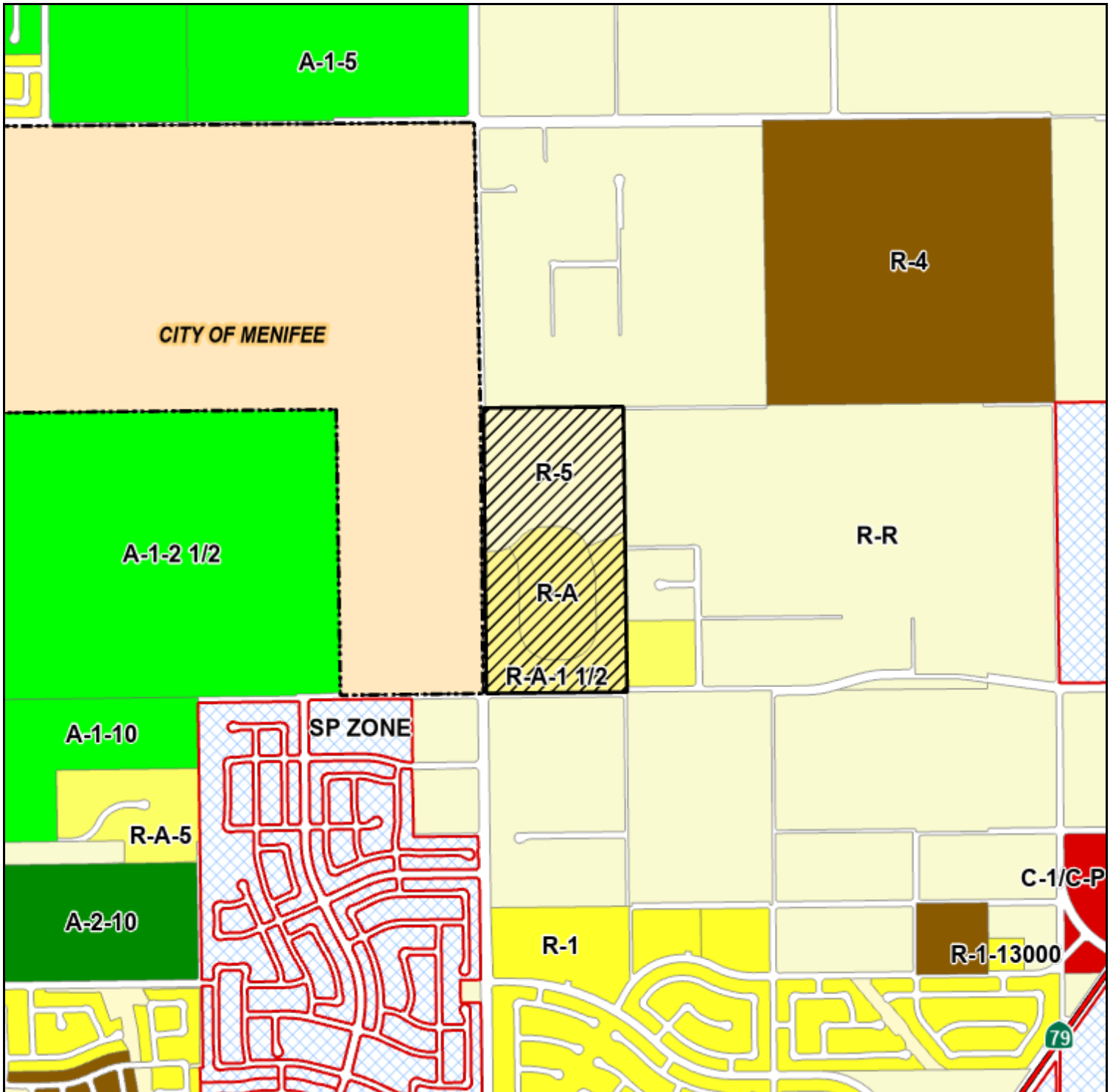
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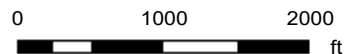
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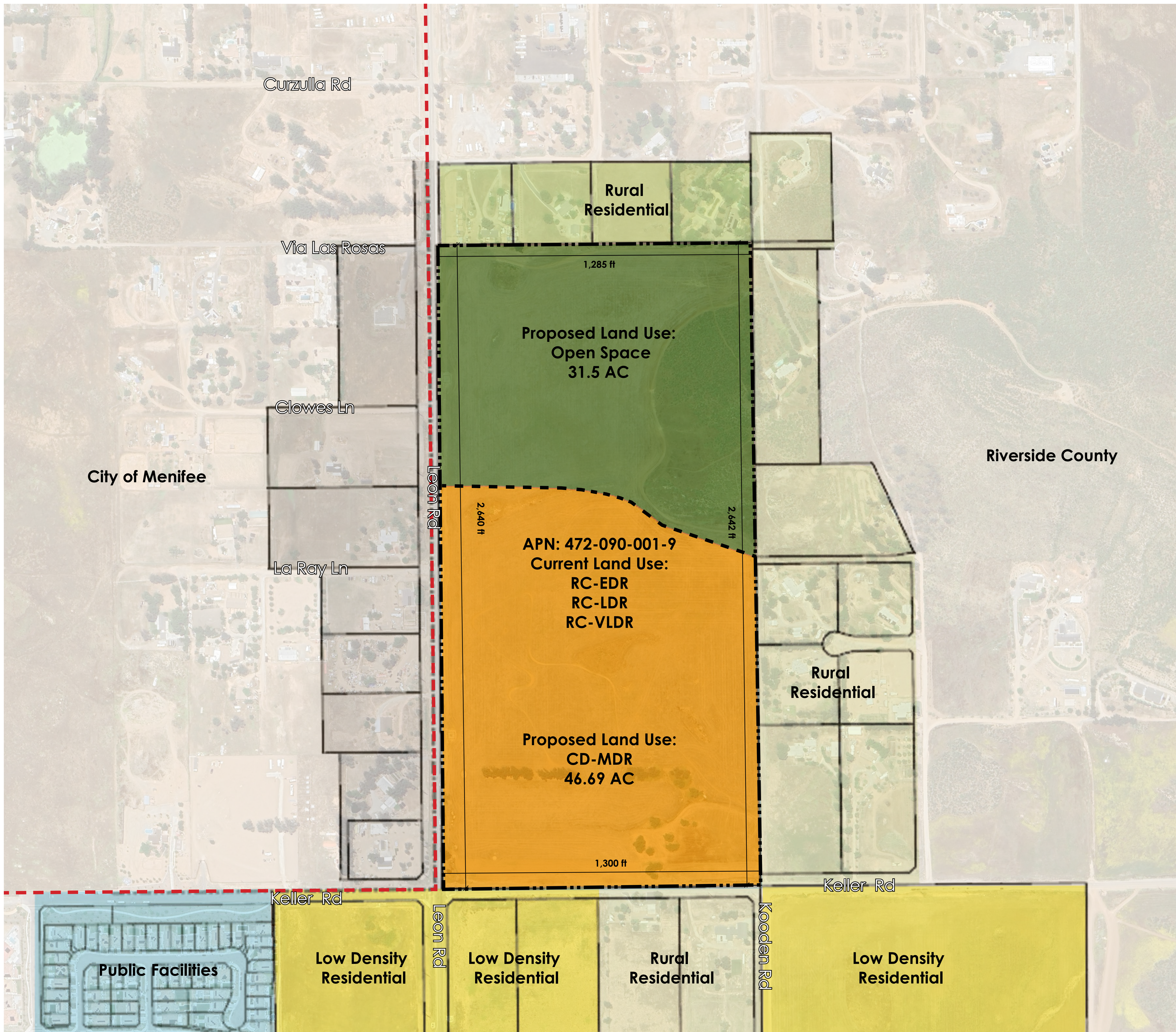
Exhibit: 2



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Site Plan/Land Use Plan (Exhibit "A") Required Items	
General GPA (without a Specific Plan)	
<b>Contact Info</b>	
<b>Applicant</b>	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
<b>Landowner</b>	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
<b>Exhibit Preparer</b>	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
<b>Utility Purveyors</b>	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
<b>Legal Description:</b> THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
<b>Site Area</b>	
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
<b>General GPA (without a Specific Plan)</b>	
<b>Current Land Use</b>	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
<b>Overlay Zoning</b>	
Rural Estate	
<b>Current Zoning</b>	
R-5 R-A R-A-1 1/2	
<b>Proposed Land Use</b>	
CD-MDR	
<b>Water &amp; Sewer Availability</b>	
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	
<b>Recreation and Park District:</b> Not applicable	
<b>FEMA Flood Plain Info</b>	
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](mailto:brian@taylor-clark.com)

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April 5, 2024

Riverside County Planning Staff  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

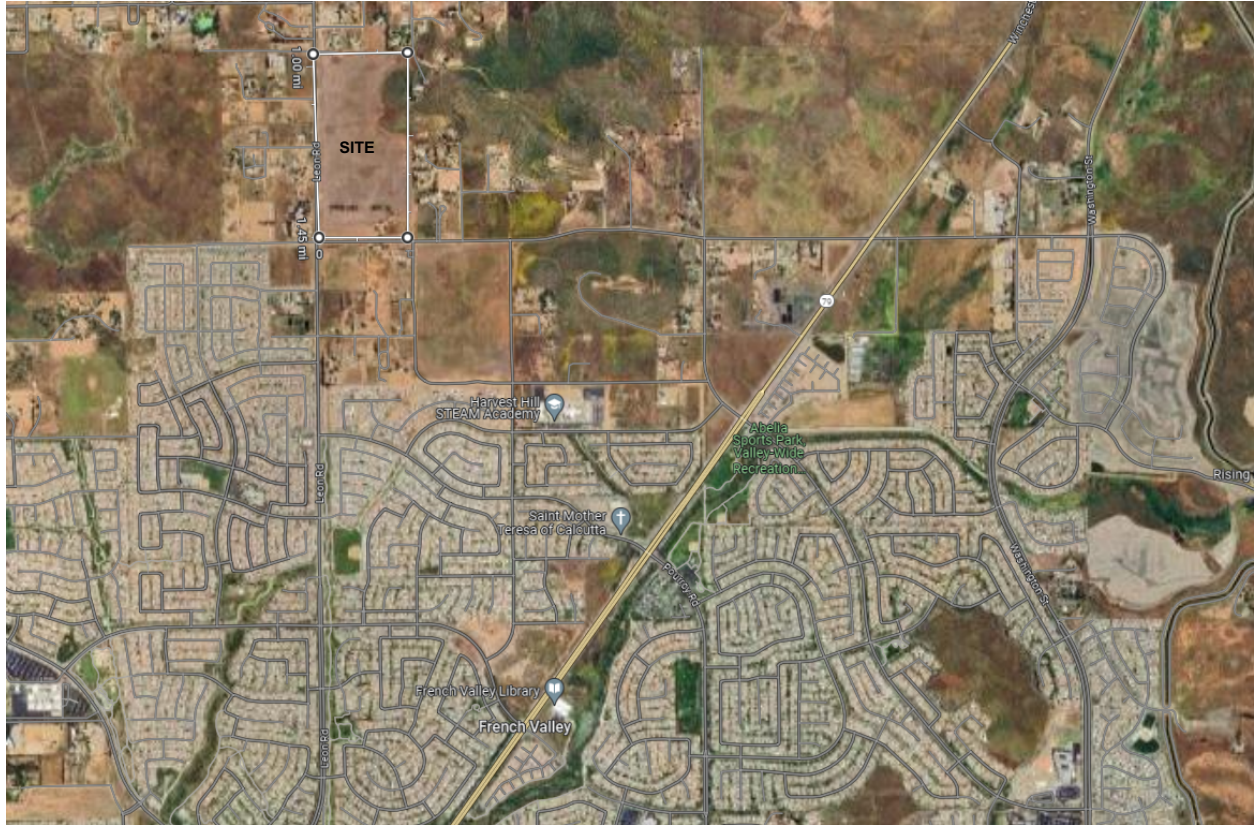
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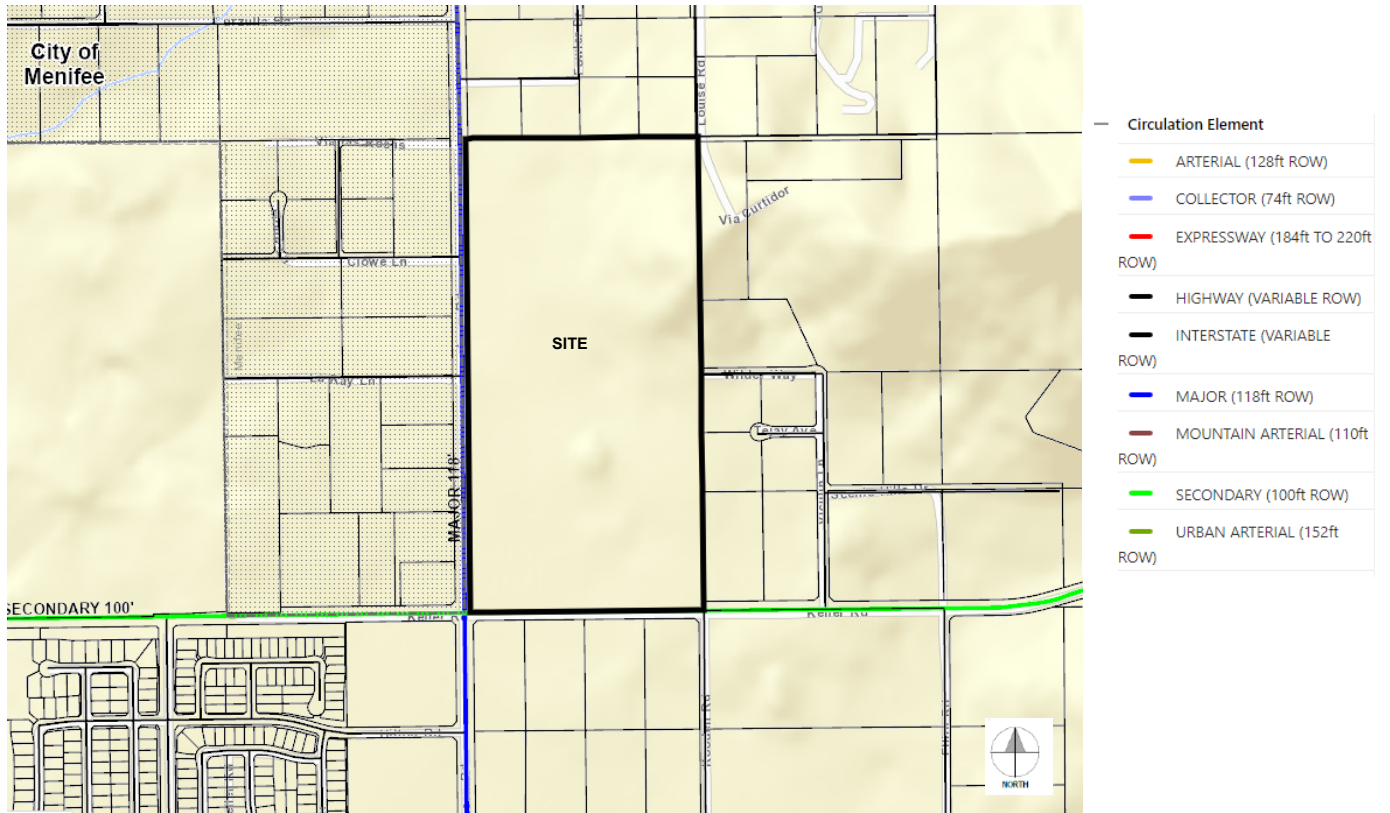
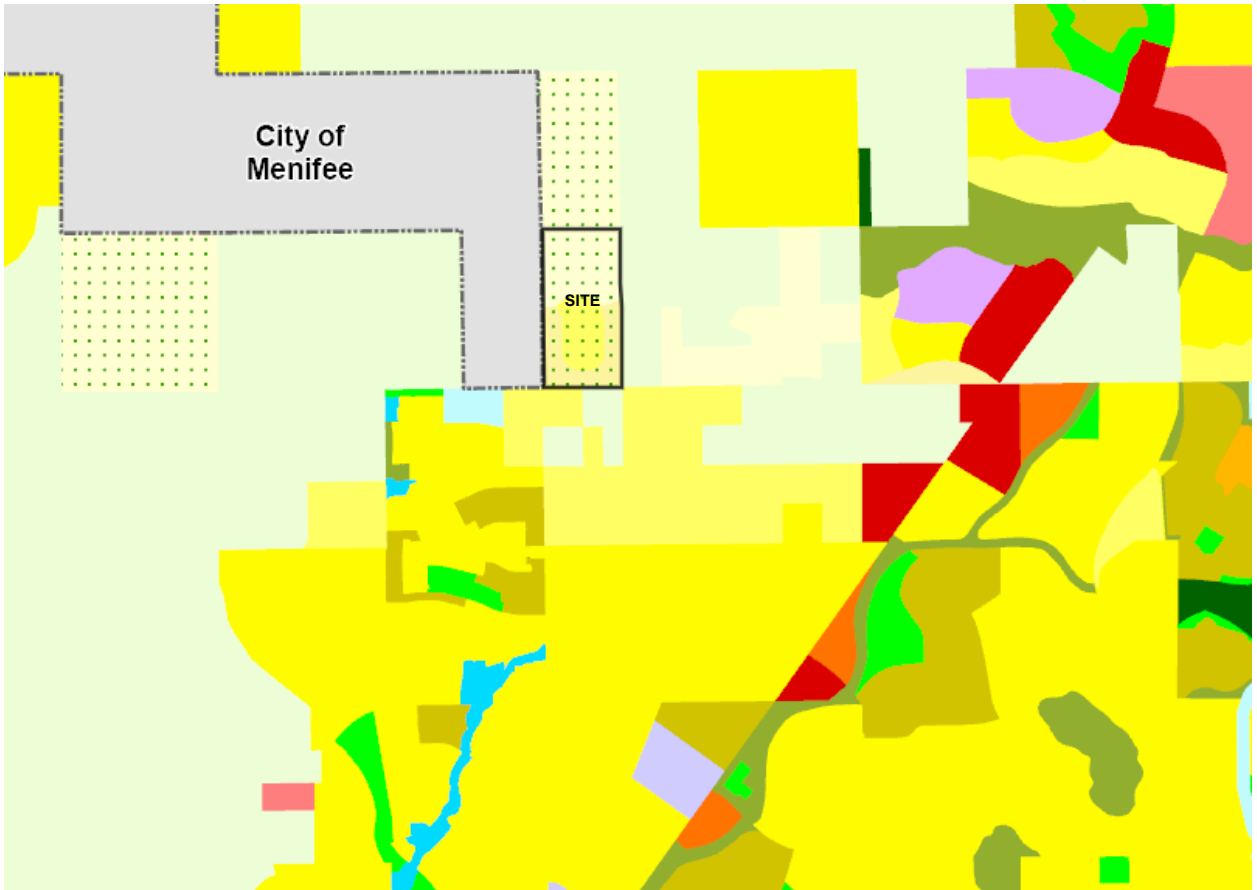
























