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

AGENDA NO.
22.3
(MT 28540)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding public hearing on the INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of four (4) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Single-Family Subdivision and a Commercial Parcel. 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 GPA240054 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave. – APN(s): 405-250-004, 405-250-011, 405-250-008, and 407-160-016 – 64 Gross Acres -- Not a Project under CEQA - District 5.

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, January 13, 2026, at 10:00a.m. or as soon as possible thereafter.

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 16, 2025 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 16, 2025
Kimberly A. Rector, Clerk of the Board of Supervisors, in and for the County of Riverside, State of California.

By: _____ Deputy

AGENDA NO.
22.3

xc: Planning, COB

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

ITEM: 22.3
(ID # 28540)
MEETING DATE:
Tuesday, December 16, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of four (4) parcels from Agriculture: Agriculture (AG: AG) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR), to allow for submittal of an application for a Single-Family Subdivision and a Commercial Parcel. 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 GPA240054 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: A-1-20 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave. – APN(s): 405-250-004, 405-250-011, 405-250-008, and 407-160-016 – 64 Gross Acres -- Not a Project under CEQA - District 5. [Applicant Fees 100%]. (CONTINUE TO JANUARY 13th 2026 BOARD OF SUPERVISORS HEARING)

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054)**; and,

2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 9/17/2025

Rania Odenbaugh, TLMA Director 9/24/2025

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

MINUTES OF THE BOARD OF SUPERVISORS

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240054 (GPA240054) is a proposal to amend the project site's Foundation Component from Agricultural (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG) and Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Commercial Retail (CR), on four parcels totaling 64 gross acres, in order to allow for the submittal of an application for a LDR development of detached single family residential dwelling units and CR development for local and regional serving retail and service uses.

The four (4) parcels are located north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave in the Cherry Valley Policy Area and within The Pass Area Plan.

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 (GPA240054) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240054 is a proposal to change the Foundation Component Land Use Designation. It is a proposal to amend the project site's Foundation Component from Agricultural (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG) and Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Commercial Retail (CR). The LDR development of detached single family residential dwelling units would be on large parcels of 0.5 to 1 acre with limited agriculture and animal keeping. The density range would allow for up to 1 dwelling unit per 0.5 acre. The CR

development for local and regional serving retail and service uses. The parcels are located in a policy or overlay within the Cherry Valley Policy Area and within The Pass Area Plan.

If FC-GPA240054 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD:CR).

Proposed Future Land Use

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

The proposed Low Density Residential (LDR) Land Use designation is intended to allow for the development of detached single-family residential dwelling units on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per 0.5 acre.

The proposed Commercial Retail (CR) Land Use Designation allows for local and regional serving retail and service uses.

Changes to Applicant Proposal

At the General Plan Advisory Committee (GPAC) public hearing the proposal was for a change of four (4) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR), Community Development: Commercial Retail (CD: CR), and Rural Community: Low Density Residential (RC: LDR). After presentation of the proposal and public feedback, the Applicant submitted a change to modify the zones of two parcels Agriculture (AG) and Rural Community (RC) to Rural Community (RC) and Community Development (CD). The amended Land Use Designations were from Agriculture (AG) and Very Low Density Residential (VLDR) to Low Density Residential (RC: LDR), Low Density Residential (CD: LDR) and Commercial Retail (CD:CR). This is reflected in the Planning Commission (PC) staff report.

At the PC meeting, it was noted that the proposed foundation changes still did not coincide with the Cherry Valley district of the Pass Area plan. Therefore, the proposal has been change to Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR) which is reflected in this Staff Report.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 600 feet of the

project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

One additional comment was received as of the drafting of this staff report. The comment was a request for any available information regarding this GPA240054 and confirmation that the BOS meeting is scheduled for September 22nd.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240054 was held before the General Plan Advisory Committee on March 10, 2025. Two (2) comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and three (3) members of the public provided public testimony.

Of the public comments received, three (3) were against the initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited traffic concerns, getting away from one-acre minimum lots, density, losing their country-style living/Cherry Valley lifestyle, and the effect on wildlife.

The Committee discussed the project. Issues that were discussed included density concerns about the proposed 4,000 sq ft lot sizes not fitting in with the surrounding area. The result of the Committee's discussion of the initiation is provided below.

Support:	N/A
Against:	2nd and 5th Districts
Neutral:	N/A
Not Present:	1st, 3rd, and 4th Districts
Abstain:	N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240054 was held before the General Plan Advisory Committee on April 23, 2025. No comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and one (1) member of the public provided public testimony.

Of the public comments received, one (1) was against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited traffic concerns, getting away from one-acre minimum lots, density, losing their country style living/Cherry Valley lifestyle, and the effect on wildlife.

The Committee discussed the project. Issues that were discussed included density concerns about the proposed 4,000 sq ft lot sizes not fitting in with the surrounding area. The result of the Committee's discussion of the initiation is provided below.

Support:	1st, 2nd, 3rd, 4th, and 5th Districts
Against:	N/A
Neutral:	N/A
Not Present:	N/A
Abstain:	N/A

Impact on Residents and Businesses

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

Additional Fiscal Information

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

ATTACHMENTS:
Attachment A – Vicinity Maps
Attachment B – Existing Land Use Designations
Attachment C – Existing Zoning Classifications
Attachment D – Noticing Radius and Labels
Attachment E – Applicant's Exhibits
Attachment F – GPAC Hearing Package
Attachment G – PC Hearing Package
Attachment H – Public Comments

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 12/8/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

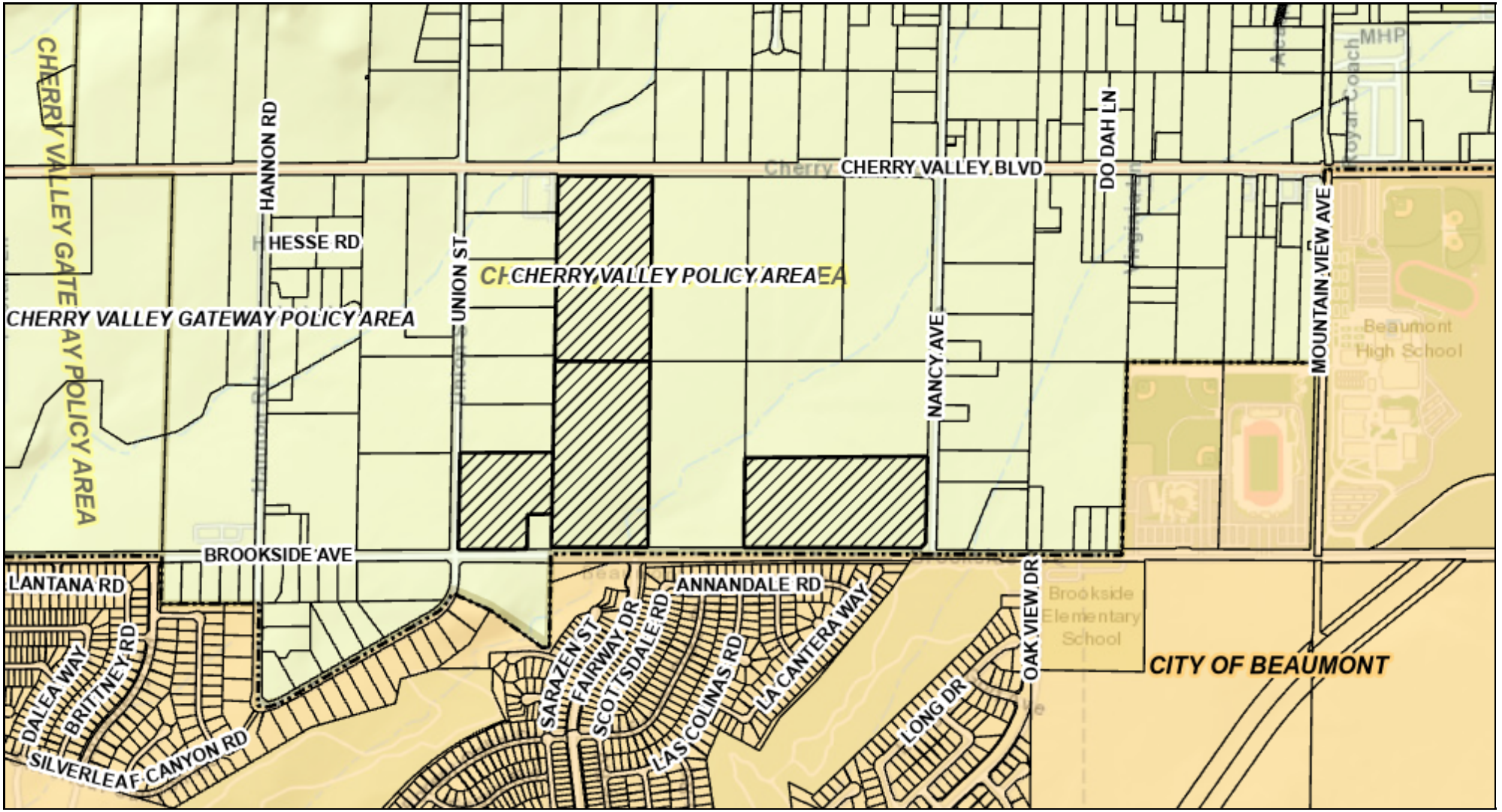
GPA240054

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 9-10-2025



Zoning Area/District: CHERRY 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

0 1000 2000 ft

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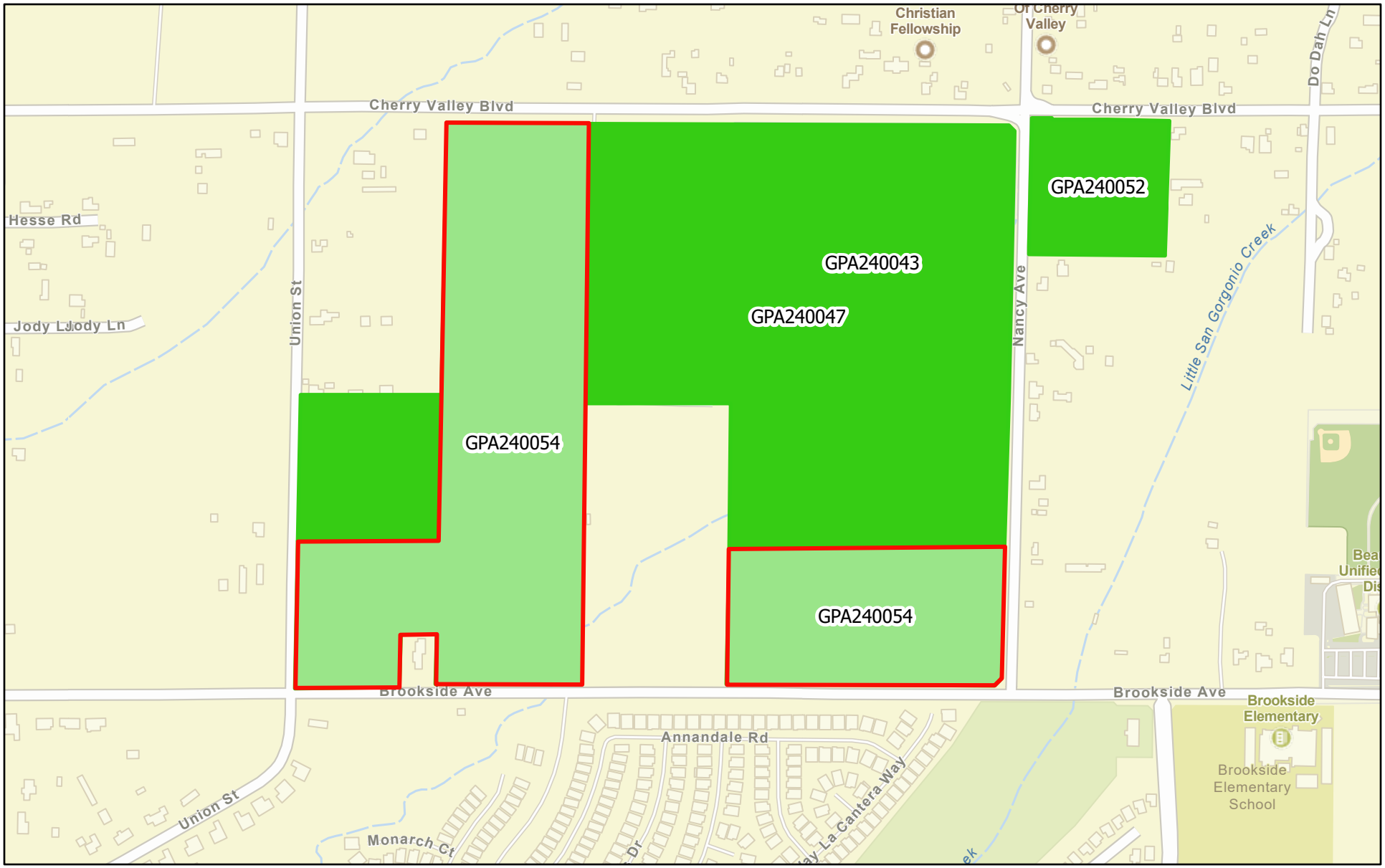
Foundation Component GPA Cycle Map