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**FIGURE 3**



**General Plan Land Use**

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 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:** *Edward Lincoln*

**TITLE:** Associate Planner

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

**PHONE:** 951-955-8514

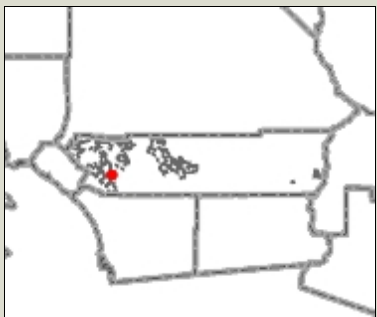
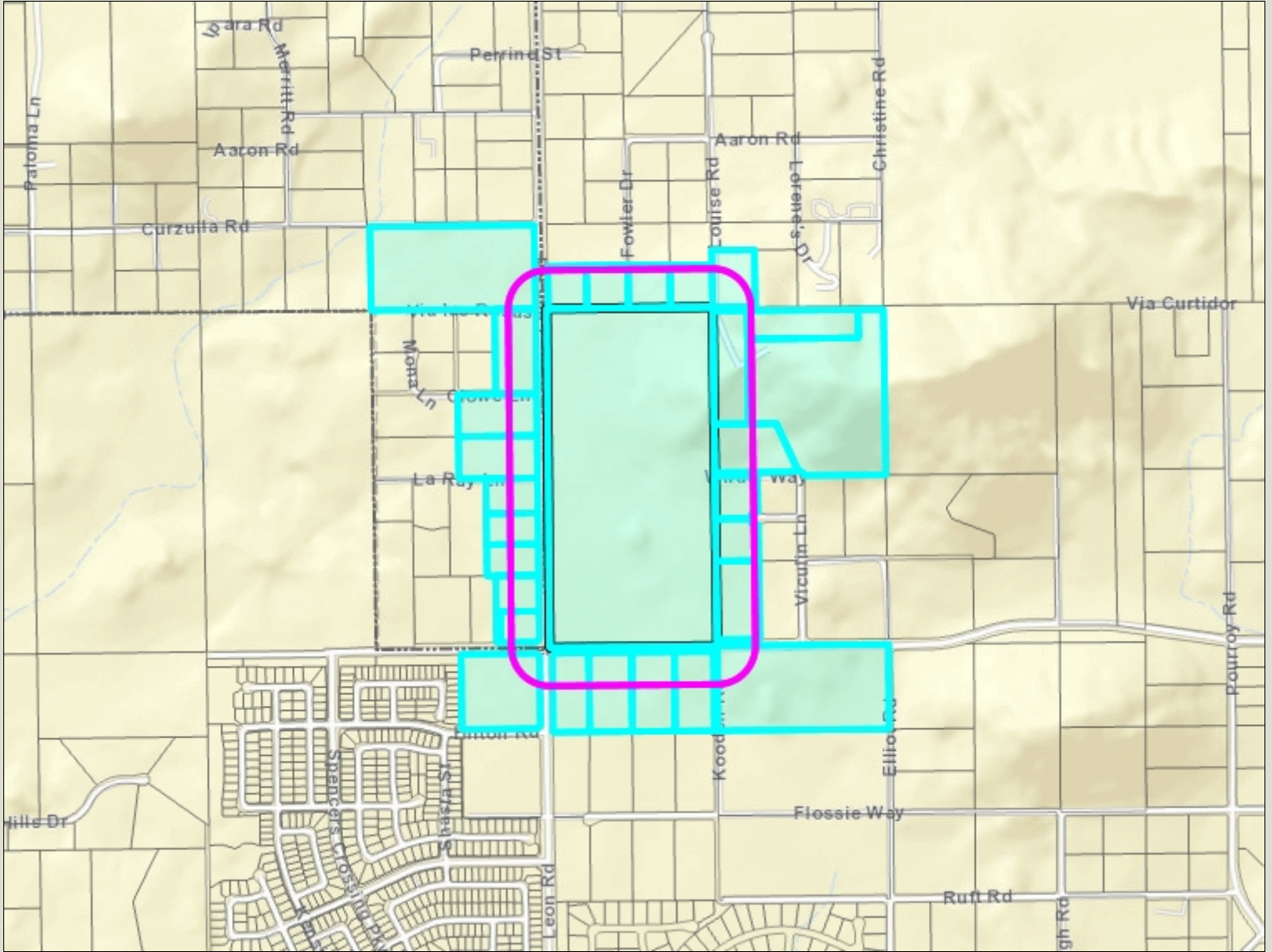
**EMAIL:** [elincoln@rivco.org](mailto:elincoln@rivco.org)

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  
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



**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  
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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  
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	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**

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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  
STAFF REPORT**

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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**