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FGPA Web Map _Query result

Withdrawn

FGPA Web Map

Active

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, County of San Bernardino, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

LAND USE

Supervisor:YXSTIAN GUTIERREZ
District: 5

Date: 9-10-2025
Exhibit: 1

Zoning District: CHERRY VALLEY

0 500 1000
ft

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

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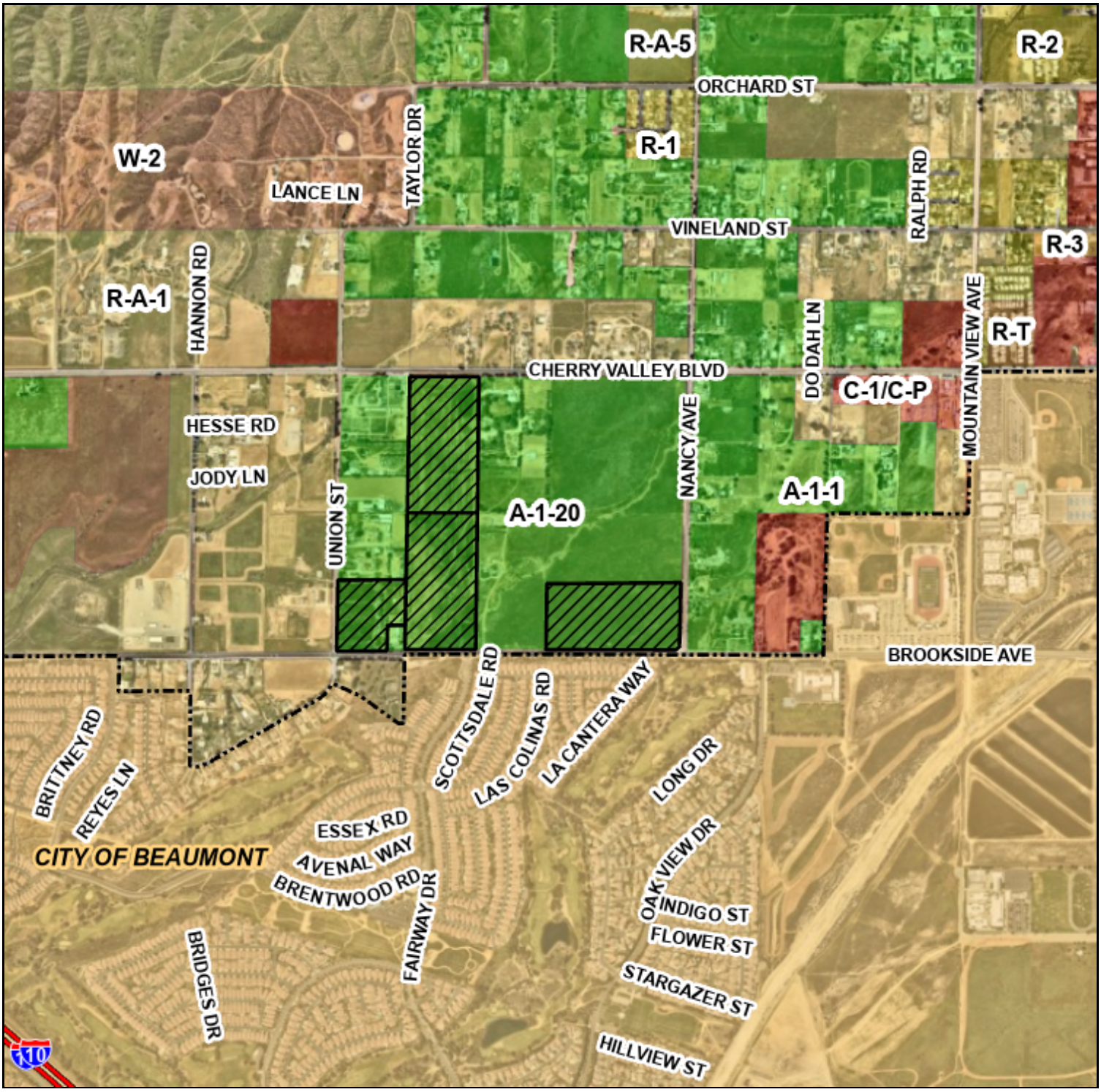
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 9-10-2025
Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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0 1000 2000 ft

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240054)

Planning Case APN(s): 405-250-004, 405-250-008, 407-160-016, and 405-250-011

I, Edward Lincoln certify that on September 10, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved.

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

NAME: Edward Lincoln SIGNATURE: Edward Lincoln

TITLE: Associate Planner

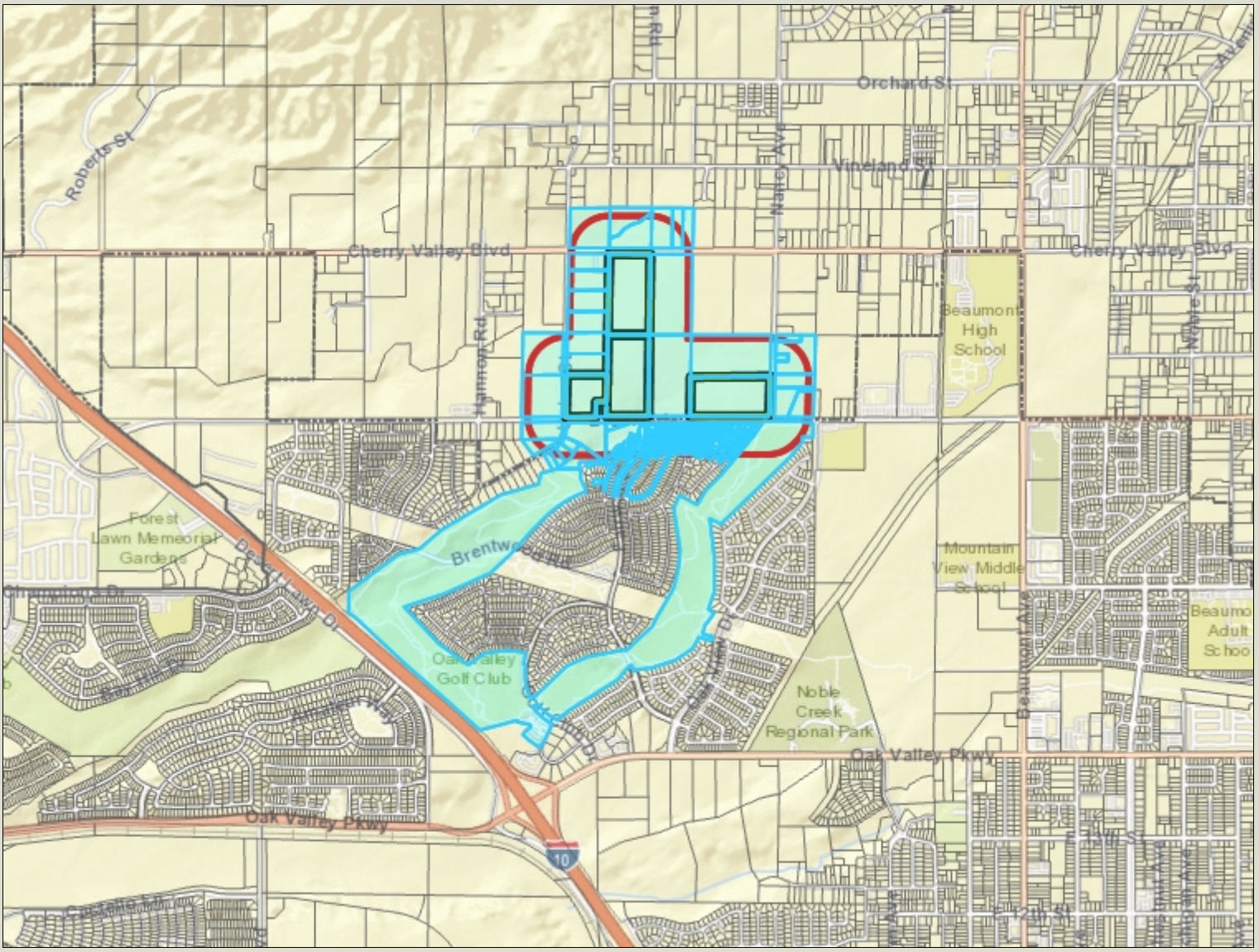
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240054



Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600ft

0 3,009 6,019 Feet

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

REPORT PRINTED ON... 8/26/2025 8:04:47 AM

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400220006
SOLERA AT OAK VALLEY GREENS ASSN
1615 FAIRWAY DR
BEAUMONT CA 92223

400240022
DESIREE GREEN
915 UNION ST
CHERRY VALLEY CA 92223

400240023
JOSE SOLIS
911 UNION ST
BEAUMONT CA 92223

400240024
DAVID WILMER BARLOW
907 UNION ST
BEAUMONT CA 92223

400240025
CALIFORNIA HOUSING FOUNDATION
1200 CALIFORNIA ST NO 104
REDLANDS CA 92374

400240028
MICHAEL C. JOSEPH
11020 UNION ST
BEAUMONT CA 92223

400241012
JENNIFER ANZALDI
11071 UNION ST
BEAUMONT CA 92223

400241014
NABIL ELIA NASSAR
4182 MERIENDA LN
YORBA LINDA CA 92886

400250001
CALIF OAK VALLEY GOLF & RESORT
15957 AURORA CREST DR
WHITTIER CA 90605

400260015
RAYMOND A. NEWTON
1774 SARAZEN ST
BEAUMONT CA 92223

400260016
ARMSTRONG FAMILY TRUST DATED 10/3/2014
1776 SARAZEN ST
BEAUMONT CA 92223

400260017
GEISLER WA & KEMP CA REVOCABLE TRUST DTD 11/09/21
1780 SARAZEN ST
BEAUMONT CA 92223

400260018
SOCORRO SHANKS
1784 SARAZEN ST
BEAUMONT CA 92223

400260019
FRANK MICHAEL PUPO
1786 SARAZEN ST
BEAUMONT CA 92223

400260020
HERMAN A. TRAUTLOFF
1788 SARAZEN ST
BEAUMONT CA 92223

400260021
XIQUE ZHANG
1790 SARAZEN ST
BEAUMONT CA 92223

400260022
LAURIE WALKER RODELA
14153 DARWIN DR APT 214
MORENO VALLEY CA 92555

400260023
MASON LINDA J REVOCABLE TRUST DTD 11/25/20
PO BOX 5828
BLUE JAY CA 92317

400260024
RONALD W. WIDMAN
1779 SARAZEN ST
BEAUMONT CA 92223

400260025
HICKEY JAMES REV LIVING TRUST DTD 1/19/23
1775 SARAZEN ST
BEAUMONT CA 92223

400260026
RONALD WAYNE WILKERSON
1773 SARAZEN ST
BEAUMONT CA 92223

400260027
WADE CONNIE FAMILY TRUST
1771 SARAZEN ST
BEAUMONT CA 92223

400260052
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

400260053
BEAUMONT CHERRY VALLEY WATER DISTRICT
1351 POMONA RD NO 200
CORONA CA 92882

400270018
MARTINO PATRICIA
1765 SCOTTSDALE DR
BEAUMONT CA 92223

400270019
CLAYTON DEBRA SUE REVOCABLE TRUST
1767 SCOTTSDALE DR
BEAUMONT CA 92223

400270020
LOUIS OLMOS
7820 ENCHANTED HILLS A271
RIO RANCHO NM 87144

400270021
ROBBIN D. HUTCHISON
3137 N TOWNE AVE
CLAREMONT CA 91711

400270022
DIANA LYNN TULL
1777 SCOTTSDALE DR
BEAUMONT CA 92223

400270023
BARRETT ELIZABETH TAYLOR LIVING TRUST DATED 6/2/2021
1781 SCOTTSDALE DR
BEAUMONT CA 92223

400270024
MARY L. DARLING
1785 SCOTTSDALE DR
BEAUMONT CA 92223

400270025
LYONS DOVIE ANN LIVING TRUST OF 2012
1789 SCOTTSDALE DR
BEAUMONT CA 92223

400270026
DAVID L. KELLNER
1791 SCOTTSDALE RD
BEAUMONT CA 92223

400270027
DUKE PATRICK WELLINS
1795 SCOTTSDALE DR
BEAUMONT CA 92223

400270028
DANIEL PRINCEOTTO
898 ANNANDALE RD
BEAUMONT CA 92223

400270029
JUAN R. CRUZ
894 ANNANDALE RD
BEAUMONT CA 92223

400270030
CHARIS LARSON-ANGEL
890 ANNANDALE RD
BEAUMONT CA 92223

400270031
ROBERT R. RADABAUGH
886 ANNANDALE RD
BEAUMONT CA 92223

400270032
ROBERTS FAMILY REVOCABLE LIVING TRUST DTD 11/14/23
882 ANNANDALE RD
BEAUMONT CA 92223

400270033
JOSEPH C. CRANCE
878 ANNANDALE RD
BEAUMONT CA 92223

400270034
LAURA GAIL GRIGGS
870 ANNANDALE RD
BEAUMONT CA 92223

400270035
GOINS BRANNOCK FAMILY TRUST DTD 10/25/24
866 ANNANDALE RD
BEAUMONT CA 92223

400270036
MINDER FAMILY TRUST DTD 10/23/00
1794 N FOREST OAKS DR
BEAUMONT CA 92223

400270037
WILLIAM F. GORMAN
1790 FOREST OAKS DR
BEAUMONT CA 92223

400270038
RODRIGUEZ FAMILY REV LIVING TRUST DTD 8/24/21
1635 WOODLANDS RD
BEAUMONT CA 92223

400270039
DOUGLAS D. ASUNCION
330 FORKED RUN
BEAUMONT CA 92223

400270040
GORDON MITEAL LEARY
1778 N FOREST OAKS DR
BEAUMONT CA 92223

400270041
HELLER YEN FEI TRUST DTD 8/12/2019
1774 N FOREST OAKS DR
BEAUMONT CA 92223

400270068
TRASK BYRON L & JILL R FAMILY TRUST DATED 7/12/2019
1771 N FOREST OAKS DR
BEAUMONT CA 92223

400270069
SHIRLEY A. DAVIES
1777 N FOREST OAKS DR
BEAUMONT CA 92223

400270070
GLENDA MERLE RENSHAW
1781 N FOREST OAKS DR
BEAUMONT CA 92223

400270071
DEANNA D. NAVARRETE
1785 N FOREST OAKS DR
BEAUMONT CA 92223

400270072
JAMES LEE
1920 RAVISTA LN
FLINTRIDGE CA 91011

400270073
KENNETH ANTHONY LOPEZ
1795 N FOREST OAKS DR
BEAUMONT CA 92223

400270074
CARMELO MESSINA
1794 SCOTTSDALE DR
BEAUMONT CA 92223

400270075
MALANIAK DINA ANN LIVING TRUST DTD 12/2/24
1790 SCOTTSDALE DR
BEAUMONT CA 92223

400270076
BAKER JULIE M LIVING TRUST DATED 5/23/13 & AMENDED 9/18/17
1788 SCOTTSDALE DR
BEAUMONT CA 92223

400270077
MARK B. OWENS
1786 SCOTTSDALE DR
BEAUMONT CA 92223

400270078
ESTHER N. FELIX
1782 SCOTTSDALE DR
BEAUMONT CA 92223

400270079
ARBAUGH FAMILY TRUST 1/17/2024
1778 SCOTTSDALE DR
BEAUMONT CA 92223

400270080
MARY G. MELKI
1776 SCOTTSDALE DR
BEAUMONT CA 92223

400270081
RENEE STANLEY
1774 SCOTTSDALE DR
BEAUMONT CA 92223

400270082
JACQUELYN L. RYN
1770 SCOTTSDALE DR
BEAUMONT CA 92223

400270098
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

400280001
HAMMOCK TRUST DTD 12/05/24
860 ANNADALE RD
BEAUMONT CA 92223

400280002
JOHNSON ROGER & MARLA 2019 TRUST U/D/T DTD 2/13/19
858 ANNANDALE RD
BEAUMONT CA 92223

400280003
LOUIE EDDIE & TERESA LOUIE LIVING TRUST DTD 04/05/2019
854 ANNANDALE RD
BEAUMONT CA 92223

400280004
IN OK LEE
850 ANNANDALE RD
BEAUMONT CA 92223

400280005

848 ANNANDALE RD
BEAUMONT CA 92223

400280006
OWENS-MARTINEZ FAMILY REVOCABLE LIVING TRUST DTD 12/12/22
844 ANNADALE RD
BEAUMONT CA 92223

400280007
ROBERT G. SAENZ
840 ANNANDALE RD
BEAUMONT CA 92223

400280008
HOEFER WILLIAM & ANNETTE FAMILY TRUST DTD 09/11/07
38897 COUNTY LINE RD
YUCAIPA CA 92399

400280009
SAMUEL L. JORDAN
826 ANNANDALE RD
BEAUMONT CA 92223

400280010
ROBERT I. VINES
820 ANNANDALE RD
BEAUMONT CA 92223

400280011
PORTER TRUST DATED 8/8/2018
816 ANNANDALE RD
BEAUMONT CA 92223

400280012
A L. ROCKWELL PEGGY
812 ANNANDALE RD
BEAUMONT CA 92223

400280013
LOHMAN JOHN S & PEGGY C CARLSON FAMILY TRUST DTD 12/9/2013
802 BOLIDE ST
LAS VEGAS NV 89138

400280014
SMITH FAMILY TRUST DATED 5/21/18
804 ANNANDALE RD
BEAUMONT CA 92223

400280015
EMILE MARK MULLICK
1789 LA CANTERA WAY
BEAUMONT CA 92223

400280016
JOY ELIZABETH SIMMONS
1791 LA CANTERA WAY
BEAUMONT CA 92223

400280017
LOWE FAMILY LIVING TRUST DTD 10/6/20
1795 LA CANTERA WAY
BEAUMONT CA 92223

400280018
JOAN ELIZABETH MORENO
1798 LA CANTERA WAY
BEAUMONT CA 92223

400280019
DELLA M. CONDON
1796 LA CANTERA WAY
BEAUMONT CA 92223

400280020
SUSAN F. MILLER
1794 LA CANTERA WAY
BEAUMONT CA 92223

400280021
MIYOSHI EMIKO TRUST DATED 09/28/2018
1792 LA CANTERA WAY
BEAUMONT CA 92223

400280022
KAREN M. HAWKESWORTH
1790 LA CANTERA WAY
BEAUMONT CA 92223

400280023
CARMEN SOBER
1788 LA CANTERA WAY
BEAUMONT CA 92223

400280024
LANCE LINDI FAMILY TRUST DATED 8/25/2010
1786 LA CANTERA WAY
BEAUMONT CA 92223

400280025
BARBARA JEAN SKARET
1784 LA CANTERA WAY
BEAUMONT CA 92223

400280026
DAVID C. SAMPSON
1782 LA CANTERA WAY
BEAUMONT CA 92223

400280027
THERESA A. BALDWIN
1779 LAS COLINAS RD
BEAUMONT CA 92223

400280028
JOHNSON WILLIAM P & BARBARA JEAN JOHNSON FAMILY TRUST 9/5/2000
1781 LAS COLINAS RD
BEAUMONT CA 92223

400280029
ALLEN KATHLEEN LIVING TRUST DTD 2/22/22
1785 LAS COLINAS RD
BEAUMONT CA 92223

400280030
LINT FAMILY LIVING TRUST DTD 11/22/21
1789 LAS COLINAS RD
BEAUMONT CA 92223

400280031
JUANITA A. MOORE
36681 BAY HILL DR
BEAUMONT CA 92223

400280032
WHEELER BILLIE A REV LIVING TRUST DTD 6/12/21
1797 LAS COLINAS RD
BEAUMONT CA 92223

400280033
FISHER KATHLEEN C LIVING TRUST DTD 10/25/23
1798 LAS COLINAS RD
BEAUMONT CA 92223

400280034
BALLI JULIUS & TERESA TRUST DATED 10/4/2021
1794 LAS COLINAS RD
BEAUMONT CA 92223

400280035
ALAN R. LEHR
1790 LAS COLINAS RD
BEAUMONT CA 92223

400280036
TODD DAVIS
1788 LAS COLINAS RD
BEAUMONT CA 92223

400280037
FELIX FAMILY REVOCABLE LIVING TRUST DTD 04/12/22
1784 LAS COLINAS RD
BEAUMONT CA 92223

400280038
SPOLAR FAMLY TRUST DTD 06/04/09 RSTD 05/02/19
1090 5TH ST STE 122B
CALIMESA CA 92320

400280041
SCOTT A. BENEDICT
37366 WILDWOOD VIEW DR
YUCAIPA CA 92399

400280042
ANGIE L. DURAN
1777 MUIRFIELD LN
BEAUMONT CA 92223

400280043
JUSAY FAMILY TRUST DTD 01/05/2002
1781 MUIRFIELD LN
BEAUMONT CA 92223

400280044
ALBERT B. WEASER
1787 MUIRFIELD LN
BEAUMONT CA 92223

400280045
CORNELIUS FAMILY TRUST 8/12/19
1789 MUIRFIELD LN
BEAUMONT CA 92223

400280046
ROBERT V. PAGE
1793 MUIRFIELD LN
BEAUMONT CA 92223

400280047
DEBRA A. FULLER
1795 MUIRFIELD LN
BEAUMONT CA 92223

400280048
RONALD D. EUTSEY
1796 MUIRFIELD LN
BEAUMONT CA 92223

400280049
CHARLES F. LIEBERMAN
704 2ND ST
MATAMORAS PA 18336

400280050
VIRGILIO CORTEZ DEGUZMAN
1788 MUIRFIELD LN
BEAUMONT CA 92223

400280051
ARTHUR JAMES WALLACE
1784 MUIRFIELD LN
BEAUMONT CA 92223

400280052
LABHA JOEL A & ELIZABETH D REVOCABLE TRUST DTD 02/27/25
1384 BRANDON CT
REDLANDS CA 92373

400280053
ROY H. NIERMAN
5184 BRECKENRIDGE AVE
BANNING CA 92220

400280054
ALLEN K. BAER
1772 MUIRFIELD LN
BEAUMONT CA 92223

400280057
CATHY S. KNIGHT
803 KINGSMILL CT
BEAUMONT CA 92223

400280058
MARKMAN JILL LIVING TRUST DTD 12/01/21
805 KINGSMILL CT
BEAUMONT CA 92223

400280059
JUDY FERGUSON
809 KINGSMILL CT
BEAUMONT CA 92223

400280060
SISSONS KENNETH TRUST DTD 06/28/19
810 KINGSMILL CT
BEAUMONT CA 92223

400280061
BASEMAN MORRIS A
806 KINGSMILL CT
BEAUMONT CA 92223

400280062
ROSEMARIE ANN BARUS
804 KINGSMILL CT
BEAUMONT CA 92223

400280063
WYCKOFF FAMILY TRUST DTD 08/01/2024
802 KINGSMILL CT
BEAUMONT CA 92223

400280064
VERNON T. BENSE
801 ANNADALE RD
BEAUMONT CA 92223

400280065
SHARALENE M. BAKER
805 ANNADALE RD
BEAUMONT CA 92223

400280066
RICHARD MERLE STRONG
809 ANNADALE RD
BEAUMONT CA 92223

400280067
HERNANDEZ LIVING TRUST U/A DATED 03/26/2022
815 ANNADALE RD
BEAUMONT CA 92223

400280068
CLEMENTIN FAMILY TRUST OF 2023
819 ANNADALE RD
BEAUMONT CA 92223

400280069
WILLIAM R. WRIGHT
825 ANNADALE RD
BEAUMONT CA 92223

400280072
SOLERA AT OAK VALLEY ASSN
39755 BERKEY DR
PALM DESERT CA 92211

400290001
PATRICIA TARLETON
1778 LA CANTERA WAY
BEAUMONT CA 92223

400290002
CRAFT EARLY DARRYL & ESTELLA MARIAN REVOCABLE TRUST DTD 10/5/22
1774 LA CANTERA WAY
BEAUMONT CA 92223

400290003
EDWARD R. ASUNCION
PO BOX 947
KINGSTON WA 98346

400290004
RODRIGUEZ FAMILY TRUST DTD 8/24/21
1635 WOODLAND RD
BEAUMONT CA 92223

400290055
CALIFORNIA OAK VALLEY GOLF & RESORT
1888 GOLF CLUB DR
BEAUMONT CA 92223

405150001
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405150004
BJORN V. STAVNESS
9657 AVENIDA MIRAVILLA
CHERRY VALLEY CA 92223

405150006
E WAYNE SIMMONS
PO BOX 848
CALIMESA CA 92320

405220001
CONSTANTINO OROZCO
10778 NANCY AVE
BEAUMONT CA 92223

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405220006
TINAJERO FAMILY REVOCABLE DTD 04/20/2021
38590 BROOKSIDE AVE
BEAUMONT CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407150014
SUSAN M. GARRITY
10398 UNION ST
CHERRY VALLEY CA 92223

407160002
HINOJOSA EMPIRE
37955 CHERRY VALLEY BLVD
BEAUMONT CA 92223

407160003
TIM BUOYE
P O BOX 942
MENTONE CA 92359

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008
DONNA L SPENCER BURING
73280 EL PASCO NO 5
PALM DESERT CA 92260

407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

Foundation Component General Plan Amendment

Amended April 2025

Project: Cherry Ranch Residential Subdivision
(APNs: Lot A: 405-250-004; Lot B: 405-250-008; Lot C: 407-160-016; Lot D: 405-250-011)
Location: Lots A, B, and C: Northeast corner of Brookside Avenue and Union St.
Lot D: Northwest corner of Brookside Avenue and Nancy Avenue.