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

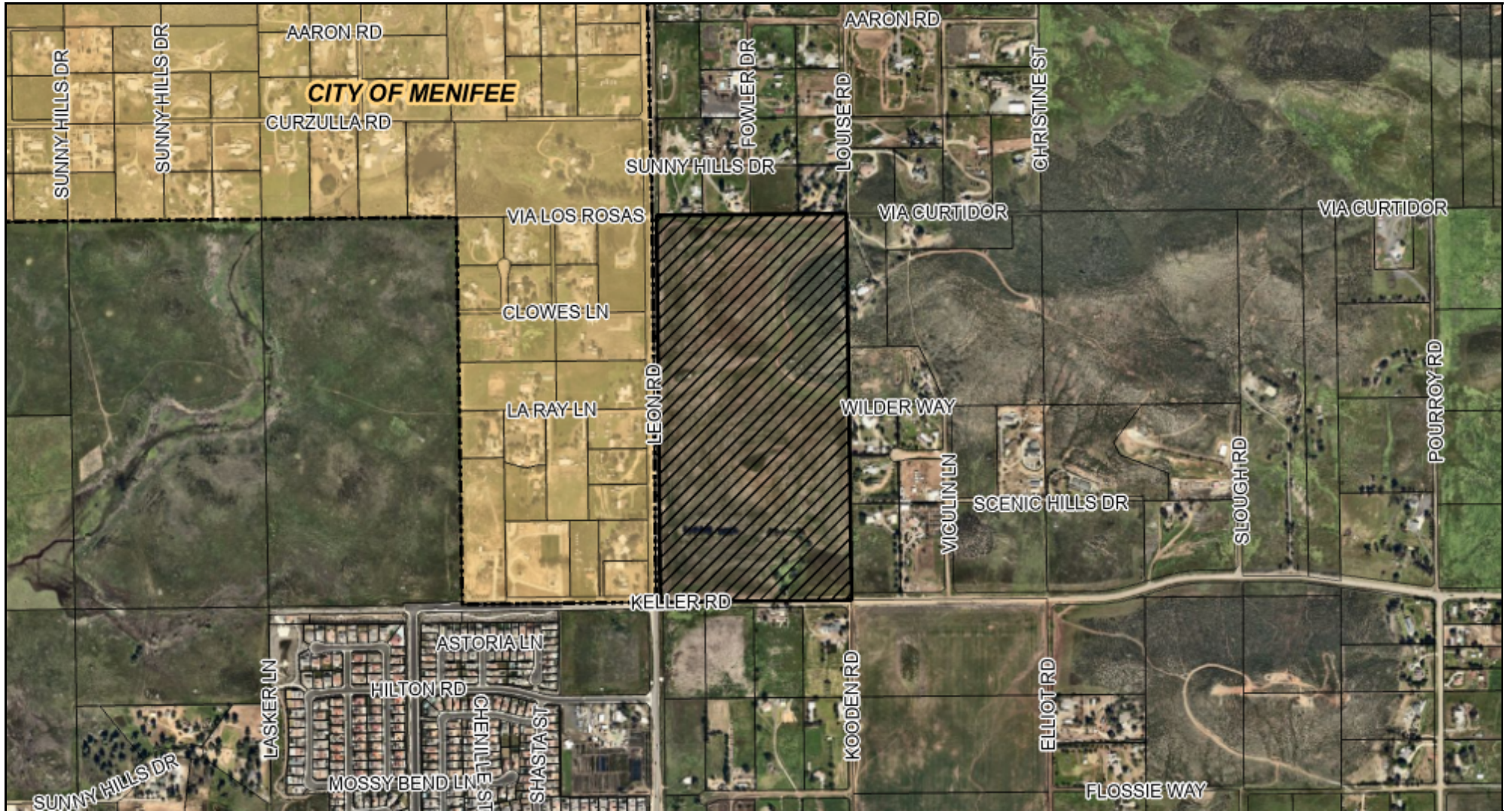
GPA240021

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

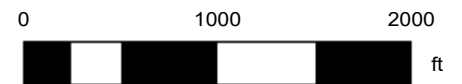
Date: 8-19-2024

District: 3

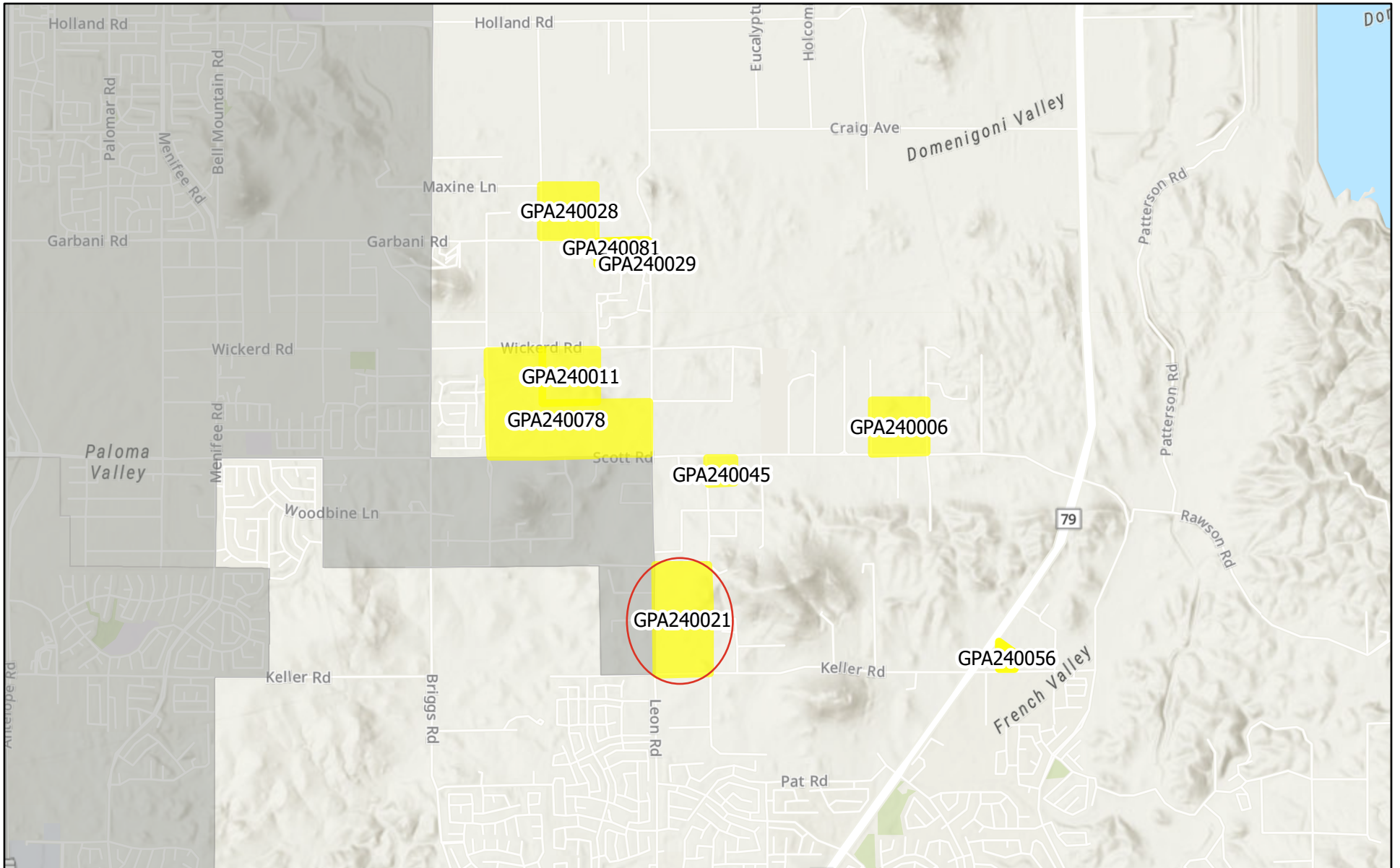


Zoning Area/District: FRENCH VALLEY



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>



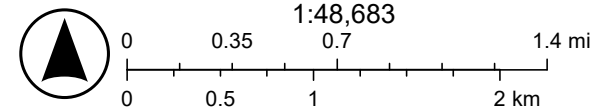
# FGPA Status Map



11/14/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240021

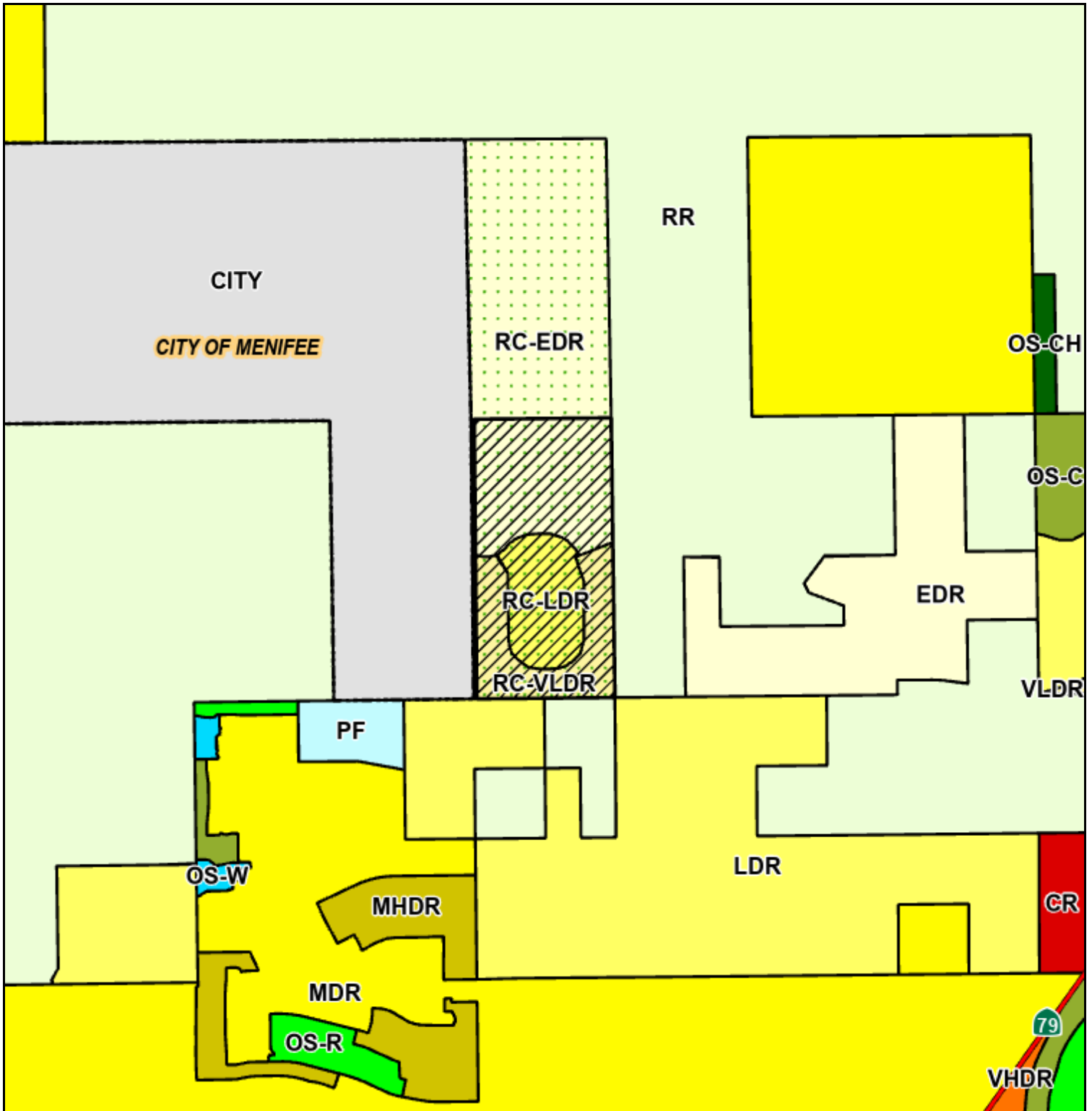
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

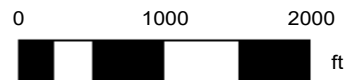
Date: 8-19-2024

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

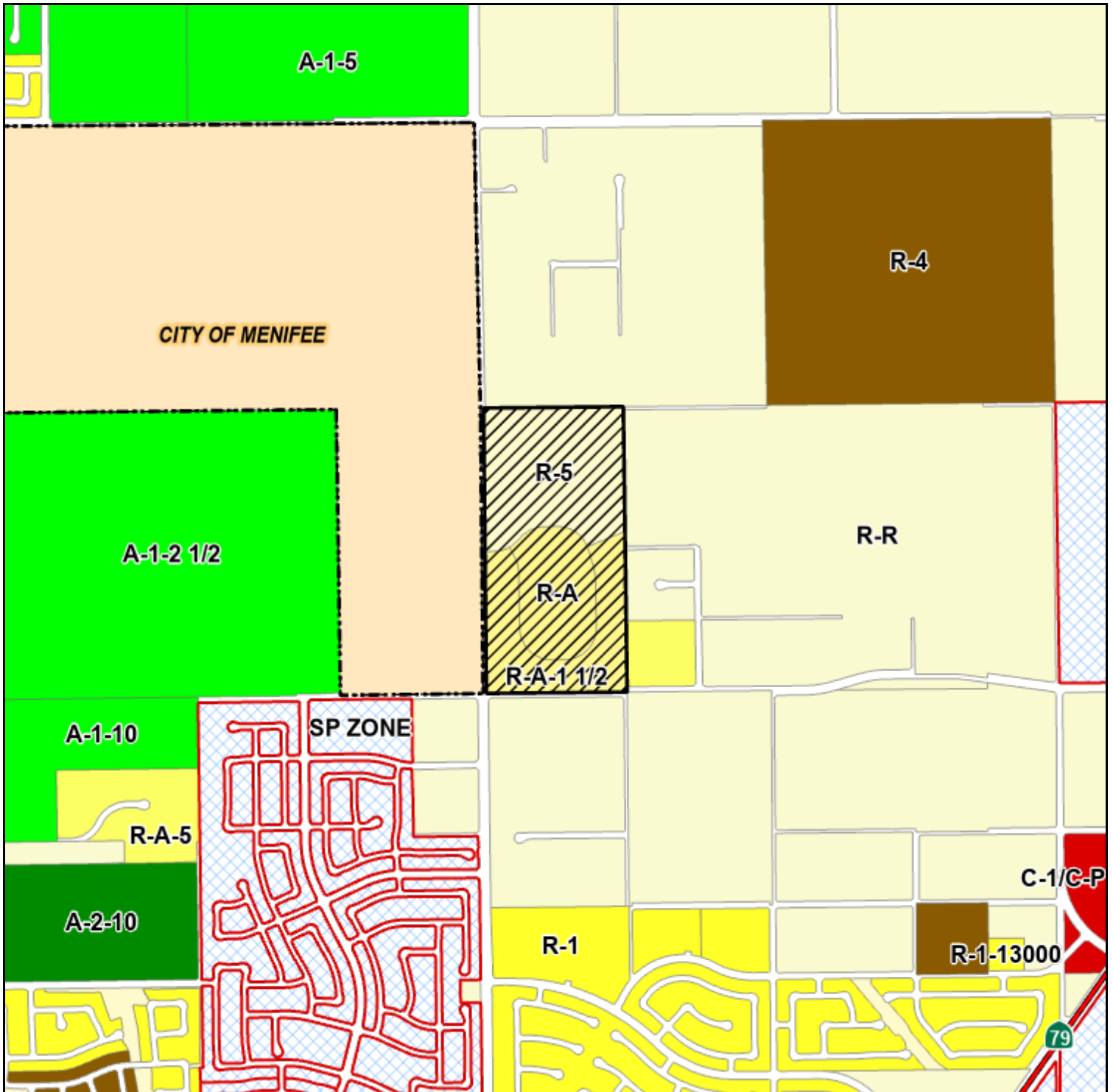
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

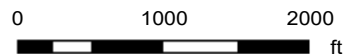
Date: 8-19-2024

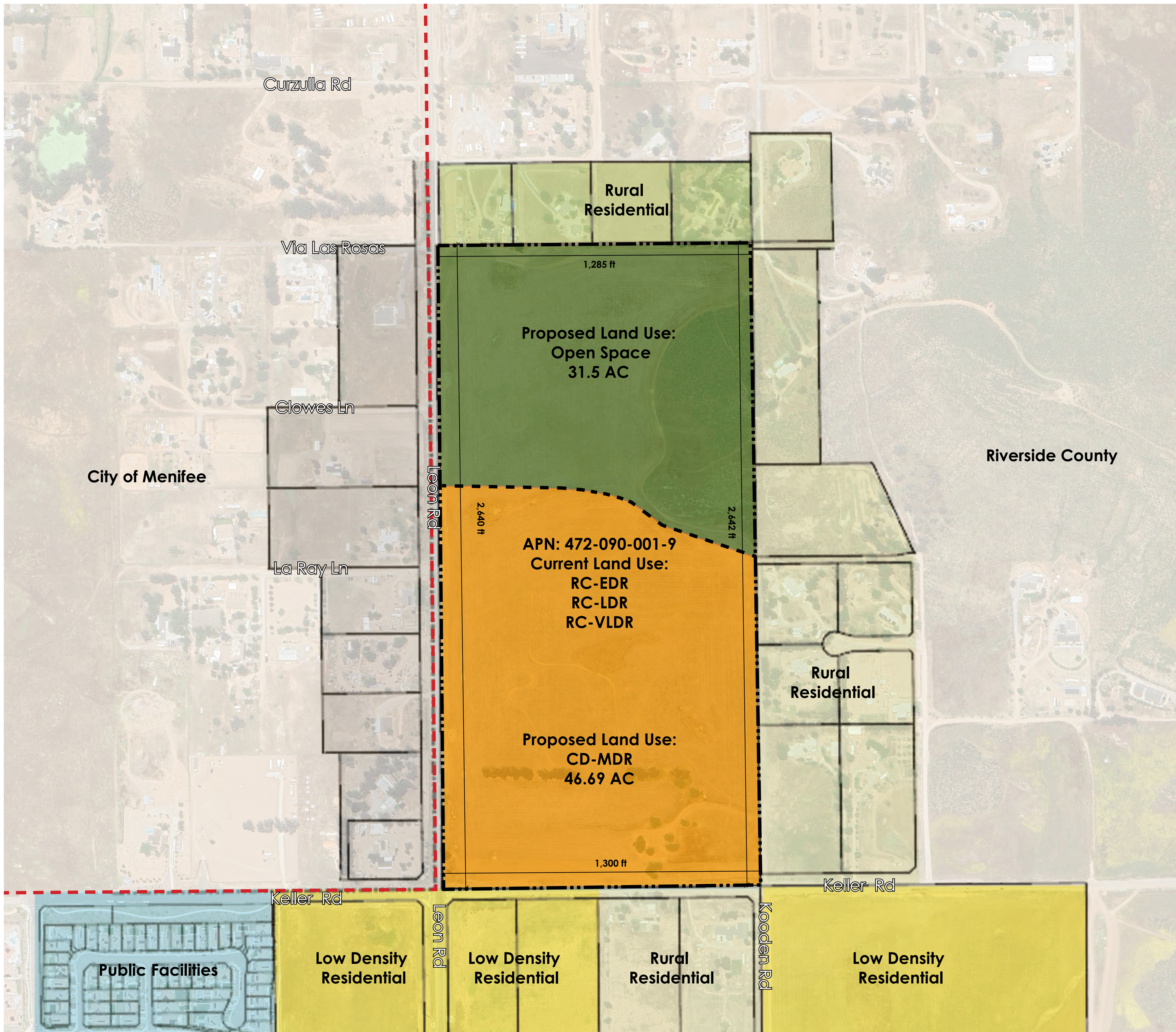
Exhibit: 2



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)	
<b>Contact Info</b>	
<b>Applicant</b>	
Brian Taylor 1968 S. Coast Hwy., Suite 3043 Laguna Beach CA 92651 (805) 305-3651	
<b>Landowner</b>	
Richland Communities Derek Barbour 3161 Michelson Dr #425 Irvine CA 92612 (949) 261-7010	
<b>Exhibit Preparer</b>	
Danielian Associates 60 Corporate Park, Irvine CA 92606 (949) 474-6030	
<b>Utility Purveyors</b>	
Water - Eastern Municipal Water District Sewer - Eastern Municipal Water District Electric - Southern California Edison Gas - Southern California Gas Company Cable - Spectrum Telephone - Frontier Communications	
<b>Legal Description:</b> THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.	
<b>Site Area</b>	
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
<b>General GPA (without a Specific Plan)</b>	
<b>Current Land Use</b>	
Rural Community Estate Density Residential (RC-EDR) Rural Community Low Density Residential (RC-LDR) Rural Community Very Low Density Residential (RC-VLDR)	
<b>Overlay Zoning</b>	
Rural Estate	
<b>Current Zoning</b>	
R-5 R-A R-A-1 1/2	
<b>Proposed Land Use</b>	
CD-MDR	
<b>Water &amp; Sewer Availability</b>	
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	
<b>Recreation and Park District:</b> Not applicable	
<b>FEMA Flood Plain Info</b>	
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](mailto:brian@taylor-clark.com)

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April 5, 2024

Riverside County Planning Staff  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

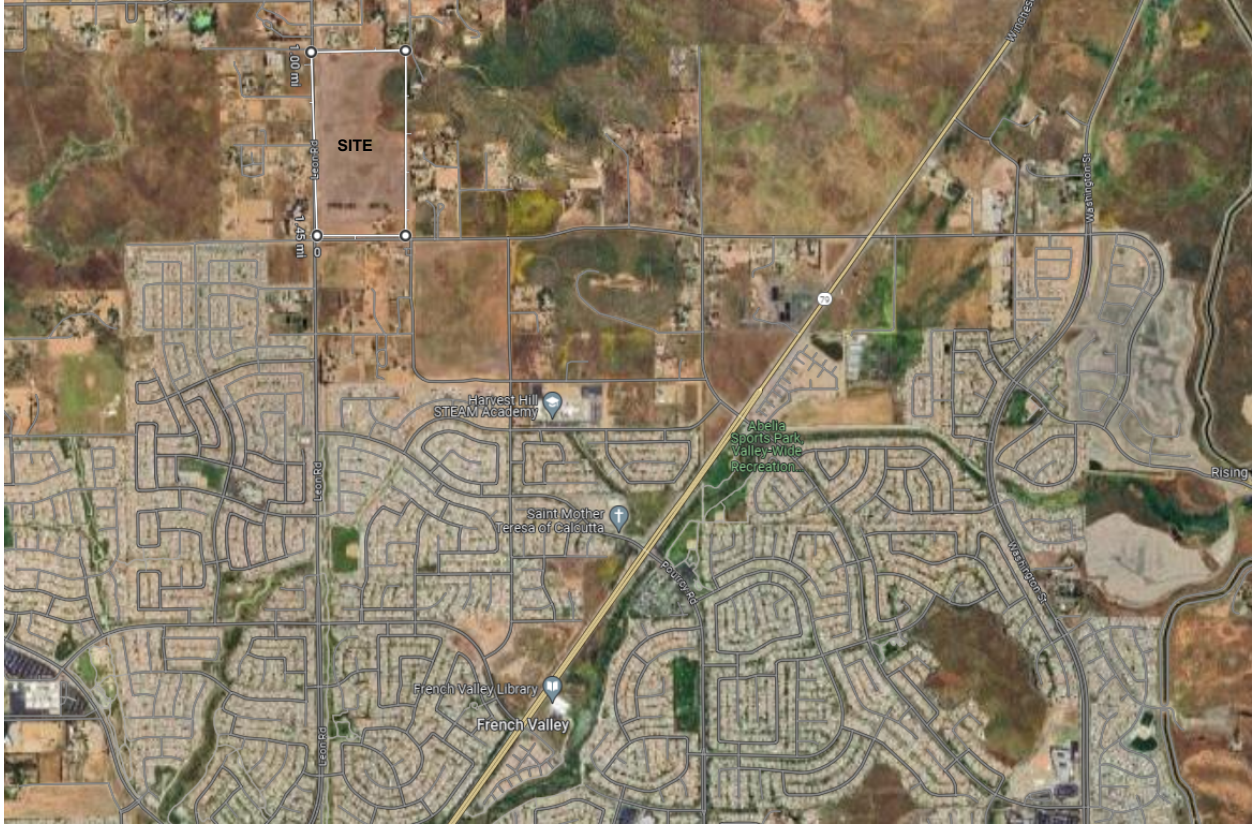
Subject: Request for General Plan Land Use Foundation Plan Amendment for Assessor's Parcel Number 472-090-001, located in the Southwest Area Plan, from Rural Community Estate Density Residential (RC-EDR), Rural Community Low Density Residential (RC-LDR), and Rural Community Very Low Density Residential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

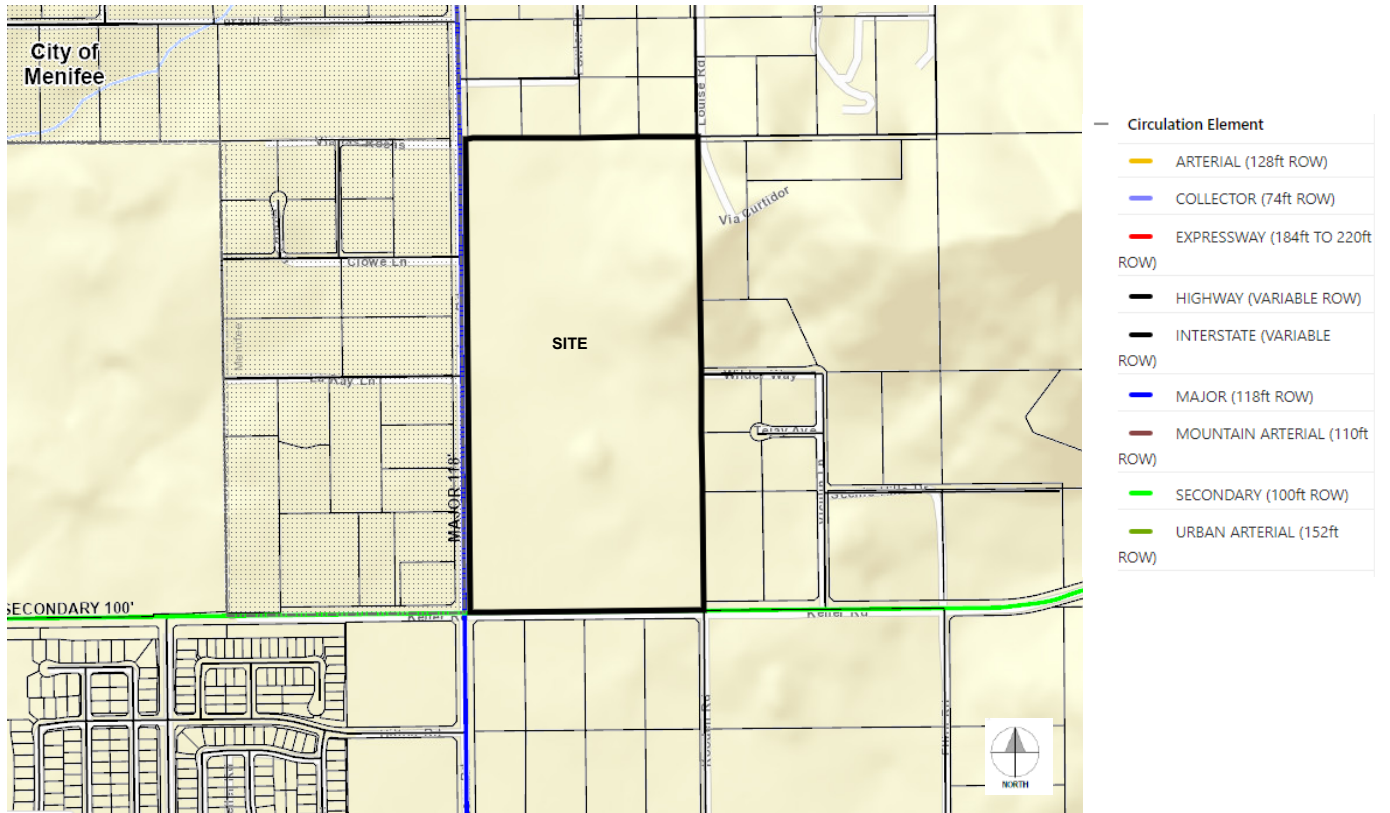
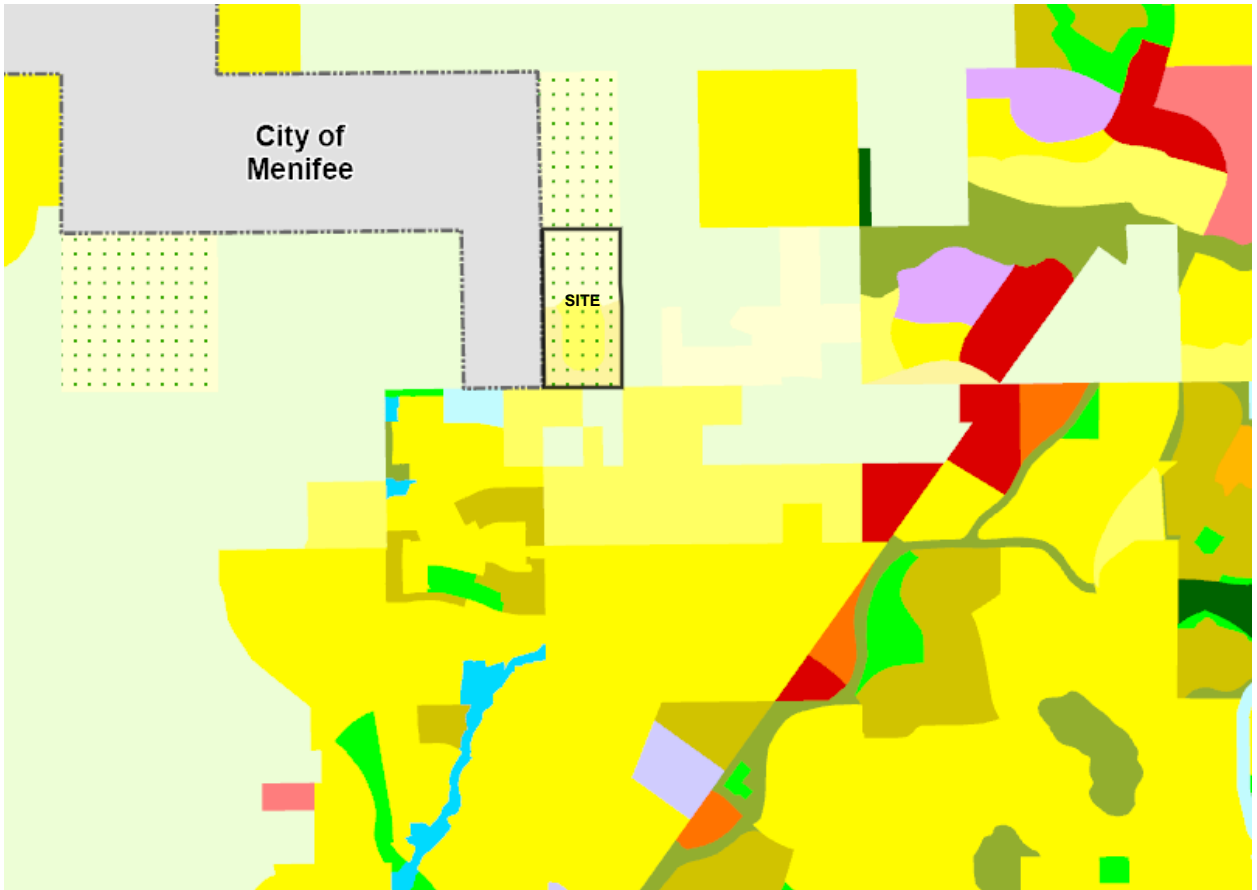
























Figure 3 shows the General Plan Land Use Designations in unincorporated Riverside County. All land uses surrounding this site to the northeast, east, southeast, south, and southwest are contained within the Community Development Foundation. The project would be a continuation of this Foundation.

**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:** *Edward Lincoln*

**TITLE:** Associate Planner

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

**PHONE:** 951-955-8514

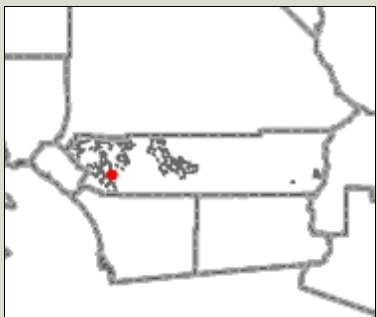
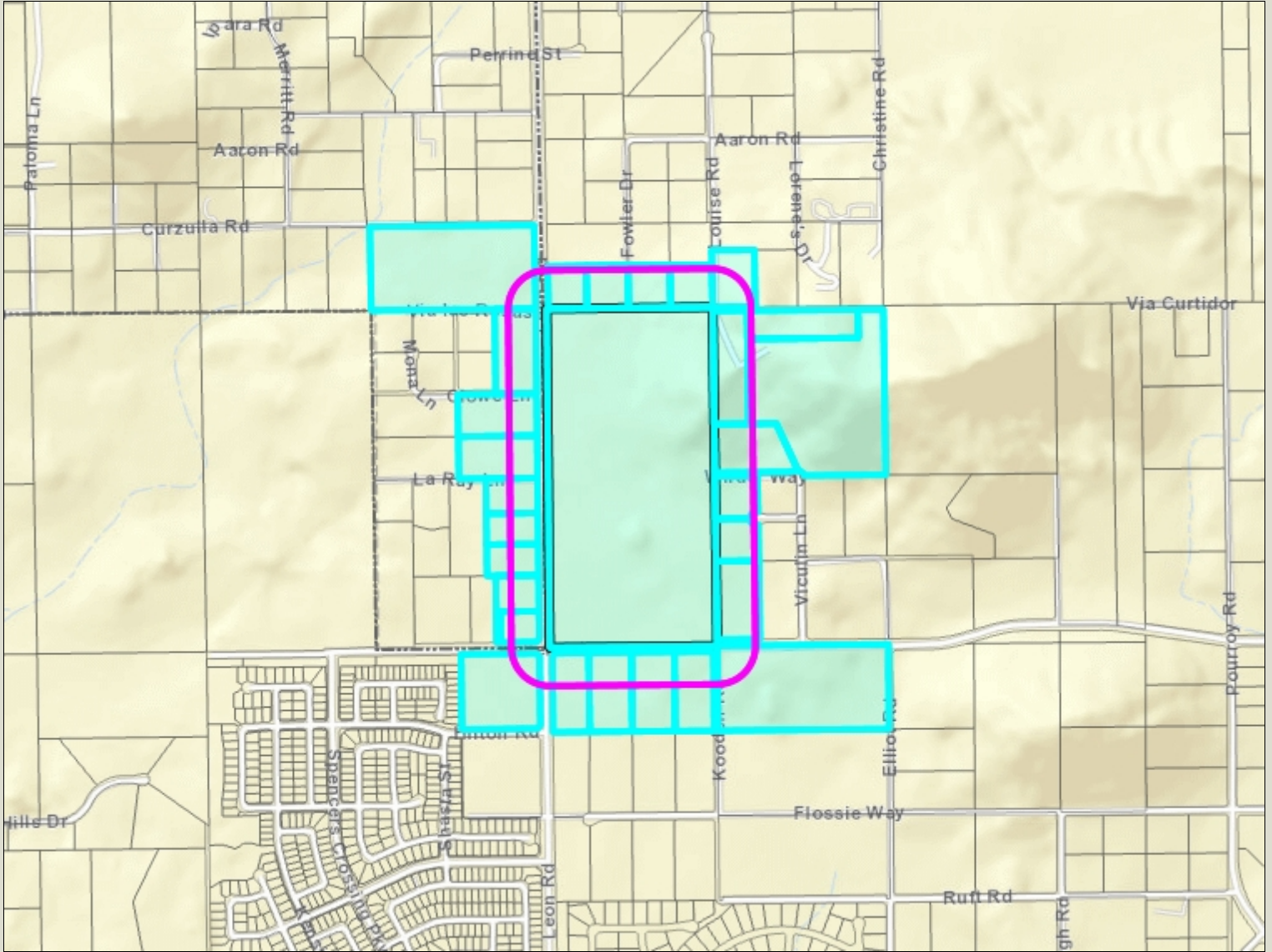
**EMAIL:** [elincoln@rivco.org](mailto:elincoln@rivco.org)

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  
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





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.

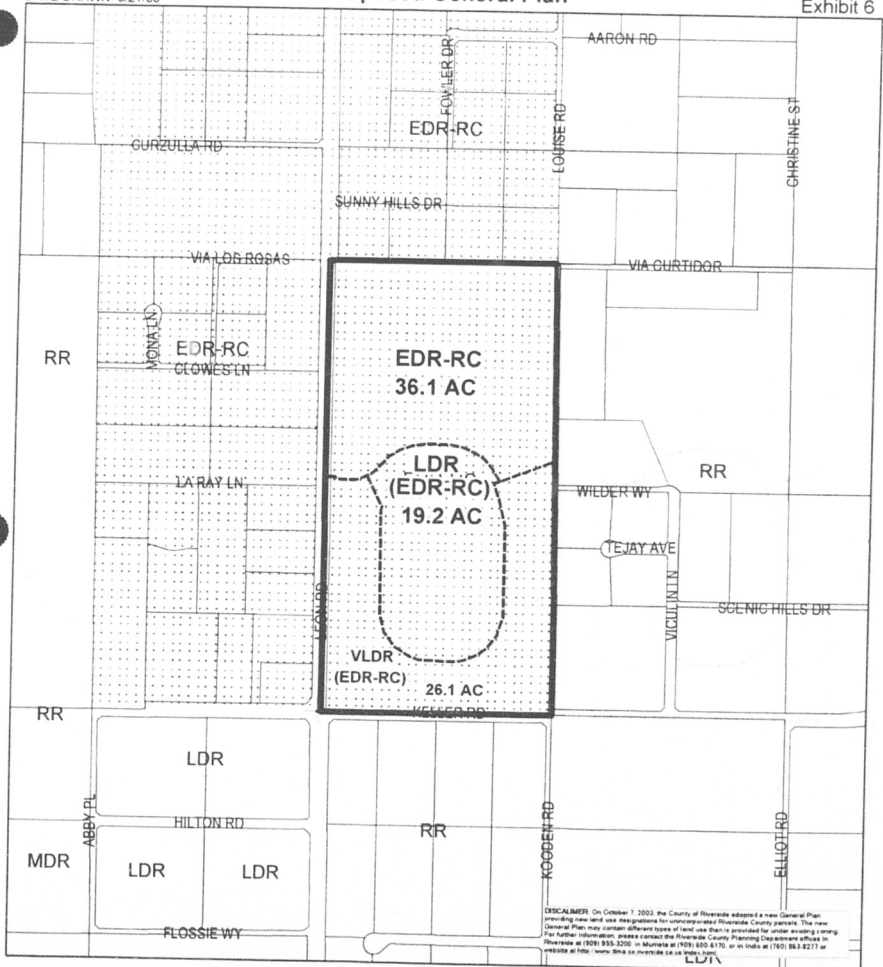
As you, and the other advisory committee members must be aware increased traffic, noise, and the potential loss of community character, for example our resident wildlife in the example above, are among the most important considerations.

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 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/gpa00503/>.

**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 Cordero Ignacio Cordero  
28265 Rawlins Rd Hemet CA 92544

[Redacted]  
[Redacted]

June 16, 2025

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

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

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

Sincerely,

MARIA Cordero *Maria Cordero*  
28265 Rawlings Rd. Hemet CA 92544

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 Lerron Street  
Riverside, CA 92501

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

Sincerely,

*Olivia Asimakopoulou*

32429 Clear Springs Rd  
Winchester, CA 92596

*Olivia Asimakopoulou*

June 16, 2025

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

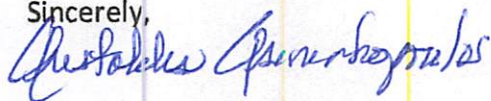
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Should you have any questions, please contact me at 213-268-3988

Sincerely,



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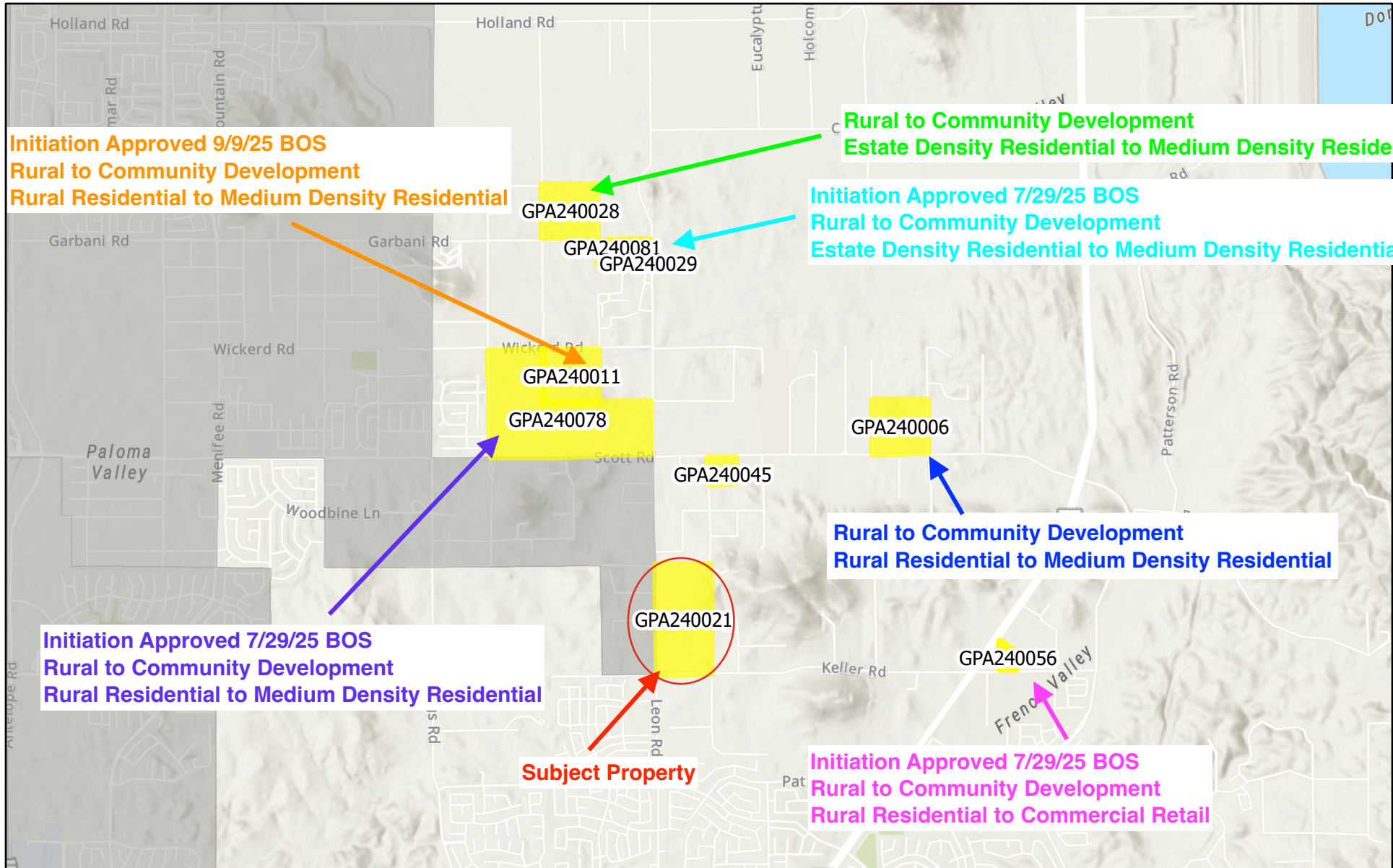
Should you have any questions, please contact me at (714)315-0199.