Applicant:

Nick Fahed
2501 E. Chapman Ave, Suite #130
Fullerton, CA, 92831
951-756-2909
nickfahed@gmail.com

Prepared by:

Stephen Nieto
Director of Urban Design + Land Development
Stephen.Nieto@TheAltumGroup.com

www.thealtumgroup.com

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

The proposed Cherry Ranch Residential Subdivision and Commercial project is in the unincorporated Cherry Valley community of Riverside County. The project site is composed of four parcels. Below are the APNs with lot identification:

- **Lot A**: APN: 405-250-004, northern most parcel along Cherry Valley Boulevard;
- **Lot B**: APN: 405-250-008, located along Brookside Ave;
- **Lot C**: APN: 407-160-016, at the northeast corner of Brookside Ave. and Union St;
- **Lot D**: APN: 405-250-011, at the northwest corner of Nancy Ave and Brookside Ave.

The site is bounded by Cherry Valley Boulevard to the north, residential and Nancy Avenue to the east, Brookside Avenue to the south, and Union Street and residential to the west. (See attached Exhibit 1)

The proposed project includes Lots A through D (APNs: 405-250-004; 405-250-008; 407-160-016; 405-250-011), totaling approximately 64 gross acres for a Single-Family Subdivision with ½ (0.5) acre lot minimums and a 5-acre commercial parcel on the northwest corner of Brookside Avenue and Nancy Avenue as shown in Exhibit 1. A Foundation Component General Plan Amendment (FGPA) is required for Lot A (APN: 405-250-004) to change the existing Foundation Component of "Agriculture" to "Rural Community" with a land use designation of Low Density Residential (RC-LDR) with ½ (0.5) acre lot minimums within the Cherry Valley policy area. Lots B (APN: 405-250-008) and Lot C (APN: 407-160-016) will have no change to the existing Foundation Component, however, the proposed General Plan land use designation is proposed to change from "Very Low Density Residential" to "Low Density Residential" to accommodate ½ acre (0.5) lot minimums. Lot D (APN: 405-250-011) has an existing Foundation Component of "Rural Community", a FGPA is required to change the Foundation Component to "Community Development" to allow for residential and commercial uses. Lot D will also require a General Plan Amendment from "Very Low Density Residential" (VLDR) to Low Density Residential" (LDR) to allow for ½ acre lot minimums. Additionally, five (5) acres located on the southeast corner of lot D have been set aside for commercial uses and will require General Plan Amendment change from "Very Low Density Residential" to "Commercial Retail to allow for a local serving retail market. The community market will service the local community and is within a ¼ mile of Brookside Elementary School, and Beaumont High School. See Exhibit 2 and Exhibit 3 for existing and proposed General Plan designations.

Table 1: Existing & Proposed Foundation Component and Land Use Designation

Lot & APN	Existing Foundation Component	Existing General Plan Land Use Designation	Proposed Foundation Component	Proposed General Plan Land Use Designation
Lot A APN: 405-250-004	Agriculture	Agriculture	Rural Community	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot B APN: 405-250-008	Rural Community	Very Low Density Residential	No Foundation Change	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot C APN: 407-160-016	Rural Community	Very Low Density Residential	No Foundation Change	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot D APN: 405-250-011	Rural Community	Low Density Residential	Community Development	Low Density Residential (LDR) ½ acre lot minimum &

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Palm Desert, CA 92260
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				Commercial Retail (CR) (5 acres on the northeast corner of Brookside/Nancy Ave.)

Existing Project Site Conditions

The border of the City of Beaumont is located along Brookside Avenue which makes up the southern border of the project site. A single-family development similar in scale and character exists south of Brookside Avenue. Union Street, Cherry Valley Boulevard, and Nancy Avenue are flanked by very low-density single-family homes and agricultural development. Cherry Valley Nursery is located to the west of Lot A at the Southeast corner of Union and Cherry Valley Boulevard.

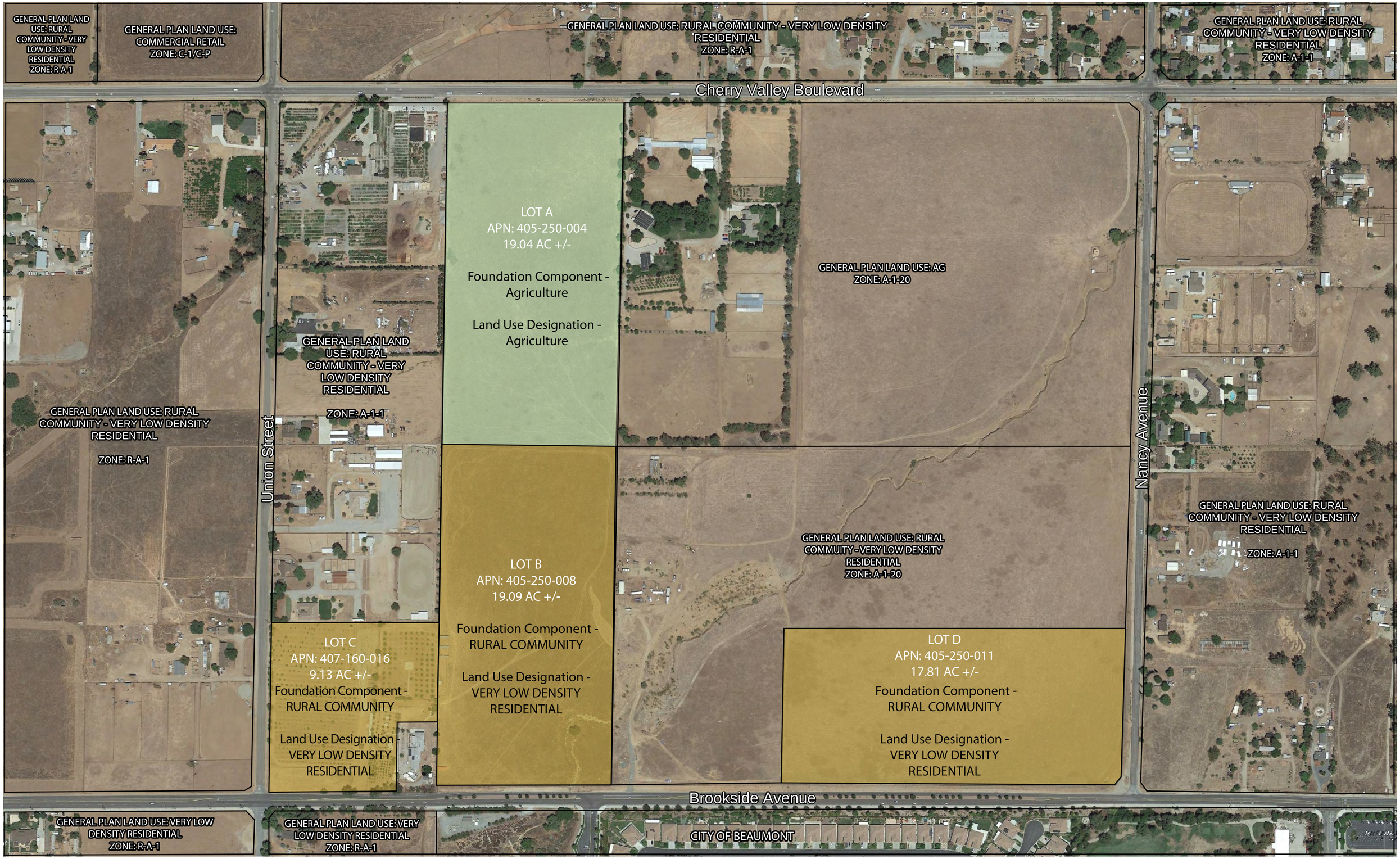
Beaumont High School, Brookside Elementary School, and Mountain View Middle School are within an approximately 0.5-mile radius of the project site. Providing more housing opportunities in this area will benefit new residents with close proximity to a variety of nearby schools. The Oak Valley Golf Club is located about ¼ of a mile south of the project site.

The implementation of this low density residential development coupled with a small community market in Cherry Valley will bring significant benefits to the community while preserving its cherished rural aesthetic. This residential subdivision will provide much-needed housing options but also create opportunities for local businesses to thrive. Additionally, the inclusion of a local serving market will foster a sense of community engagement and serve as a convenient hub for residents to access essential goods and services locally. Overall, this development represents a balanced approach to growth, fostering economic vitality while maintaining the unique character and tranquility that define Cherry Valley.

Proposed Utility Infrastructure

Water: The project site will be serviced by the Beaumont Cherry Valley Water District, and although water is available for the site, it cannot be utilized due to being in a different pressure zone. Specifically, the subject site is within the BCVWD 2850 pressure zone. To tie into this pressure zone, the point of connection for water will be located east on Cherry Valley Blvd near Noble Street.

Sewer: Presently, the project site and the surrounding County area lack wastewater infrastructure. The nearest sewer lines are located to the south on Brookside Avenue, however, this sewer infrastructure is serving the existing single-family community directly south of the project site and within the City of Beaumont. This is not feasible as the project will not have access to Beaumont's sewer infrastructure. A sewer package treatment facility or private septic systems will be considered for wastewater.



EXISTING GENERAL PLAN FOUNDATION COMPONENTS & LAND USE DESIGNATIONS

CHERRY VALLEY, RIVERSIDE COUNTY, CA

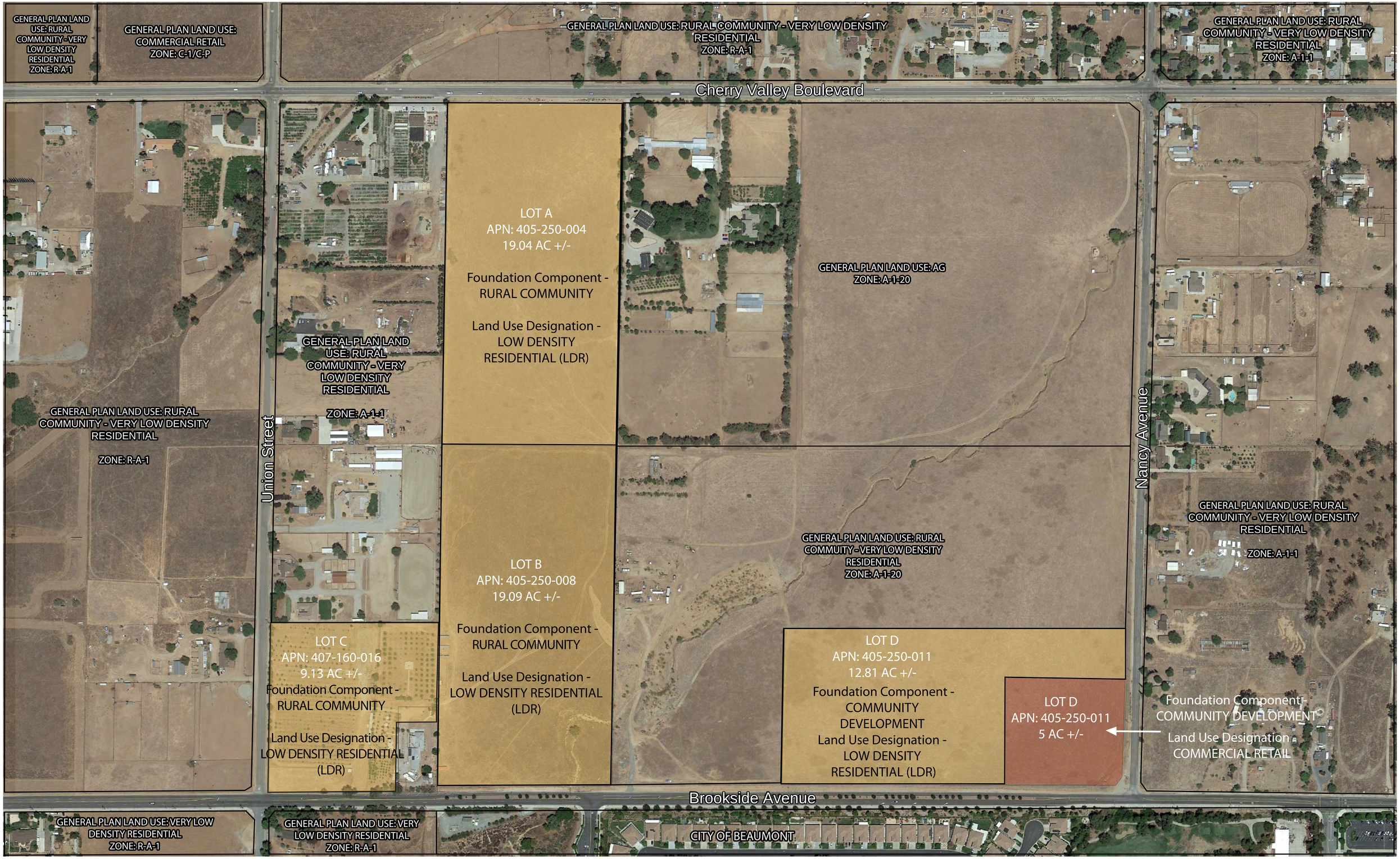
SCALE: 1" = 150'

0 FT 100 FT 500 FT

NORTH

TheAltumGroup

03/30/2022



PROPOSED GENERAL PLAN FOUNDATION COMPONENTS & LAND USE DESIGNATIONS

CHERRY VALLEY, RIVERSIDE COUNTY, CA

SCALE: 1" = 150'

0 FT 100 FT 500 FT

NORTH

TheAltumGroup

03/30/2022

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 27155)
MEETING DATE:
Monday, March 10, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of four (4) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR), Community Development: Commercial Retail (CD: CR), and Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for Single-Family Subdivision and a Commercial parcel. 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 GPA240054 is initiated by the Board of Supervisors. - Supervisorial District - 5 - Zoning Area/District - Cherry Valley Dist - Area Plan - The Pass - Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: Light Agriculture (A-1-20) – Existing Land Use: Agriculture (AG:AG) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 405-250-004, 405-250-008, 405-250-011, and 407-160-016 – 64.14 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT	
Case Number(s):	GPA240054
Environmental Type:	Exemption
Area Plan No.	The Pass
Zoning Area/District:	Cherry Valley District
Supervisorial District:	Fifth District
Project Planner:	Edward Lincoln
Project APN(s):	405-250-004, 405-250-008, 405-250-011, and 407-160-016
Continued From:	

John Hildebrand, Planning Director 3/6/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240054) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and Rural Community (RC) to amend its Land Use Designation from Agriculture (AG) and Very Low Density Residential (VLDR) to Medium High Density Residential

(MHDR), Low Density Residential (LDR) and Commercial Retail (CR), on 4 parcels, totaling 64.14 gross acres.