Sincerely,

*Anh Nguyen*

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

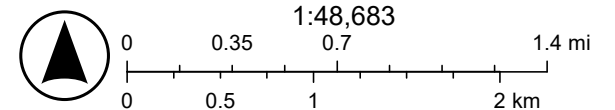
# FGPA Status Map



11/14/2024

- FGPA Web Map
- Cities - CITIES

World Hillshade



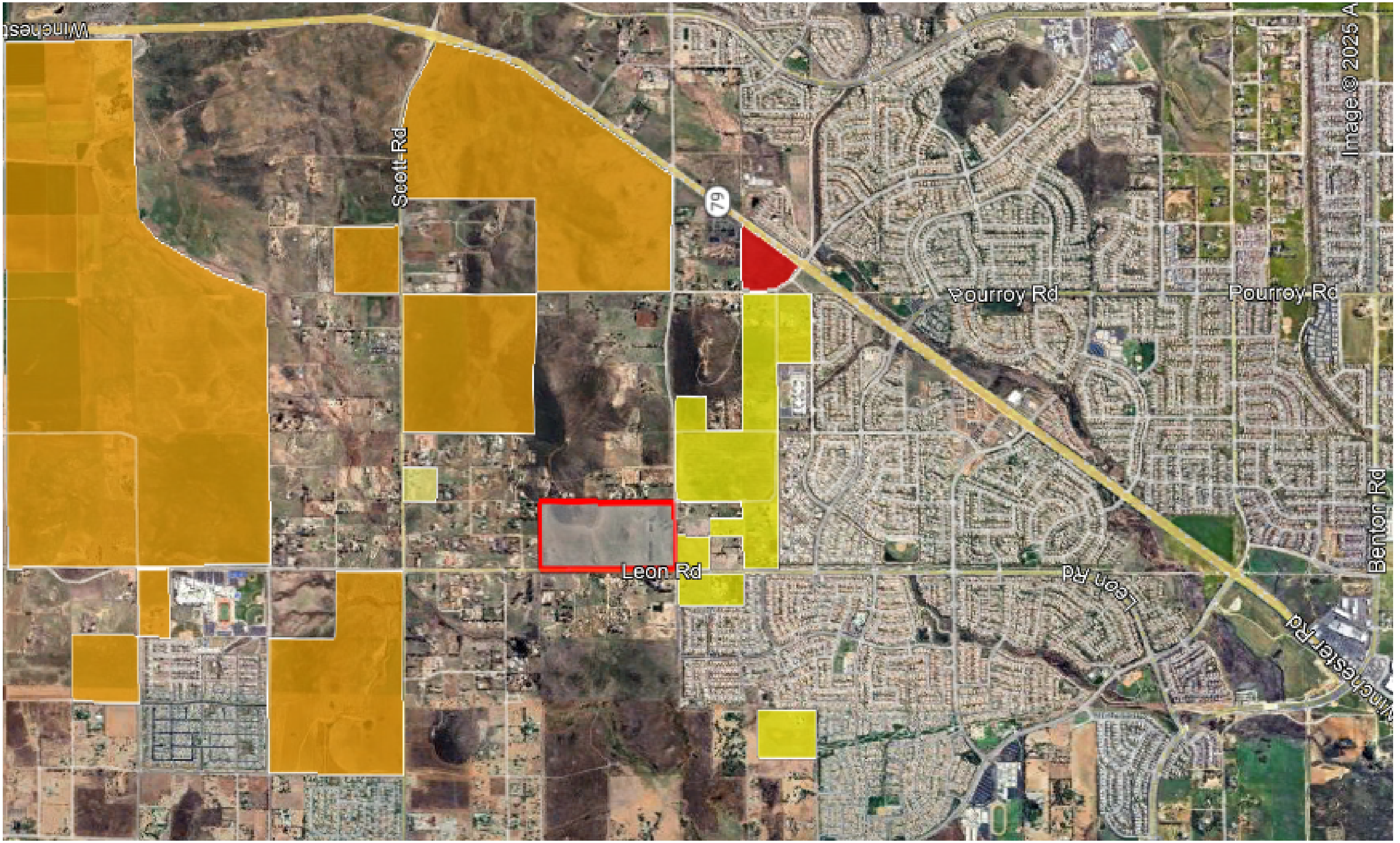
Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

**Table 1: Land Use Designations Summary**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> <li>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses.</li> <li>One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.</li> </ul>
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> <li>Single-family residences with a minimum lot size of 5 acres.</li> <li>Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.</li> </ul>
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater.</li> <li>Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.</li> </ul>
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> <li>Single-family residential uses with a minimum lot size of 10 acres.</li> <li>Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.</li> </ul>
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture, <b>intensive equestrian and animal keeping uses are expected and encouraged.</b></li> </ul>
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture, <b>intensive equestrian and animal keeping uses are expected and encouraged.</b></li> </ul>
Rural Community	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.</li> </ul>
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> <li>The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.</li> </ul>
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> <li>Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.</li> </ul>

**Table 1, Continued**

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) <sup>1, 2,3,4</sup>	Notes
Open Space	Water (W)	N/A	<ul style="list-style-type: none"> <li>Includes bodies of water and natural or artificial drainage corridors.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.</li> </ul>
	Recreation (R)	N/A	<ul style="list-style-type: none"> <li>Recreational uses including parks, trails, athletic fields, and golf courses.</li> <li>Neighborhood parks are permitted within residential land uses.</li> </ul>
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> <li>One single-family residence allowed per 20 acres.</li> <li>Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.</li> </ul>
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> <li>Mineral extraction and processing facilities.</li> <li>Areas held in reserve for future mineral extraction and processing.</li> </ul>
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 2 to 5 acres.</li> <li>Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.</li> </ul>
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 1 to 2 acres.</li> <li>Limited agriculture and animal keeping is permitted, <b>however, intensive animal keeping is discouraged.</b></li> </ul>
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> <li>Single-family detached residences on large parcels of 0.5 to 1 acre.</li> <li>Limited agriculture and animal keeping is permitted, <b>however, intensive animal keeping is discouraged.</b></li> </ul>
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> <li>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.</li> <li>Limited agriculture and animal keeping is permitted, <b>however, intensive animal keeping is discouraged.</b></li> <li>Lot sizes range from 5,500 to <b>20,000 sq. ft., typical 7,200 sq. ft. lots allowed.</b></li> </ul>
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.</li> <li>Lot sizes range from 4,000 to 6,500 sq. ft.</li> </ul>
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> <li>Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.</li> </ul>
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> <li>Single-family attached residences and multi-family dwellings.</li> </ul>
	Highest Density Residential (HHDR)	14 - 40 du/ac	<ul style="list-style-type: none"> <li>Multi-family dwellings, includes apartments and condominium.</li> <li>Multi-storied (3+) structures are allowed.</li> </ul>
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.</li> </ul>
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> <li>Tourist related commercial including hotels, golf courses, and recreation/amusement activities.</li> </ul>
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> <li>Variety of office related uses including financial, legal, insurance and other office services.</li> </ul>
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.</li> </ul>
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> <li>More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.</li> </ul>
Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> <li>Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.</li> </ul>	
Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> <li>Civic uses such as County of Riverside administrative buildings and schools.</li> </ul>	