The 4 parcels are located south of Cherry Valley Blvd, north of Brookside Ave, east of Union St, and west of Nancy Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240054 (GPA240054).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) and Rural Community (RC)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD: MHDR), Commercial Retail (CD: CR), and Low Density Residential (RC: LDR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Agriculture (AG) and Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR) and The City of Beaumont
West:	Very Low Density Residential (RC: VLDR)

Existing Zoning Classification:	A-1-1 (Light Agriculture) and A-1-20 (Light Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A-1 (Residential Agriculture)
East:	A-1-1 (Light Agriculture)
South:	R-A-1 (Residential Agriculture) and Incorporated City of Beaumont
West:	R-A-1 (Residential Agriculture)
Existing Use:	Agriculture – Open Space
Surrounding Uses	
North:	Residential - Agriculture
South:	City of Beaumont - Residential
East:	Agriculture
West:	Agriculture

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Cherry Valley
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

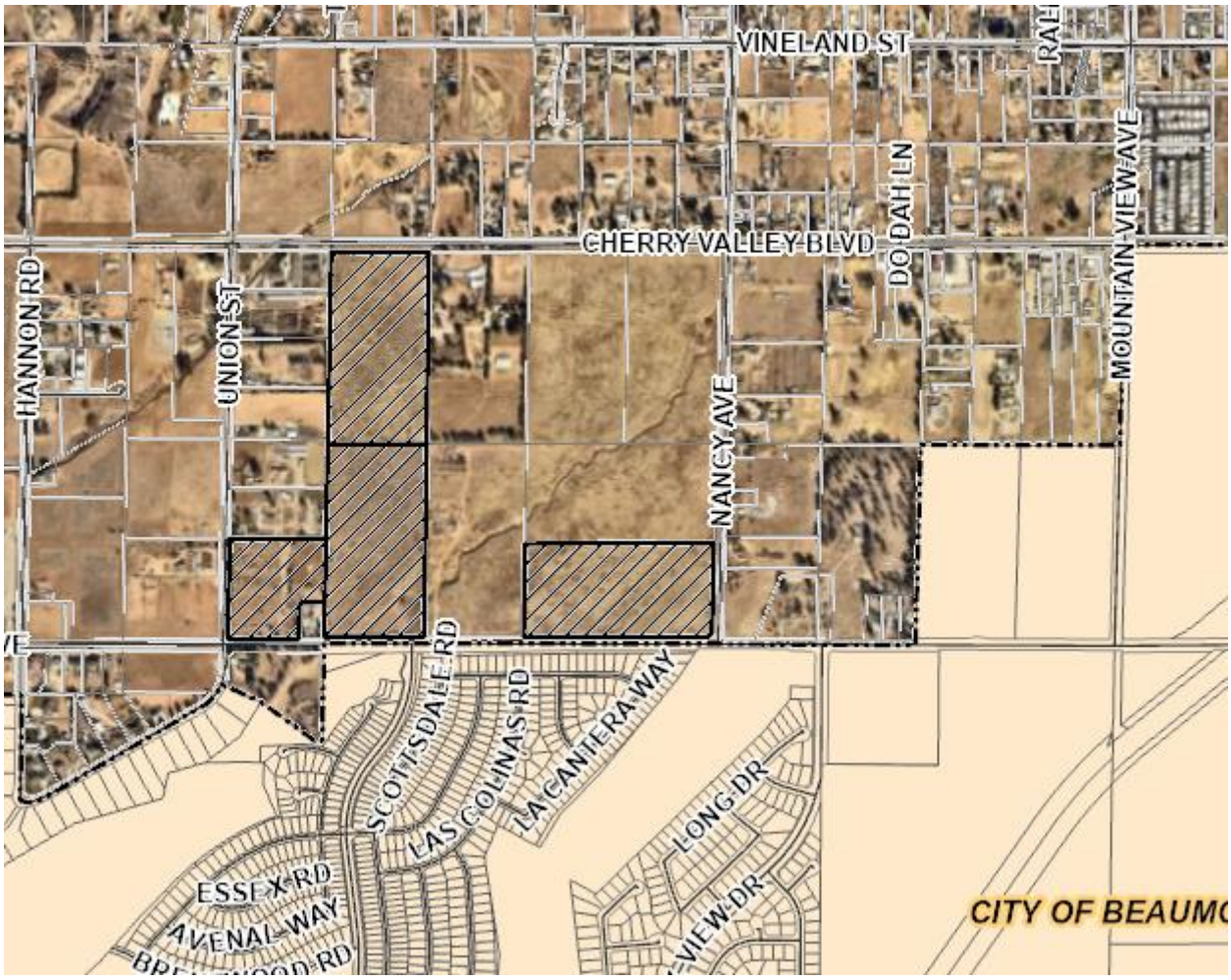


Figure 1: Project Location Map

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 (GPA240054) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240054 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR), Community Development: Commercial Retail (CD: CR), and Rural Community: Low Density Residential (RC: LDR).

The parcel is located in the Cherry Valley Policy Area policy area. The Cherry Valley Policy Area includes policies to regulate lot sizes, encourage local serving development, and support the creation and maintenance of multi-purpose trails.

If FC-GPA240054 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Single-Family Subdivision and a Commercial parcel.

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 Rural Community (RC) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the RC Foundation is the Low Density Residential (RC: LDR) land use designation, which allows for single-family detached residences on large parcels of one to two acres, limited agriculture, and intensive equestrian and animal keeping uses.

The proposed Medium High Density Residential (CD: MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Commercial Retail (CD: CR) land use designation allows for local and regional serving retail and service uses.

RIVERSIDE COUNTY PLANNING DEPARTMENT

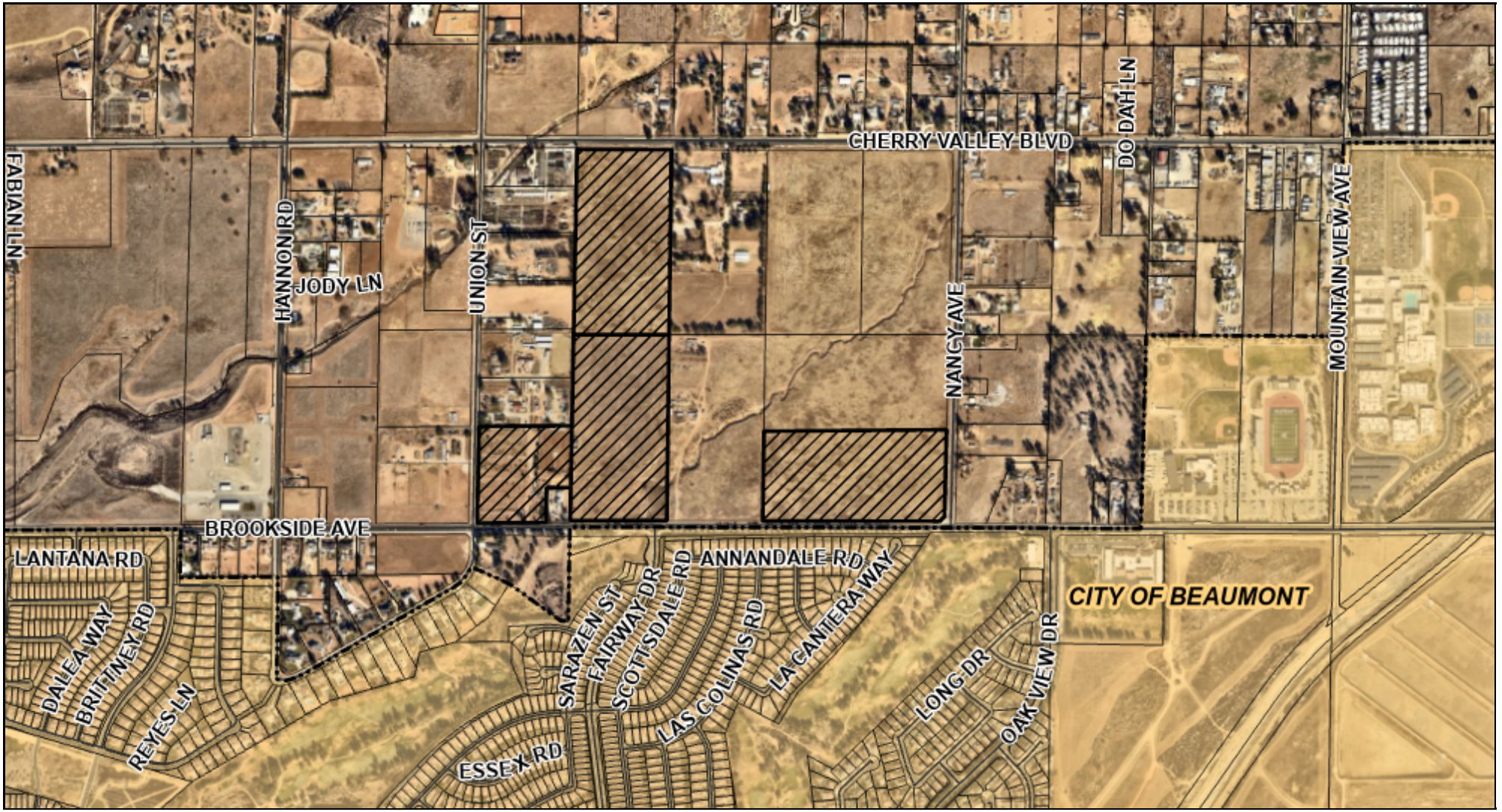
GPA240054

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 2-13-2025

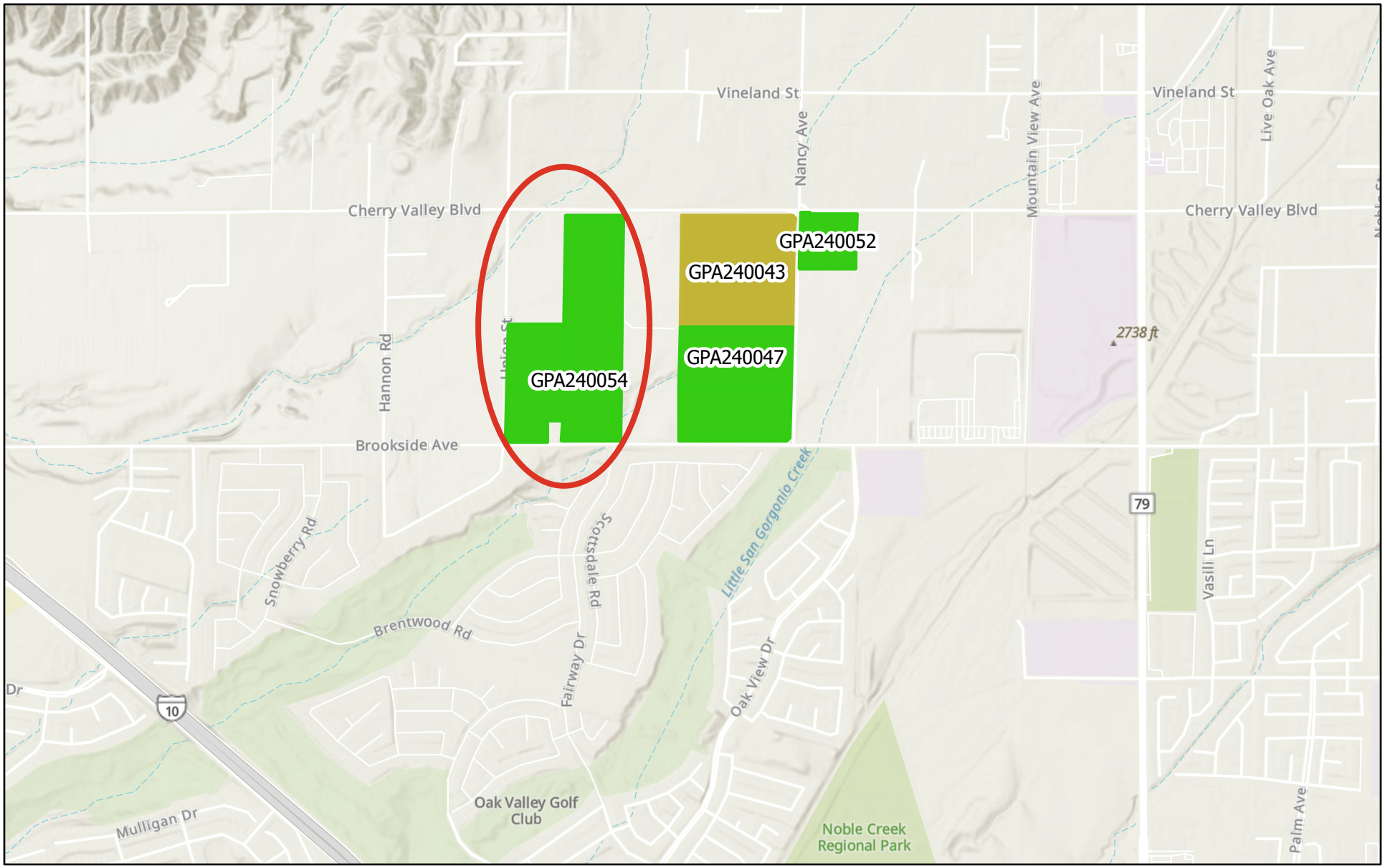


Zoning Area/District: CHERRY VALLEY

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

0 1000 2000 ft

FGPA Status Map



2/10/2025

FGPA Web Map

On Hold

Active

World Hillshade

1:22,480

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

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

The proposed Low Density Residential (RC: LDR) land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small-scale commercial use

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 the General Plan Advisory Committee.

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

ATTACHMENTS

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

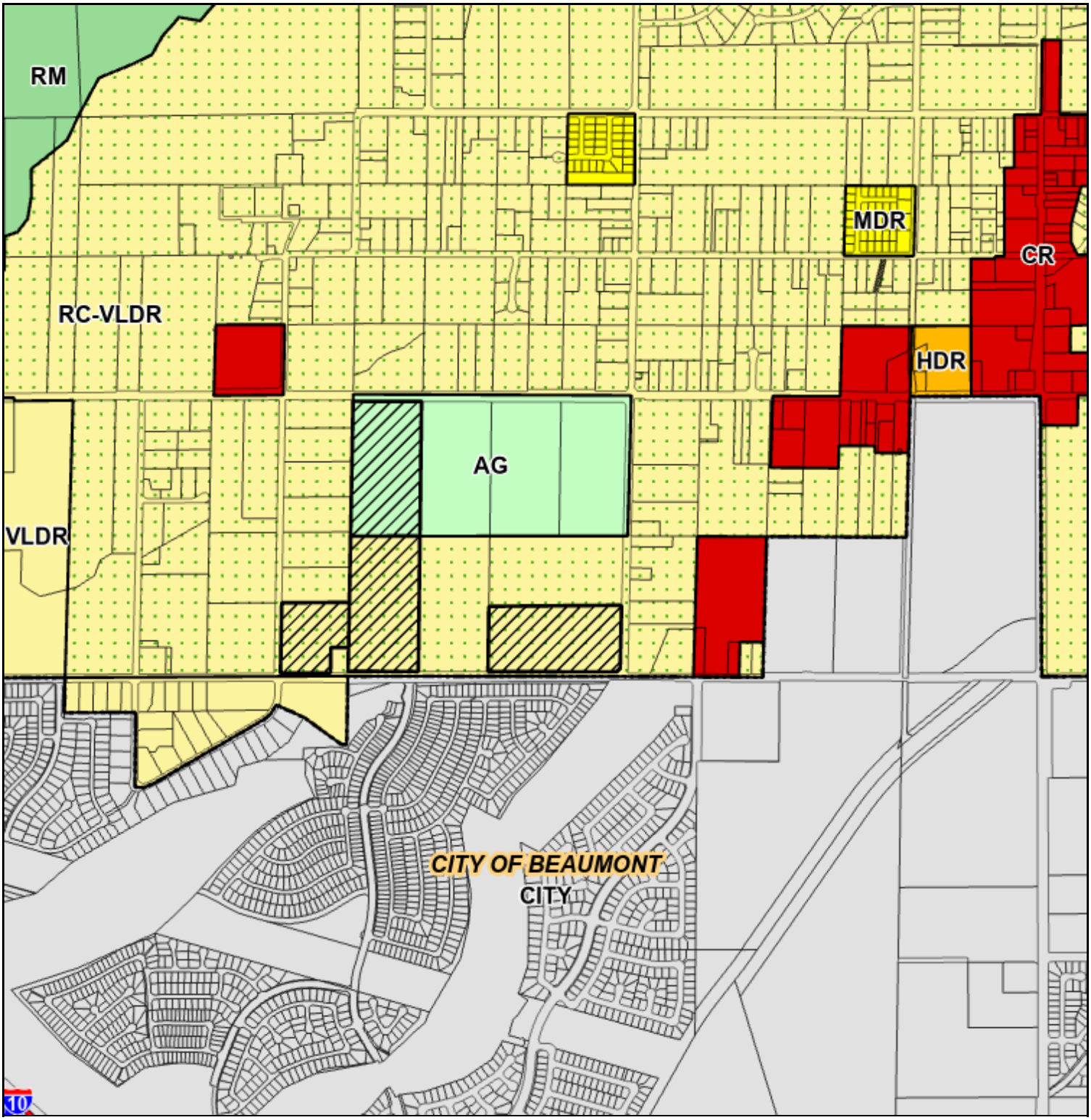
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 2-13-2025
Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

0 1000 2000 ft

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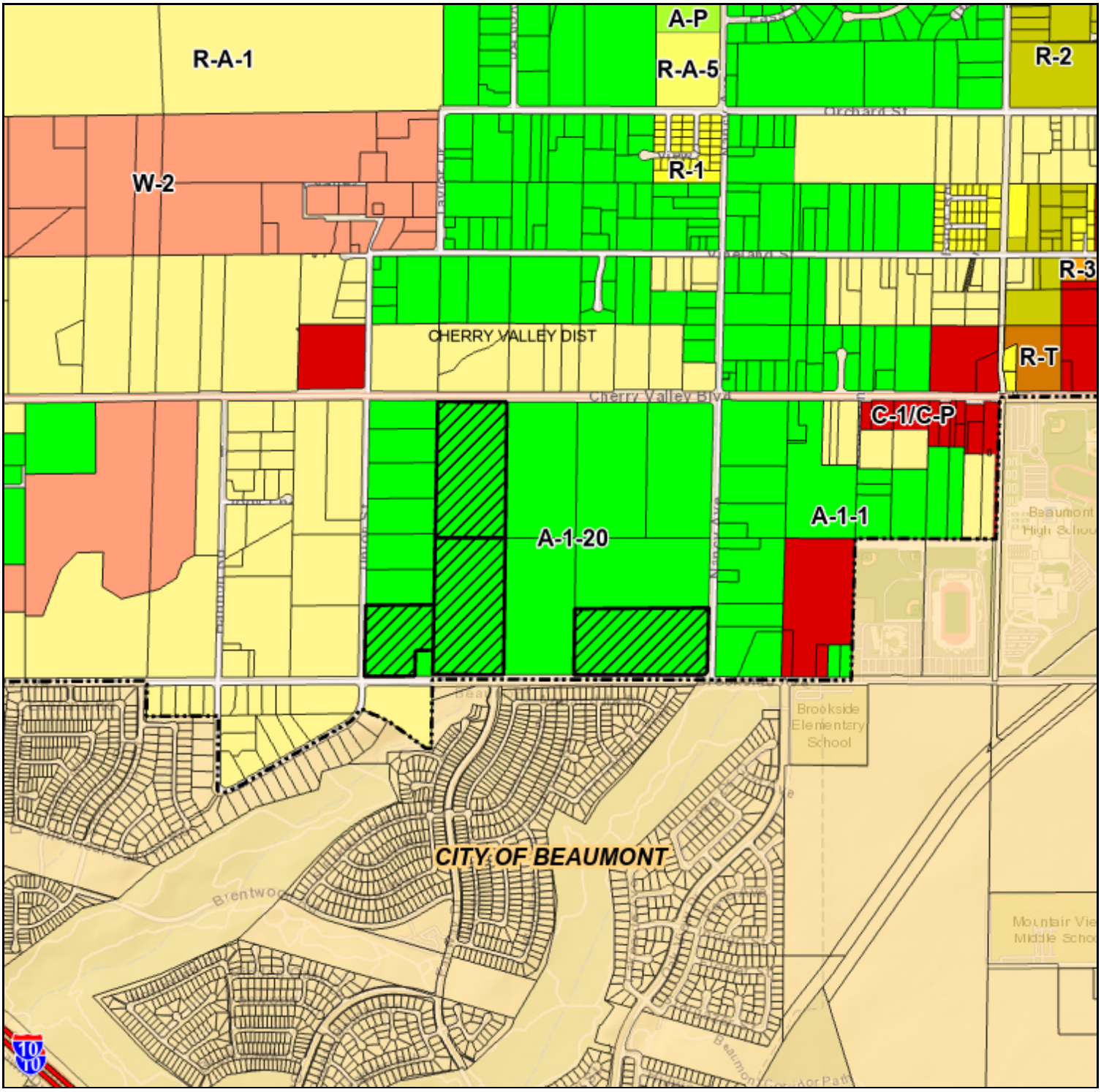
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 2-13-2025
Exhibit: 2



Zoning Area/District: CHERRY 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

0 1000 2000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APNs: 405-250-004, 405-250-008, 405-250-011, and 407-160-016

I, Edward Lincoln, certify that on 02.20.2025 the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Edward Lincoln **SIGNATURE:** Edward Lincoln

TITLE: Associate Planner

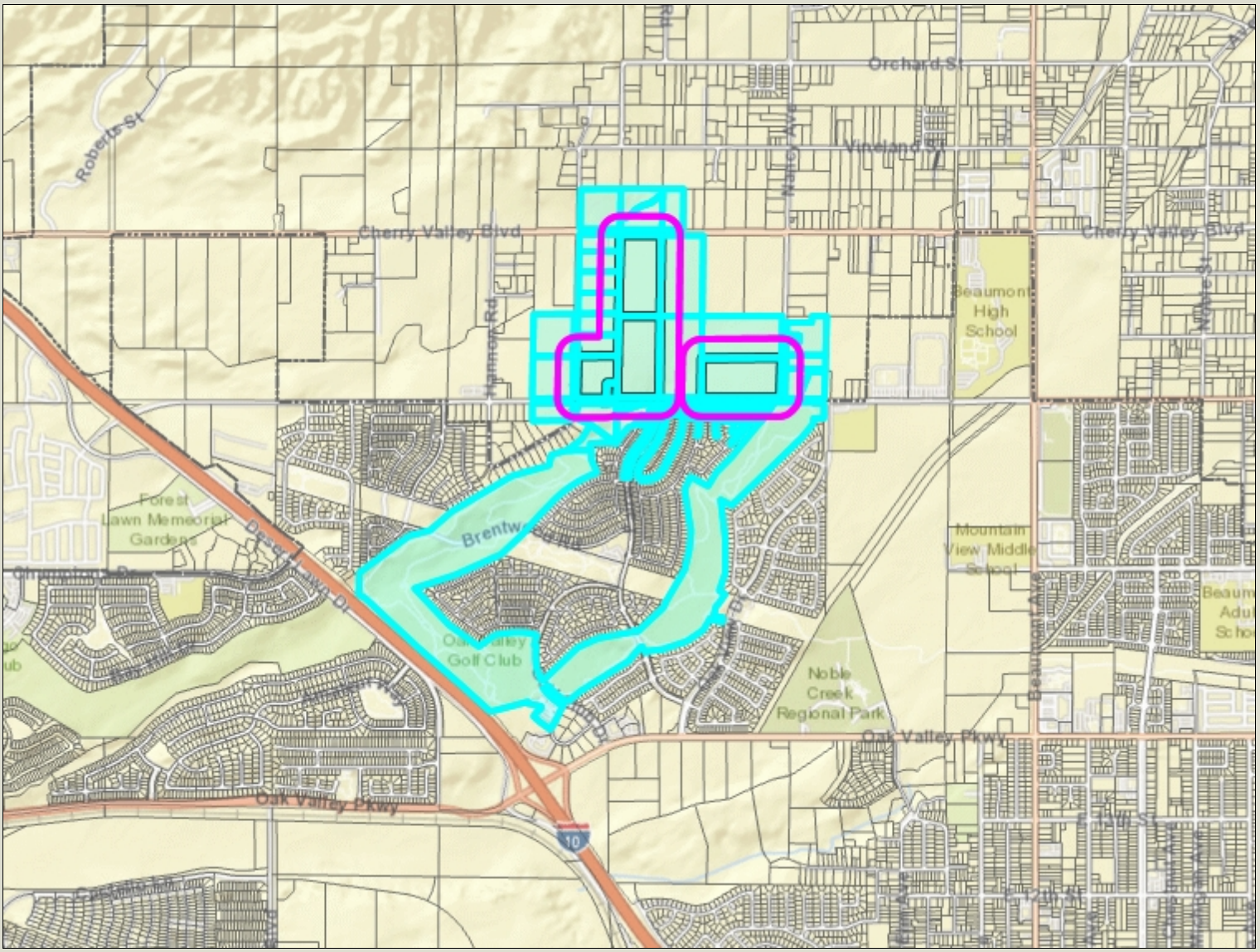
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240054