Scott Rd

79

Pourroy Rd

Pourroy Rd

Benton Rd

Leon Rd

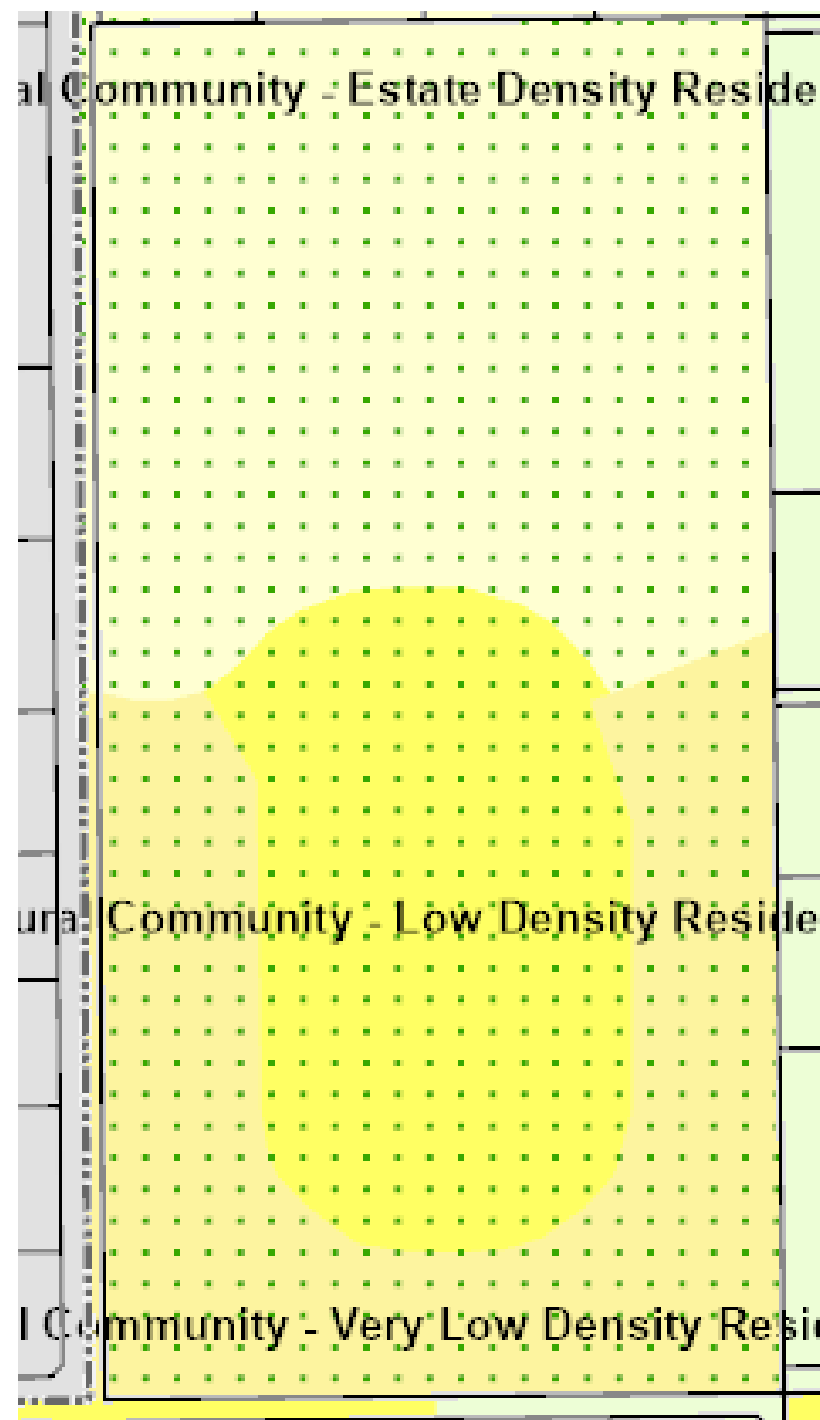
Plymouth

Manchester Rd

Image © 2025 A



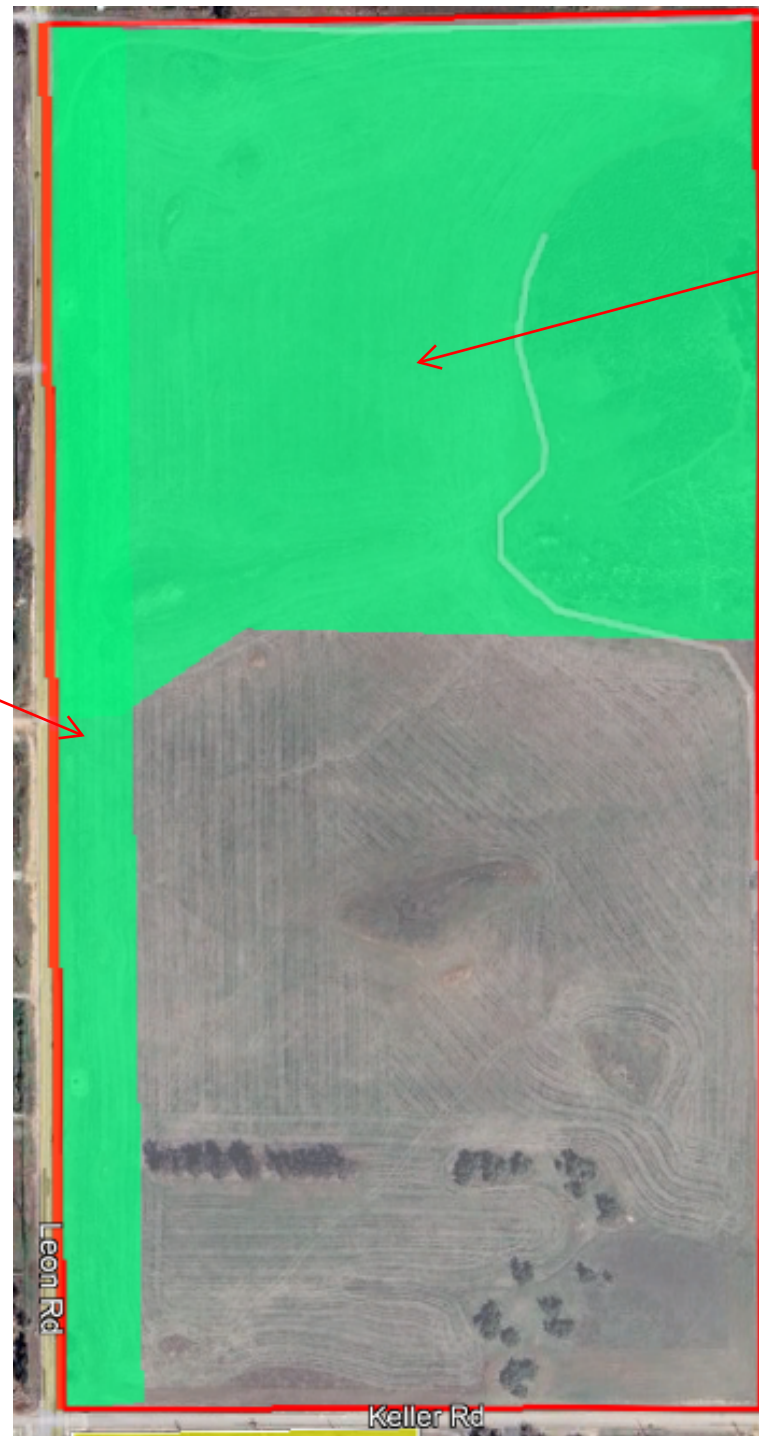
Image © 2025 Airbus



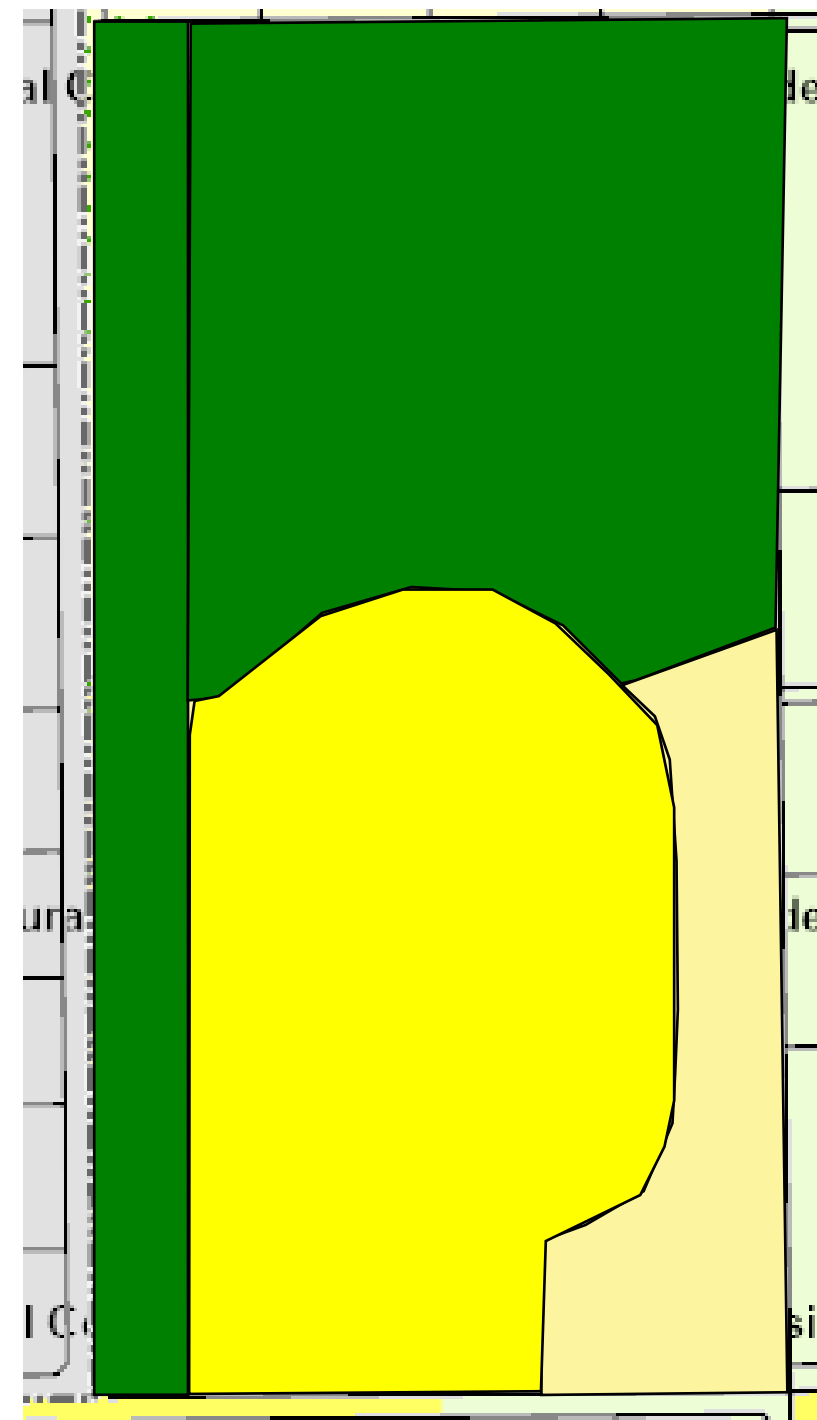
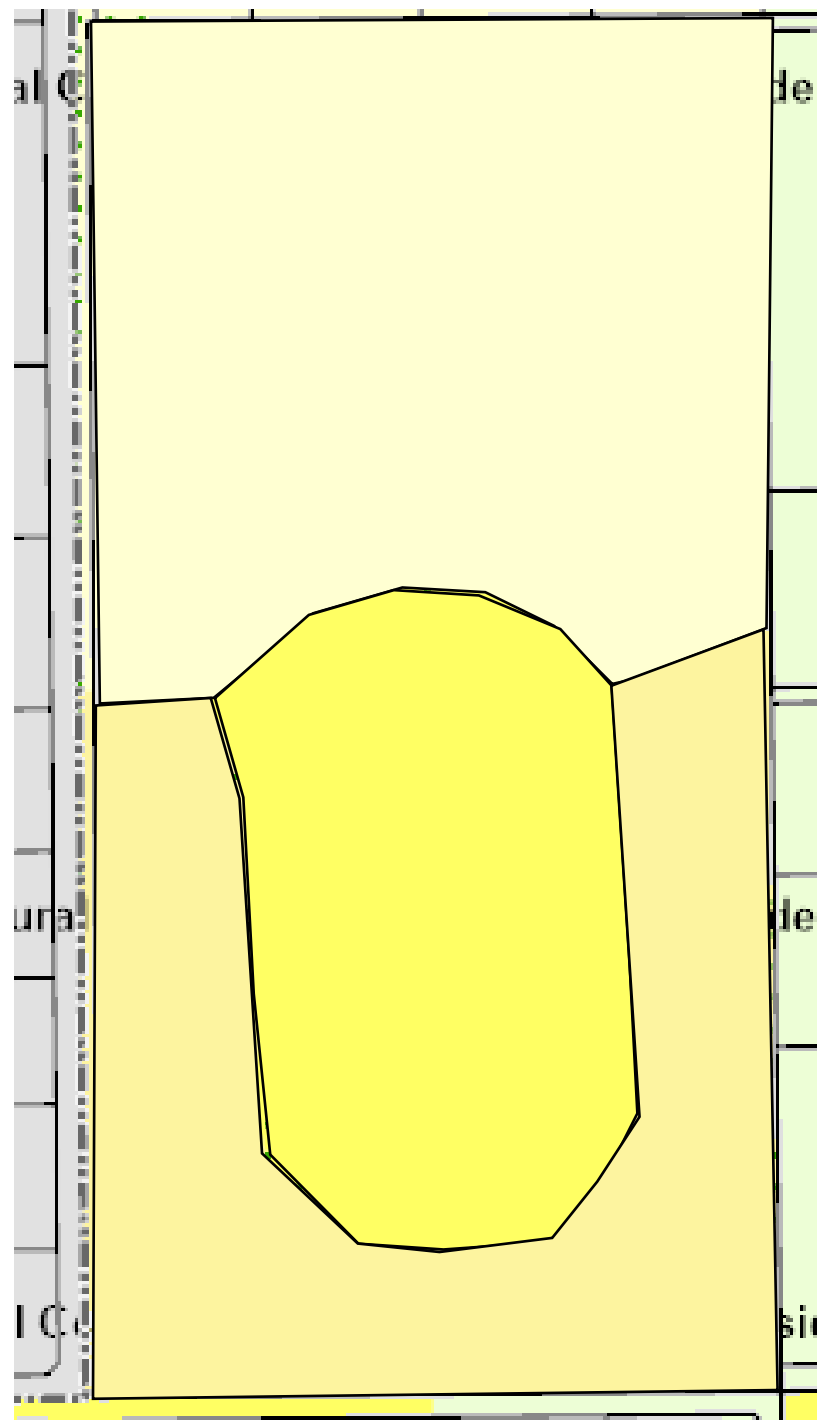
LU	Acres	Density Units/Acre	Units
RC-EDR	34	0.5	17
RC-VLDR	24	1	24
RC-LDR	19	2	38
<b>TOTAL</b>	<b>77</b>	<b>1.03</b>	<b>79</b>

- Clustering is encouraged in all residential designations. The allowable density of a particular land use designation (LUD) may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural and Rural Community Foundations, as well as the Rural Designation of the Open Space Foundation, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. However, for sites adjacent to Community Development Foundation areas, 10,000-square-foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and/or Rural Foundation Component areas.

MWD Easement / OS Buffer



MSHCP Corridor / OS Buffer



EXISTING			
FOUNDATION	LAND USE	ACRES	LOT SIZE RANGE
RC	EDR	34	2-5 acres
RC	VLDR	24	1-2 acres
RC	LDR	19	0.5-1 acres
<b>TOTAL</b>		<b>77</b>	

PROPOSED			
FOUNDATION	LAND USE	ACRES	LOT SIZE RANGE
RC	OS	34	
CD	VLDR	7.5	1-2 acres
CD	MDR	35.5	0.13-0.46 acres
<b>TOTAL</b>		<b>77</b>	



# RIVERSIDE COUNTY PLANNING DEPARTMENT

28x2 = 56

John Hildebrand  
Planning Director

Cont. 10/7

**Hearing Date:** July 1, 2025

**To:** Clerk of the Board of Supervisors

**From:** Transportation and Land Management Agency / Planning Department

**MinuteTraq #:** 28105

**Project Description:**

**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: Richard Marshalian at [marshalian@rivco.org](mailto:marshalian@rivco.org) or (951) 955-9294.

The Directors Hearing for the General Plan Advisory Committee was held on 12/16/2024 with one (1) member in support and two (2) others not in attendance. The Planning Commission hearing was held on 1/29/2025 with zero (0) commissioners in support and five (5) opposing GPA initiation.

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

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

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

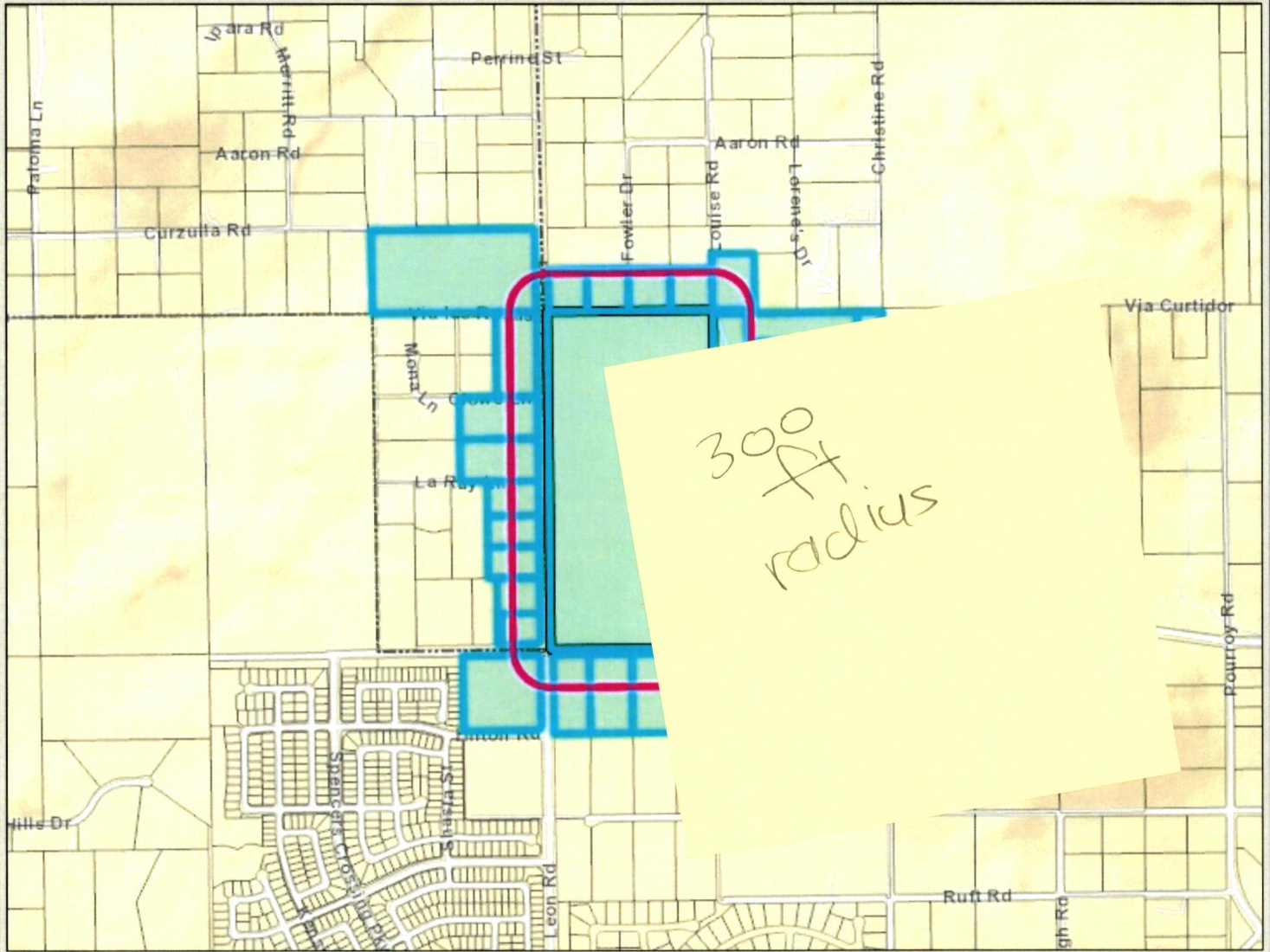
Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

22.4  
22.1

# 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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**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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 1, 2025 at 9:30 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), Rural Community: Low Density Residential (RC: LDR), 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 RICHARD MARSHALIAN, PROJECT PLANNER, AT (951) 955-9294 OR EMAIL [RMARSHALIAN@RIVCO.ORG](mailto:RMARSHALIAN@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](mailto:cob@rivco.org)

Dated: June 17, 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 EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escucharán todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el primer piso de la Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 1 de julio 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 Fundación 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), Comunidad Rural: Residencial de Baja Densidad (RC: LDR), 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 Tracto 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 GPA240021 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240021 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 RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A [RMARSHALIAN@RIVCO.ORG](mailto:RMARSHALIAN@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](mailto:cob@rivco.org)

Fecha: 17 de junio de 2025

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

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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.

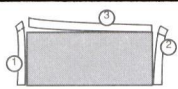
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Dated: June 17, 2025

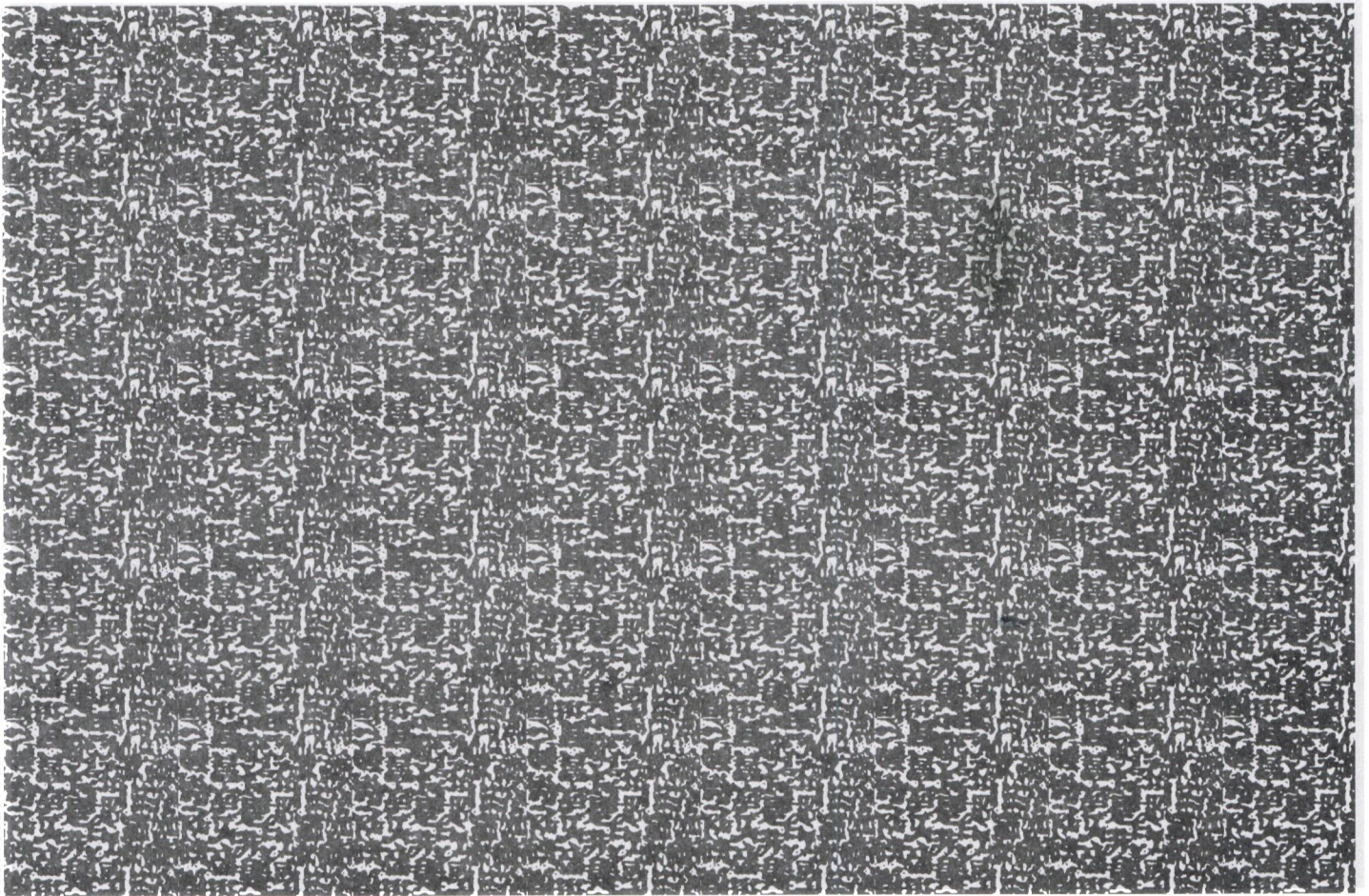
By: Kimberly A. Rector, Clerk of the Board  
Naomy Sicra, Clerk of the Board Assistant