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 3,009 6,019 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... 2/13/2025 9:07:15 AM

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400220010
SOLERA AT OAK VALLEY GREENS ASSN
1615 FAIRWAY DR
BEAUMONT CA 92223

400240028
MICHAEL C. JOSEPH
11020 UNION ST
BEAUMONT CA 92223

400241014
NABIL ELIA NASSAR
4182 MERIENDA LN
YORBA LINDA CA 92886

400250001
CALIF OAK VALLEY GOLF & RESORT
15957 AURORA CREST DR
WHITTIER CA 90605

400260021
XIQUE ZHANG
1790 SARAZEN ST
BEAUMONT CA 92223

400260022
LAURIE WALKER RODELA
1792 SARAZEN ST
BEAUMONT CA 92223

400260023
MASON LINDA J REVOCABLE TRUST
DTD 11/25/20
PO BOX 5828
BLUE JAY CA 92317

400260052
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

400260053
BEAUMONT CHERRY VALLEY WATER
DISTRICT
1351 POMONA RD NO 200
CORONA CA 92882

400270026
DAVID L. KELLNER
1791 SCOTTSDALE RD
BEAUMONT CA 92223

400270027
DARIES DIANE M 1998 TRUST
1795 SCOTTSDALE DR
BEAUMONT CA 92223

400270028
DANIEL PRINCEOTTO
898 ANNANDALE RD
BEAUMONT CA 92223

400270029
JUAN R. CRUZ
894 ANNANDALE RD
BEAUMONT CA 92223

400270030
CHARIS LARSON-ANGEL
890 ANNANDALE RD
BEAUMONT CA 92223

400270031
ROBERT R. RADABAUGH
886 ANNANDALE RD
BEAUMONT CA 92223

400270033
JOSEPH C. CRANCE
878 ANNANDALE RD
BEAUMONT CA 92223

400270034
LAURA GAIL GRIGGS
870 ANNANDALE RD
BEAUMONT CA 92223

400270035
VICKI GOINS BRANNOCK
866 ANNANDALE RD
BEAUMONT CA 92223

400270098
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

400280001
IRVIN HAMMOCK
860 ANNADALE RD
BEAUMONT CA 92223

400280002
JOHNSON ROGER & MARLA 2019 TRUST
U/D/T DTD 2/13/19
858 ANNANDALE RD
BEAUMONT CA 92223

400280003
LOUIE EDDIE & TERESA LOUIE LIVING
TRUST DTD 04/05/2019
854 ANNANDALE RD
BEAUMONT CA 92223

400280004
IN OK LEE
850 ANNANDALE RD
BEAUMONT CA 92223

400280005
ELENA L. ODEN
848 ANNANDALE RD
BEAUMONT CA 92223

400280006
OWENS-MARTINEZ FAMILY REVOCABLE
LIVING TRUST DTD 12/12/22
844 ANNADALE RD
BEAUMONT CA 92223

400280007
ROBERT G. SAENZ
840 ANNANDALE RD
BEAUMONT CA 92223

400280008
HOEFER WILLIAM & ANNETTE FAMILY
TRUST DTD 09/11/07
38897 COUNTY LINE RD
YUCAIPA CA 92399

400280009
SAMUEL L. JORDAN
826 ANNANDALE RD
BEAUMONT CA 92223

400280010
ROBERT I. VINES
820 ANNANDALE RD
BEAUMONT CA 92223

400280011
PORTER TRUST DATED 8/8/2018
816 ANNANDALE RD
BEAUMONT CA 92223

400280012
A L. ROCKWELL PEGGY
812 ANNANDALE RD
BEAUMONT CA 92223

400280013
LOHMAN JOHN S & PEGGY C CARLSON FAMILY TRUST DTD 12/9/2013
802 BOLIDE ST
LAS VEGAS NV 89138

400280014
SMITH FAMILY TRUST DATED 5/21/18
804 ANNANDALE RD
BEAUMONT CA 92223

400280015
EMILE MARK MULLICK
1789 LA CANTERA WAY
BEAUMONT CA 92223

400280016
JOY ELIZABETH SIMMONS
1791 LA CANTERA WAY
BEAUMONT CA 92223

400280017
LOWE FAMILY LIVING TRUST DTD 10/6/20
1795 LA CANTERA WAY
BEAUMONT CA 92223

400280018
JOAN ELIZABETH MORENO
1798 LA CANTERA WAY
BEAUMONT CA 92223

400280019
DELLA M. CONDON
1796 LA CANTERA WAY
BEAUMONT CA 92223

400280020
SUSAN F. MILLER
1794 LA CANTERA WAY
BEAUMONT CA 92223

400280021
MIYOSHI EMIKO TRUST DATED 09/28/2018
1792 LA CANTERA WAY
BEAUMONT CA 92223

400280022
KAREN M. HAWKESWORTH
1790 LA CANTERA WAY
BEAUMONT CA 92223

400280032
WHEELER BILLIE A REV LIVING TRUST DTD 6/12/21
1797 LAS COLINAS RD
BEAUMONT CA 92223

400280033
FISHER KATHLEEN C LIVING TRUST DTD 10/25/23
1798 LAS COLINAS RD
BEAUMONT CA 92223

400280047
DEBRA A. FULLER
1795 MUIRFIELD LN
BEAUMONT CA 92223

400280048
RONALD D. EUTSEY
1796 MUIRFIELD LN
BEAUMONT CA 92223

400280065
SHARALENE M. BAKER
805 ANNADALE RD
BEAUMONT CA 92223

400280066
RICHARD MERLE STRONG
809 ANNADALE RD
BEAUMONT CA 92223

400280067
HERNANDEZ LIVING TRUST U/A DATED 03/26/2022
815 ANNADALE RD
BEAUMONT CA 92223

400280068
CLEMENTIN FAMILY TRUST OF 2023
819 ANNADALE RD
BEAUMONT CA 92223

400280069
WILLIAM R. WRIGHT
825 ANNADALE RD
BEAUMONT CA 92223

400280072
SOLERA AT OAK VALLEY ASSN
39755 BERKEY DR
PALM DESERT CA 92211

405150001
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405220006
TINAJERO FAMILY REVOCABLE DTD 04/20/2021
38590 BROOKSIDE AVE
BEAUMONT CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407150014
SUSAN M. GARRITY
10398 UNION ST
CHERRY VALLEY CA 92223

407160002
HINOJOSA EMPIRE
37955 CHERRY VALLEY BLVD
BEAUMONT CA 92223

407160003
TIM BUOYE
P O BOX 942
MENTONE CA 92359

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008
DONNA L SPENCER BURING
73280 EL PASCO NO 5
PALM DESERT CA 92260

407160009
SPENCER LAWRENCE A INTERVIVOS
TRUST DATED 12/17/2019
2370 W STATE ROUTE 89A STE 11-423
SEDONA AZ 86336

Foundation Component General Plan Amendment

Prepared February, 2025

Project: Cherry Ranch Residential Subdivision
(APNs: Lot A: 405-250-004; Lot B: 405-250-008; Lot C: 407-160-016; Lot D: 405-250-011)
Location: Lots A, B, and C: Northeast corner of Brookside Avenue and Union St.
Lot D: Northwest corner of Brookside Avenue and Nancy Avenue.

Applicant:

Nick Fahed
2501 E. Chapman Ave, Suite #130
Fullerton, CA, 92831
951-756-2909
nickfahed@gmail.com

Prepared by:

Stephen Nieto
Director of Urban Design + Land Development
Stephen.Nieto@TheAltumGroup.com

www.thealtumgroup.com

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

The proposed Cherry Ranch Residential Subdivision and Commercial project is in the unincorporated Cherry Valley community of Riverside County. The project site is composed of four parcels. Below are the APNs with lot identification:

- **Lot A**: APN: 405-250-004, northern most parcel along Cherry Valley Boulevard;
- **Lot B**: APN: 405-250-008, located along Brookside Ave;
- **Lot C**: APN: 407-160-016, at the northeast corner of Brookside Ave. and Union St;
- **Lot D**: APN: 405-250-011, at the northwest corner of Nancy Ave and Brookside Ave.

The site is bounded by Cherry Valley Boulevard to the north, residential and Nancy Avenue to the east, Brookside Avenue to the south, and Union Street and residential to the west. (See attached Exhibit 1)

The proposed project includes Lots A through D (APNs: 405-250-004; 405-250-008; 407-160-016; 405-250-011), totaling approximately 64 gross acres for a Single-Family Subdivision with varying densities ranging from 2-8 du/ac and a 5-acre commercial parcel on the northwest corner of Brookside Avenue and Nancy Avenue as shown in Exhibit 1. A Foundation Component General Plan Amendment (FGPA) is required for Lot A (APN: 405-250-004) to change the existing Foundation Component of "Agriculture" to "Community Development" with a land use designation of Medium High Density Residential (MHDR) to accommodate lot sizes from 4,000 to 6,500 sq. ft. (5-8 du/ac) within the Cherry Valley policy area. Lot C will have no change to the existing Foundation Component, however, the proposed General Plan land use designation is proposed to change from "Very Low Density Residential" to "Low Density Residential" to accommodate ½ acre (0.5) lot minimums. Lots B, and D have an existing Foundation Component of "Rural Community", a FGPA is required to change the Foundation Component to "Community Development" with a General Plan land use designation of "Medium High Density Residential" to accommodate single family residential lots 5-8 du/acre. Additionally, 5-acres located on the southeast corner of Lot D has been set aside for commercial uses and will require a General Plan Amendment to change the existing land use designation from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) to allow for a local serving retail market. The community market will service the local community and is within a ¼ mile of Brookside Elementary School, and Beaumont High School. See Exhibit 2 and Exhibit 3 for existing and proposed General Plan designations.

Table 1: Existing & Proposed Foundation Component and Land Use Designation

Lot & APN	Existing Foundation Component	Existing General Plan Land Use Designation	Proposed Foundation Component	Proposed General Plan Land Use Designation
Lot A APN: 405-250-004	Agriculture	Agriculture	Community Development	Medium High Density Residential (5-8 du/ac)
Lot B APN: 405-250-008	Rural Community	Very Low Density Residential	Community Development	Medium High Density Residential (5-8 du/ac)
Lot C APN: 407-160-016	Rural Community	Very Low Density Residential	Rural Community	Low Density Residential (0.5 ac lot minimum)
Lot D APN: 405-250-011	Rural Community	Very Low Density Residential	Community Development	Medium High Density Residential (5-8 du/ac) &

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

				Commercial Retail (5 acres on the northwest corner of Brookside/Nancy Ave.)

Existing Project Site Conditions

The border of the City of Beaumont is located along Brookside Avenue which makes up the southern border of the project site. A single-family development similar in scale and character exists south of Brookside Avenue. Union Street, Cherry Valley Boulevard, and Nancy Avenue are flanked by very low-density single-family homes and agricultural development. Cherry Valley Nursery is located to the west of Lot A at the Southeast corner of Union and Cherry Valley Boulevard.

Beaumont High School, Brookside Elementary School, and Mountain View Middle School are within an approximately 0.5-mile radius of the project site. Providing more housing opportunities in this area will benefit new residents with close proximity to a variety of nearby schools. The Oak Valley Golf Club is located about ¼ of a mile south of the project site.

The implementation of this medium high density residential development coupled with a small community market in Cherry Valley will bring significant benefits to the community while preserving its cherished rural aesthetic. This residential subdivision will provide much-needed housing options but also create opportunities for local businesses to thrive. Additionally, the inclusion of a local serving market will foster a sense of community engagement and serve as a convenient hub for residents to access essential goods and services locally. Overall, this development represents a balanced approach to growth, fostering economic vitality while maintaining the unique character and tranquility that define Cherry Valley.

Proposed Utility Infrastructure

Water: The project site will be serviced by the Beaumont Cherry Valley Water District, and although water is available for the site, it cannot be utilized due to being in a different pressure zone. Specifically, the subject site is within the BCVWD 2850 pressure zone. To tie into this pressure zone, the point of connection for water will be located east on Cherry Valley Blvd near Noble Street.

Sewer: Presently, the project site and the surrounding County area lack wastewater infrastructure. The nearest sewer lines are located to the south on Brookside Avenue, however, this sewer infrastructure is serving the existing single-family community directly south of the project site and within the City of Beaumont. This is not feasible as the project will not have access to Beaumont's sewer infrastructure. A sewer package treatment facility will be considered for wastewater.