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

**PUBLIC HEARING NOTICE**  
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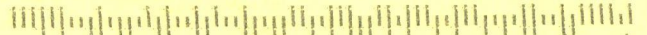
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472320013  
KAA LUBEC PROP  
P O BOX 492403  
LOS ANGELES CA 90049

NIXIE 011 PR 1260 0006/25/25

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BC: 92502114747 \*2152-08195-25-18



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## 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 EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escucharán todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en el primer piso de la Sala de la Junta, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, el martes 1 de julio 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 Fundación 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), Comunidad Rural: Residencial de Baja Densidad (RC: LDR), 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 Tracto 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 GPA240021 y, de ser recomendado, ADOPTÉ una orden que inicie la Enmienda al Plan General n.º GPA240021 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 (§2106) 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/2024-general-plan-foundation-amendment-cycle>, cuyas agendas-and-proceedings o <https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle>, cuyas estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON RICHARD MARSHALIAN, PLANIFICADOR DEL PROYECTO, AL (951) 955-9294 O ENVÍE UN CORREO ELECTRÓNICO A [RMARSHALIAN@RIVCO.ORG](mailto:RMARSHALIAN@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.

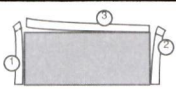
Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia 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](mailto:cob@rivco.org)

Fecha: 17 de junio de 2025

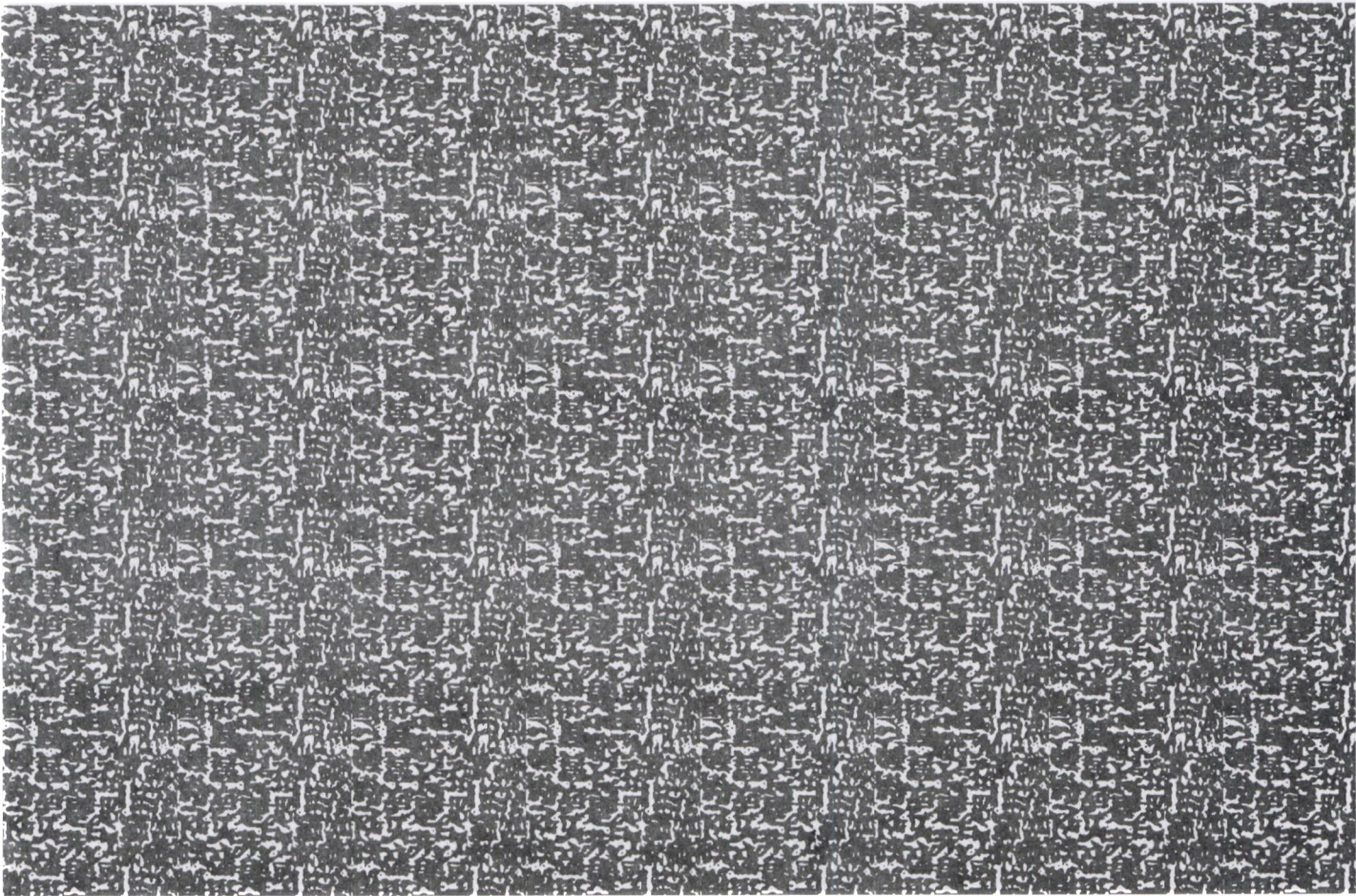
Por: Kimberly A. Rector, secretaria de la Junta  
Naomy Sicra, asistente de secretaria de la Junta



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Riverside County Clerk of the Board  
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Riverside, CA 92502-1147

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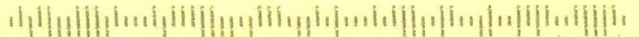
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KAA LUBEC PROP  
P O BOX 492403  
LOS ANGELES CA 90049

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UNABLE TO FORWARD

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**Flores, Kate**

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**From:** Johnson, Jeffrey  
**Sent:** Monday, June 30, 2025 7:53 AM  
**To:** Clerk of the Board  
**Subject:** Presentation item 21.1 on July 1 BOS Agenda  
**Attachments:** BOS - public hearing presentation 2025.pptx

Good Morning,

Please load this brief presentation for public hearing item 21.1 on tomorrows agenda. Do not hesitate to contact me should you have any questions.

*Jeff Johnson*



**Director**

County of Riverside – [Environmental Health](#)  
4065 County Circle Drive, Suite 412  
Riverside, CA 92503  
(951) 358-5316




Special Tax  
Assessment for  
2024 Delinquent  
Trash

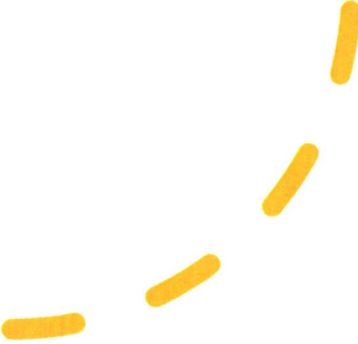
Jeff Johnson, Director



*Protecting People and the Environment*



Why are we  
here today?

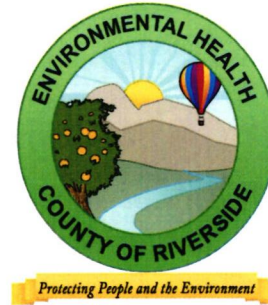
- Ordinance No. 745 – Compulsory Trash Collection
  - Delinquent trash accounts list provided by the haulers to DEH in May
  - DEH mailed letters to property owners on June 6
  - DEH assists property owners in working with their trash hauler as needed
- 

# 2025

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**6,955**  
**Total letters sent**



**30 inquiries received and resolved**  
**(as of 6-24-25)**

## General Trend

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On average 25% drop off the list

**\*As of June 20<sup>th</sup>:**

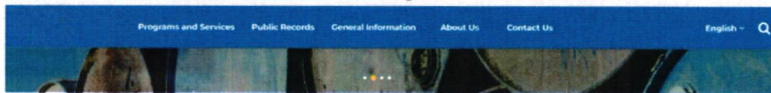
- **983 customers have resolved their delinquent balances**
- **5972 customers remain on the list**

<b>Unpaid trash</b>	<b>Initial List</b>	<b>Final List</b>
<b>2019</b>	6046	4992
<b>2020</b>	4906	3676
<b>2021</b>	5323	3946
<b>2022</b>	5664	4248
<b>2023</b>	6348	4749
<b>2024</b>	6955	<i>July 2025</i>



Protecting People and the Environment

# Efforts by DEH



Riverside County Department of Environmental Health is dedicated to protecting the health of people and the environment in Riverside County. To learn more about programs that the Department oversees please visit the [Programs and Services page](#).



**DON'T WASTE, DONATE!**

[Find out more](#)



**MAKE A PAYMENT**

[Find out more](#)



**DELINQUENT TRASH CHARGES**

[Find out more](#)



**DRY WELL INFORMATION**

[Find out more](#)



## [DELINQUENT TRASH CHARGES](#)



FAQs included in notice



Clarification on last day for payment



Explanation on avoiding admin fees



Dedicated email & voicemail for inquires



Online inquiry form



Additional staff training



DEH response within 2 business days

# Key Dates

**Letters sent**

June 6

**Board Hearing**

July 1

**Final Payment**

July 25

# Support Proposal

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- Open the Public Hearing
- Add all parcels on **FINAL LIST** (provided by hauler on 8/1) with 2024 delinquent accounts as special assessments on 2025 property taxes
- Questions?



**Flores, Kate**

---

**From:** Brad Anderson <ba4612442@gmail.com>  
**Sent:** Sunday, June 29, 2025 2:11 PM  
**To:** Clerk of the Board  
**Cc:** Kenn Stevens  
**Subject:** Public Comment, Agenda Item: 21.1 (PUBLIC HEARING) - Riverside County Board of Supervisors meeting of July 01, 2025 (9:30AM)

**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.

June 29, 2025

Riverside County Board of Supervisors (BoS)  
County Administrative Center  
4080 Lemon Street - First Floor, Board Chambers  
Riverside, CA. 92501  
Attention: Clerk of the Board

Re: Written testimony in regards to Agenda Item: 21.1 (PUBLIC HEARING) proposed Resolution No. 2025-098, placing alleged assessments of unpaid TRASH COLLECTION SERVICES onto property tax bills.

Dear current (BoS) members,

Position: In Opposition

It's critical that all protests of this action to place assessments on Riverside County residents and businesses property taxes needs to be independently verified (third party contracted vendor). It's very likely that trash collection services were NEVER received on many properties and or reduced services were never discounted. It's reasonable to consider that trash collectors were compromised by Interests such as willingness NOT to honor ethical standards in their duties.

Simply put - properly owners have NO ability to suspend collection services and or eliminate selected company service if they desire. Property owners are currently required to potentially pay for services that they may never receive.

It's reasonable to consider that selected contractors will be dishonest and request TRASH COLLECTION SERVICE financial resources that they are NOT due.

Please don't take any reprisal actions against my private property or person for reporting this true and accurate summary of concerns and opinions.

Sincerely,

Brad Anderson | 37043 Ferber Dr. Rancho Mirage, CA. 92270

**Flores, Kate**

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**From:** Salas, Sandi  
**Sent:** Friday, June 27, 2025 1:59 PM  
**To:** Clerk of the Board  
**Subject:** Public Hearing 7/1  
**Attachments:** DEH EPO Lemon Street\_20250624\_163624.pdf

Hello,

Our department received the attached letter from a member of the public, Paul Oshideri, who has requested that this letter of dispute be included on the record for the upcoming public hearing.

**27680 : ENVIRONMENTAL HEALTH: PUBLIC HEARING - Adopt Resolution 2025-098 Placing Assessments for Unpaid Trash Collection Charges Onto Property Tax Bills, All Districts. [\$0] (Introduced June 10, 2025 MT Item 27679)**

Please let me know if this can be done or if you have any questions.

Thank you,



**Sandi Salas**  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Local Enforcement Agency (LEA)  
Phone #: (951) 955-8980  
Fax #: (951) 955-8988  
E-mail: [ssalas@rivco.org](mailto:ssalas@rivco.org)  
[www.rivcoeh.org](http://www.rivcoeh.org)



Paul Oshideri  
PO Box 192  
Cabazon Ca. 92230

6/18/2025

County of Riverside Department of Environmental Health  
P.O. Box 1280  
Riverside, CA 92502

**Re: Dispute of Delinquent Trash Charges and Objection to Public Hearing**

To Whom It May Concern,

I am writing in response to the recent notice regarding delinquent trash charges for my property. I formally dispute these charges in their entirety and object to any attempt to place these alleged charges as a lien or special assessment on my property tax bill.

I strongly assert that CR&R has repeatedly failed to follow its procedures and the County's ordinance requirements:

- **No Proper Tenant Accountability:** CR&R does not make any effort to identify or bill the actual tenants responsible for trash service. They do not transfer accounts properly between outgoing and incoming tenants.
- **No Opportunity to Mitigate or Self-Haul:** CR&R does not coordinate with property owners to verify occupancy status or provide owners a fair chance to manage trash services directly when the property is vacant, unoccupied, or does not generate any trash.
- **Fraudulent Charges:** CR&R continues to bill for service at properties that are vacant, abandoned, or in some cases, where there is no habitable structure or trash to collect, amounting to fraudulent billing practices.
- **Collusion and Unfair Burden:** It is my position that the Department of Environmental Health, by allowing these abusive billing practices, sides with a large waste company against local housing providers. This practice unfairly penalizes landlords, increases housing costs, and ultimately contributes to higher rents and homelessness.

Given these serious concerns, I demand that:

1. **All charges should be immediately removed** from my property account and tax roll.

2. **An investigation** will be conducted into CR&R's billing practices and compliance with Ordinance 745.
3. **The Department adopts policies** to ensure landlords have a fair process to verify occupancy and assign trash responsibility to the correct tenant, or to opt out if no trash service is required.

I request that this letter be included in the record for the upcoming public hearing. Please confirm in writing that my dispute has been received and that no further penalties or liens will be applied until this matter is fully resolved.

Thank you for your prompt attention to this matter.

Sincerely,  
Paul Oshideri

Email: [aolutility@yahoo.com](mailto:aolutility@yahoo.com)

Phone # 714-878-7077



COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

15170 PEACH  
CABAZON, CA 92230  
APN: 528052004  
Total Charges: \$361.86  
Total Charges after 7/25/25: \$495.33

**RE: NOTICE OF PUBLIC HEARING ON DELINQUENT TRASH CHARGES**

Your property has been identified as having delinquent charges for trash service for all or a portion of the 2024 calendar year. Under an agreement between the County of Riverside and your trash company, CR&R Incorporated, delinquent trash charges are placed annually on the coming year's property tax bills. This process is used to keep the costs for the collection of waste as low as possible for all residents of the unincorporated areas of Riverside County.

If your property is a rental unit, this may indicate that your tenant has not paid the charges for trash service. Riverside County Ordinance 745 makes trash disposal the responsibility of the property owner. If tenants do not pay their trash charges, the bill becomes the legal obligation of the property owner.

Submit your payment online <https://crrwasteservices.com/pay-your-bill-2-3/> by logging into your account or by mailing to:

CR&R Incorporated  
P.O. Box 125  
Stanton, CA 90680

Contact a Tax Roll Specialist at (800) 826-9677 for all inquiries or detailed account information.

To avoid additional fees, submit payment to CR&R Incorporated by **July 25, 2025**. All accounts that are not paid by close of business on July 25, 2025, will have delinquent trash charges and additional administrative fees added to the property tax bill.

The Riverside County Board of Supervisors will conduct a public hearing for delinquent 2024 trash charges on July 1, 2025, at 9:30am. The hearing will take place at the County of Riverside Board of Supervisors Chambers, 1st Floor of the County Administrative Center located at 4080 Lemon Street, Riverside, CA 92501. You are not required to be present during the hearing. You can settle your account by the July 25, 2025 deadline to avoid charges being applied to your property tax bill. However, if you feel the need to attend the hearing to discuss your concerns about the parcel assessment process with the Board, you may do so.

*If you need assistance with contacting your hauler or understanding this process, please contact Riverside County Department of Environmental Health. Visit [rivcoeh.org](http://rivcoeh.org) and click on "Delinquent Trash Charges" to submit an inquiry form online. If you prefer to leave a voice message instead of using the online form, you may call (951) 955-4221. Please have a copy of this letter when you go online or call so that we can gather information needed to assist you. An Environmental Health representative will contact you within two business days.*

Office Locations: Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside

[rivcoeh.org](http://rivcoeh.org)

## **Frequently Asked Questions**

- 1. I just bought this property in 2025. Am I responsible for the previous owner's trash bill?**  
No, you are not responsible for charges accrued in 2024. Provide your trash company with a copy of an opening utility bill, escrow document, or grant deed to establish the effective date of the change of ownership.
- 2. What if the property is vacant or a vacation home?**  
Contact your trash company so they can review your account and make an assessment.
- 3. I don't have trash cans with a trash company. Why am I getting billed?**  
Everyone is required to have trash service as per Ordinance 745. Please visit [rivcoeh.org](http://rivcoeh.org) and click on "Delinquent Trash Charges" to submit an Inquiry Form online or leave a voicemail message at (951) 955-4221. An Environmental Health representative will contact you within two business days.
- 4. The owner of the property passed away. How do I get this resolved?**  
Contact your trash company to make arrangements for payment. You may need to provide supporting documents of the deceased.
- 5. Can I make a payment directly to Environmental Health?**  
No. Please contact your trash company to make all payments.
- 6. How do I get in contact with my trash company?**  
CR&R Incorporated  
P.O. Box 125  
Stanton, CA 90680  
(800) 826-9677
- 7. How do I update the mailing address for this letter?**  
Contact the County of Riverside Assessor - County Clerk - Recorder at (951)955-6200 or <https://www.rivcoacr.org/Contact-Us>.
- 8. When is the last day I can pay my bill?**  
The last day to make payment to avoid having charges added to your property tax bill is July 25, 2025.
- 9. Can I just let these delinquent charges go on my property tax bill?**  
You can, however, additional fees are added to your delinquent charges when they are added to your property tax bill.
- 10. Do I have to attend the Public Hearing?**  
No, the Board Hearing is meant to hear public concerns about the parcel assessment process. If you are looking to settle your account, contact your hauler directly. If you have questions about the process, contact Environmental Health.
- 11. I've contacted my trash company, but I still have questions. Who else can I talk to?**  
We're here to help. Please visit [rivcoeh.org](http://rivcoeh.org) and click on "Delinquent Trash Charges" to submit an Inquiry Form online. If you prefer to leave a voice message instead, you may call (951) 955-4221. An Environmental Health representative will contact you within two business days.



COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
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Stanton, CA 90680  
(800) 826-9677
- 7. How do I update the mailing address for this letter?**  
Contact the County of Riverside Assessor - County Clerk - Recorder at (951)955-6200 or <https://www.rivcoacr.org/Contact-Us>.
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COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

49328 BLANCHE  
CABAZON, CA 92230  
APN: 519371023  
Total Charges: \$361.86  
Total Charges after 7/25/25: \$495.33

**RE: NOTICE OF PUBLIC HEARING ON DELINQUENT TRASH CHARGES**

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P.O. Box 125  
Stanton, CA 90680

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The Riverside County Board of Supervisors will conduct a public hearing for delinquent 2024 trash charges on July 1, 2025, at 9:30am. The hearing will take place at the County of Riverside Board of Supervisors Chambers, 1st Floor of the County Administrative Center located at 4080 Lemon Street, Riverside, CA 92501. You are not required to be present during the hearing. You can settle your account by the July 25, 2025 deadline to avoid charges being applied to your property tax bill. However, if you feel the need to attend the hearing to discuss your concerns about the parcel assessment process with the Board, you may do so.

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Office Locations: Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside

[rivcoeh.org](http://rivcoeh.org)

### **Frequently Asked Questions**

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COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

15237 PEACH  
CABAZON, CA 92230  
APN: 528061007  
Total Charges: \$361.86  
Total Charges after 7/25/25: \$495.33

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COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

15256 PEACH  
CABAZON, CA 92230  
APN: 528062010  
Total Charges: \$361.86  
Total Charges after 7/25/25: \$495.33

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COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

52187 DATE  
CABAZON, CA 92230  
APN: 528104016  
Total Charges: \$361.86  
Total Charges after 7/25/25: \$495.33

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COUNTY OF RIVERSIDE  
DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

52030 DATE  
CABAZON, CA 92230  
APN: 528103041  
Total Charges: \$494.97  
Total Charges after 7/25/25: \$628.44

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COUNTY OF RIVERSIDE  
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JEFF JOHNSON, DIRECTOR

June 11, 2025

OSHIDERI PARVIS/OSHIDERI NEDA  
7 CUPERTINO CIR  
ALISO VIEJO, CA 92656

15268 PEACH  
CABAZON, CA 92230  
APN: 528062011  
Total Charges: \$494.97  
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No, you are not responsible for charges accrued in 2024. Provide your trash company with a copy of an opening utility bill, escrow document, or grant deed to establish the effective date of the change of ownership.
- 2. What if the property is vacant or a vacation home?**  
Contact your trash company so they can review your account and make an assessment.
- 3. I don't have trash cans with a trash company. Why am I getting billed?**  
Everyone is required to have trash service as per Ordinance 745. Please visit [rivcoeh.org](http://rivcoeh.org) and click on "Delinquent Trash Charges" to submit an Inquiry Form online or leave a voicemail message at (951) 955-4221. An Environmental Health representative will contact you within two business days.
- 4. The owner of the property passed away. How do I get this resolved?**  
Contact your trash company to make arrangements for payment. You may need to provide supporting documents of the deceased.
- 5. Can I make a payment directly to Environmental Health?**  
No. Please contact your trash company to make all payments.
- 6. How do I get in contact with my trash company?**  
CR&R Incorporated  
P.O. Box 125  
Stanton, CA 90680  
(800) 826-9677
- 7. How do I update the mailing address for this letter?**  
Contact the County of Riverside Assessor - County Clerk - Recorder at (951)955-6200 or <https://www.rivcoacr.org/Contact-Us>.
- 8. When is the last day I can pay my bill?**  
The last day to make payment to avoid having charges added to your property tax bill is July 25, 2025.
- 9. Can I just let these delinquent charges go on my property tax bill?**  
You can, however, additional fees are added to your delinquent charges when they are added to your property tax bill.
- 10. Do I have to attend the Public Hearing?**  
No, the Board Hearing is meant to hear public concerns about the parcel assessment process. If you are looking to settle your account, contact your hauler directly. If you have questions about the process, contact Environmental Health.
- 11. I've contacted my trash company, but I still have questions. Who else can I talk to?**  
We're here to help. Please visit [rivcoeh.org](http://rivcoeh.org) and click on "Delinquent Trash Charges" to submit an Inquiry Form online. If you prefer to leave a voice message instead, you may call (951) 955-4221. An Environmental Health representative will contact you within two business days.

## Flores, Kate

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**From:** Theresa Lograsso-Johnson <theresalograssojohnson@gmail.com>  
**Sent:** Tuesday, October 28, 2025 8:20 AM  
**To:** Clerk of the Board  
**Subject:** Fwd:regarding reasoning of 80 acres Leon/keller. GPA 240021  
**Attachments:** JBAR RANCH.docx

Please accept my apologies for I am sick today and cannot make it to the hearing.  
Attached is an email I forwarded to the incorrect email.

Accept my response

I am in favor of keeping the area with a Rural atmosphere. I am in favor of larger lot sizes on the outside 2 1/2 to 1 acre lots. On the inside I believe The minimum size lot should be half acre. I believe that the animal writes should remain rural as people should have the ability to have farm animals. I believe size of houses should be only single-story. I do not look forward to any kind of brick wall on the outside of this development, thank you so much for your time sincerely,

Theresa Lograsso- Johnson

----- Forwarded message -----

**From:** LoGrasso-Johnson, Theresa <theresa.lograsso-johnson@abbott.com>  
**Date:** Tue, Oct 21, 2025 at 11:48 AM  
**Subject:** FW: JBAR RANCH  
**To:** Theresa Lograsso-Johnson <theresalograssojohnson@gmail.com>

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**From:** LoGrasso-Johnson, Theresa  
**Sent:** Tuesday, October 21, 2025 11:45 AM  
**To:** Theresa Lograsso-Johnson <theresalograssojohnson@gmail.com>  
**Subject:** JBAR RANCH

Chuck Washington and staff,

Thank you so much for all of your support.

I could not find much on Jbar Ranch. But it is equestrian /farm animal friendly on lot sizes around 1 + acres.

It was developed in the 1980s. current homes sell for about 900,000 to 1,000,000.

Usually houses on about an acre sell very fast if priced correctly.

Regarding the 80 acres,

I am very worried about losing the right to have farm animals. This zone change would affect many businesses in this area including Once upon a Farm- Lama farm.

I look forward to working with you in a compromise. I believe a more green-like, sustainable country atmosphere planned community would fit well.

Regards,

Theresa LoGrasso-Johnson

31365 Tejay Avenue

(951) 532-3322

## About JBAR ranch

J Bar Ranch in Menifee, California was developed by a man named Tom Pegg. He developed the equestrian community off Scott Road in the late 1980s.

Developer: Tom Pegg.

Location: Menifee, California, off Scott Road.

Development timeframe: The late 1980s.

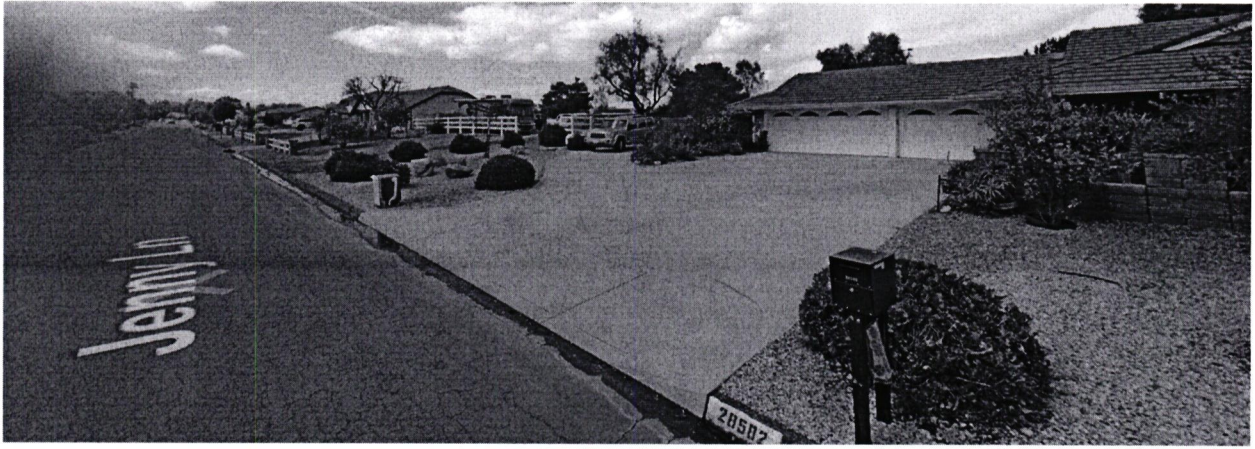
Type of development: An equestrian ranch community.

The J Bar Ranch in Menifee was developed in the mid-1980s, with some sources citing the year built as 1988. It is a residential community, and homes within it were built starting around that time.

Development timeline: The community's development began in the mid-1980s.

Year built: Some of the homes in the J Bar Ranch community were built in 1988. Enjoy the benefits of living in J-Bar Ranch. This peaceful, horse community offers beautiful custom homes on 1+ acre lots ideal for families looking for spacious living. Nestled in the family focused community of Menifee, there is continued growth.

Reviews for "J-Bar Ranch" can refer to different things, including the J-Bar Ranch Community, a housing development in Menifee, and potentially a different business like Menifee Ranch Self Storage. The community itself is praised for its spacious, horse-friendly lots and lack of HOA fees, with some listings and realtor testimonials highlighting the quality of the homes and the ability to get quick sales. However, reviews for the storage facility mention both positive experiences with helpful staff and one negative review regarding a property manager.



**Flores, Kate**

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**From:** jimrich.460mag <jimrich.460mag@yahoo.com>  
**Sent:** Tuesday, October 28, 2025 8:46 AM  
**To:** Clerk of the Board; mmacedevo@rivco.org; D3email@rivo.org  
**Subject:** RE: 80 acre proposed development at Leon Rd & Keller Rd

FYI, I need to correct a date in my previous email. I stated we purchased our property in 2007 in error. We purchased in 2017. This typo was not intended to mislead.

Regards,

Jim Richardson  
34033 Kooden Rd  
Winchester, CA 92596

Sent from my Galaxy

----- Original message -----

From: "jimrich.460mag" <jimrich.460mag@yahoo.com>  
Date: 10/27/25 8:15 PM (GMT-08:00)  
To: cob@rivco.org, mmacedevo@rivco.org, D3email@rivo.org  
Subject: 80 acre proposed development at Leon Rd & Keller Rd

Dear Supervisor Washington

I was informed that you have a hearing scheduled tomorrow morning to address the proposed new development at the NE corner at Leon Rd & Keller Rd. I am unable to attend tomorrow but I want to express my concern regarding this property.

I own 5 acres directly south of the 80 acre parcel at the corner of Keller Road at Kooden. My wife and I purchased our home in 2007 and have invested a great deal of money as well as our time improving the area. We like the open space we have in the middle of ever growing tract home development. We were informed that the smallest parcel that properties could be split to in this area would be 1 acre but most of our neighbors opted to leave the larger parcels. I am extremely concerned to know that you are considering zone change to medium density, allowing the 80 acres adjacent to our property to include multi family housing, or even apartments.

I do support capitalism and development but this is not fair business when they are trying to take away what we have worked hard for by forcing this zone change. We have purchased our properties with the zoning for open space and the expectation that the county wanted it to stay this way.

I hope you agree with us and say no to more medium density housing or apartments in this area.

Of you choose to allow any multi- family housing or apartments to be built in this area I would request that you include our property in the zone change so we can sell and move. We choose not to live next to an apartment complex!

Sincerely,  
Jim Richardson  
34033 Kooden Rd  
Winchester, CA 92596

Sent from my Galaxy

✓

**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:** JAMES CERULA

**Address:** 30808 KELLER RD

**City:** MENIFEE CA **Zip:** 92596

**Phone #:** 310-350-1104

**Date:** OCT 28, 25 **Agenda #** 22.4

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

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

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

(Revised: 04/23/2025)

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SPEAKER'S NAME: Randy Williams

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: 10-28-25 Agenda # 22.4

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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Requesting to  
speak 2nd to  
last ✓

Riverside County Board of Supervisors  
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SPEAKER'S NAME: Phillip Means

Address: 31265 Via Cortidor

City: Winchester Zip: 92594

Phone #: 951-796-7853

Date: 10-28-2025 Agenda # 22.4

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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(Revised: 04/23/2025)

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Riverside County Board of Supervisors  
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SPEAKER'S NAME: Jeff Koenig

Address: 27632 Whisperwood dr.

City: Menifee Zip: 92584

Phone #: 909-633-9490

Date: 10-28-2025 Agenda # 22.4

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: Cindy Means

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

(Revised: 04/23/2025)

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Applicant



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SPEAKER'S NAME: Derek Barbour

Address: 3161 Michelson Dr

City: Ir Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Date: \_\_\_\_\_ Agenda # 22.4

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

### Power Point Presentations/Printed Material:

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

### Individual Speaker Limits:

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

### Group/Organized Presentations:

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

### Addressing the Board & Acknowledgement by Chair:

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