BEAUMONT
HIGH SCHOOL
BROOKSIDE
ELEMENTARY SCHOOL
Nancy Ave
GOLF COURSE
Lot D (405-250-011)
Cherry Valley Blvd
Brookside Ave
SINGLE FAMILY
RESIDENTIAL
Lot A (405-250-004)
Lot B (405-250-008)
CITY OF
BEAUMONT
NIC
PLANT NURSERY
Lot C (407-160-016)
Union St

Cherry Valley Blvd
Nancy Ave
PLANT NURSERY
Lot A (405-250-004)
Lot D (405-250-011)
Lot B (405-250-008)
Union St
Brookside Ave
Lot C (407-160-016)
NIC
CITY OF
BEAUMONT
SINGLE FAMILY
RESIDENTIAL

BROOKSIDE
ELEMENTARY SCHOOL
GOLF COURSE
SINGLE FAMILY
RESIDENTIAL
Lot D (405-250-011)
Brookside Ave
Nancy Ave
Lot B (405-250-008)
Lot C (407-160-016)
Union St
Lot A (405-250-004)
Cherry Valley Blvd
PLANT NURSERY
Cherry Valley Blvd

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.

Planning Commission Hearing: April 23, 2025

PROPOSED PROJECT

Case Number(s):	GPA240054 (Initiation Proceeding)	**Applicant(s): Michael Ramirez**	
Environmental:	Exempt		
Area Plan:	The Pass	**Representative(s):** Madeline Luke	
Zoning Area/District:	Cherry Valley District	c/o The Altum Group	
Supervisorial District:	Fifth District		
Project Planner:	Edward Lincoln		
Project APN(s):	405-250-004 and 405-250-011		

John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

The Foundation Component General Plan Amendment No. 240054 (GPA240054) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Rural Community (RC) and Community Development (CD) and amend its Land Use Designation from Agriculture (AG) and Very Low Density Residential (VLDR) to Low Density Residential (RC: LDR), Low Density Residential (CD: LDR) and Commercial Retail (CR), on two (2) parcel(s), totaling 36.85 gross acres.

The two (2) parcels are located north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) and Rural Community (RC)

Existing General Plan Land Use Designation:	Agriculture (AG) and Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	Low Density Residential (RC: LDR), Low Density Residential (CD: LDR) and Commercial Retail (CD: CR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR) and The City of Beaumont
West:	Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	A-1-20 (Light Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A-1 (Residential Agriculture) and A-1-20 (Light Agriculture)
East:	A-1-1 and A-1-20 (Light Agriculture)
South:	A-1-20 (Light Agriculture) and The City of Beaumont
West:	A-1-1 and A-1-20 (Light Agriculture)
Existing Use:	Open Land
Surrounding Uses	
North:	Open Land / Farm
East:	Farm - Residence
South:	Open Land / Subdivision
West:	Open Land / Farm

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152 and 27
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

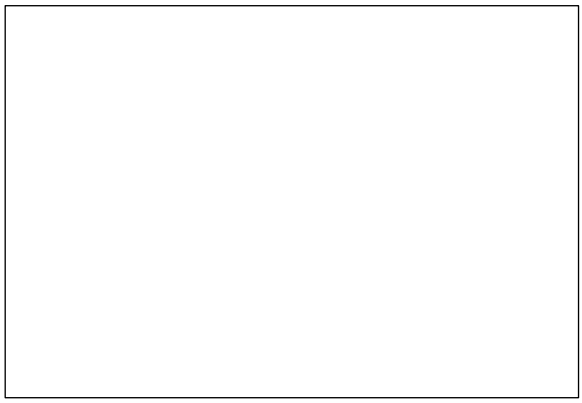


Figure 1: Project Location Map

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 (GPA240054) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240054 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR). The parcel is located in the Cherry Valley Policy Area, within The Pass Area Plan.

If FC-GPA240054 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of… (the development of…) (a…) (Permit type, additional changes provided by applicant, summarized by planner)

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 Low Density Residential (CD-LDR) Land Use designation is intended to allow for the development of detached single family residential dwelling units on large parcels of .5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The density range allows for up to 1 dwelling unit per .5 acre.

The proposed Commercial Retail (CD-CR) Land Use Designation allows for local and regional serving retail and service uses.

Changes to Applicant Proposal

After presentation of the project proposal to the GPAC, the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered in the GPAC public hearing was for a change to three (3) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR) and Community Development: Commercial Retail (CD: CR).

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.

XXX comments were received after the close of the GPAC public hearing and as of the writing of this staff report. Those comments indicated concerns/support for/about X

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240054 was held before the General Plan Advisory Committee on March 10, 2025. Two (2) number of comments were submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and three (3) members of the public provided public testimony.

Of the public comments received, three (3) were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited traffic concerns, getting away from one-acre minimum lots, density, losing their country style living/Cherry Valley lifestyle, and the effect on wildlife.

The Committee discussed the project. Issues that were discussed included density concerns about the proposed 4,000 sq ft lot sizes not fitting in with the surrounding area. The result of the Committee's discussion of the initiation is provided below.

Support: N/A
Against: 2nd and 5th Districts

Neutral: N/A
Not Present: 1st, 3rd, and 4th Districts
Abstain: N/A

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Noticing Radius and Labels
Exhibit E – Applicant's Exhibits
Exhibit F – GPAC Hearing Package

RIVERSIDE COUNTY PLANNING DEPARTMENT

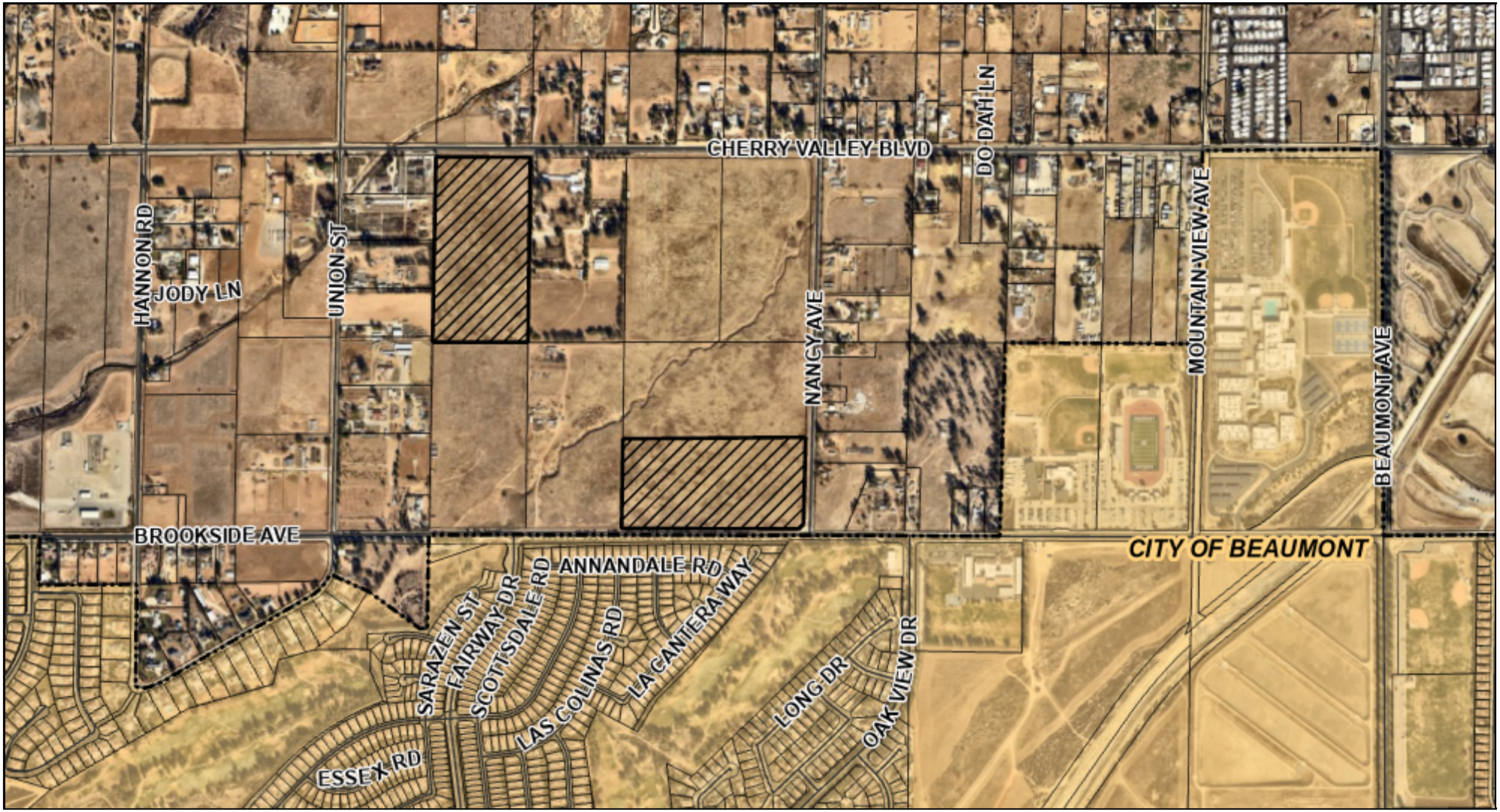
GPA240054

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 4-14-2025

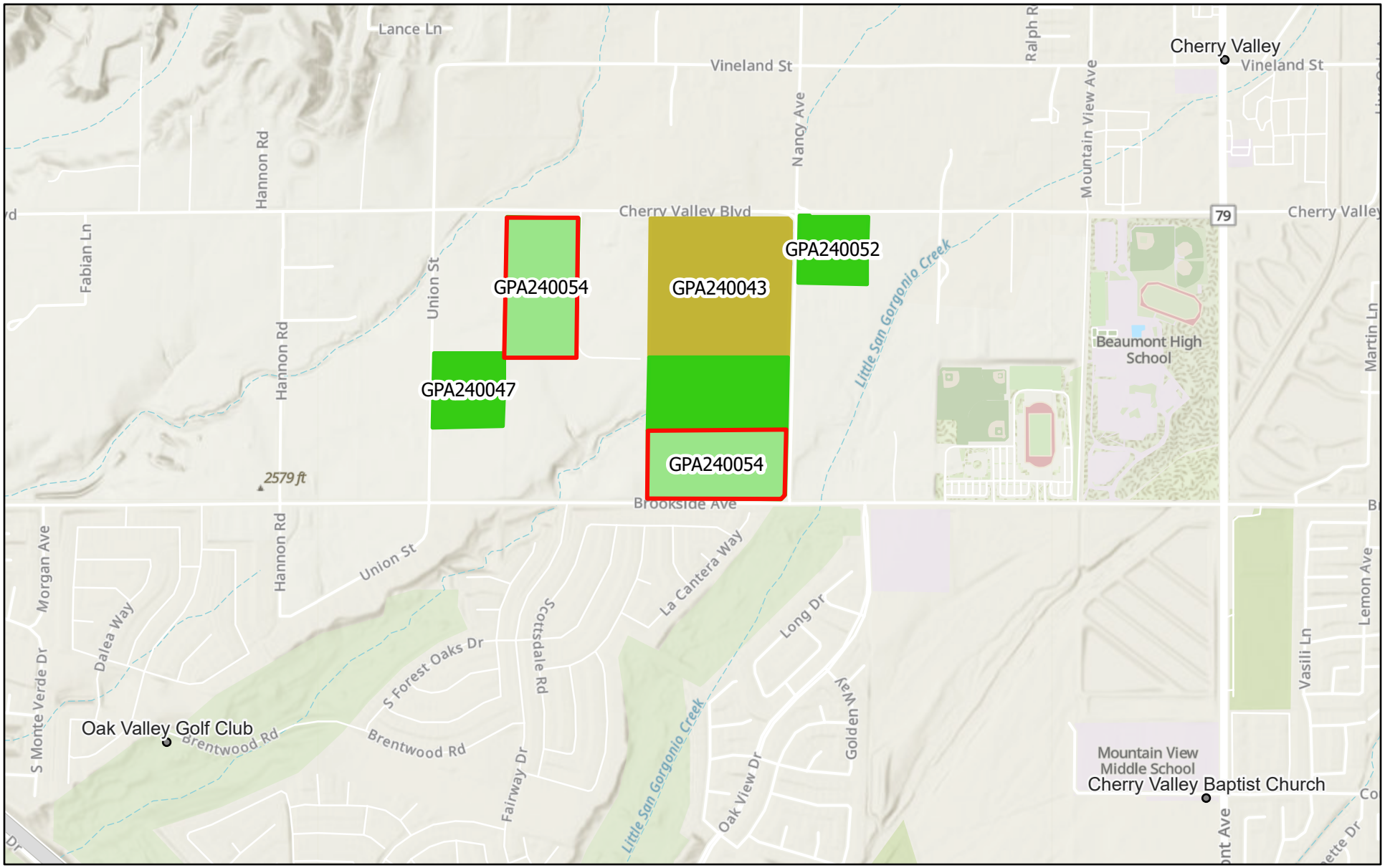


Zoning Area/District: CHERRY VALLEY

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

0 1000 2000 ft

Foundation Component GPA Cycle Map



4/17/2025, 8:51:49 AM

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

On Hold

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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TLMA - Planning

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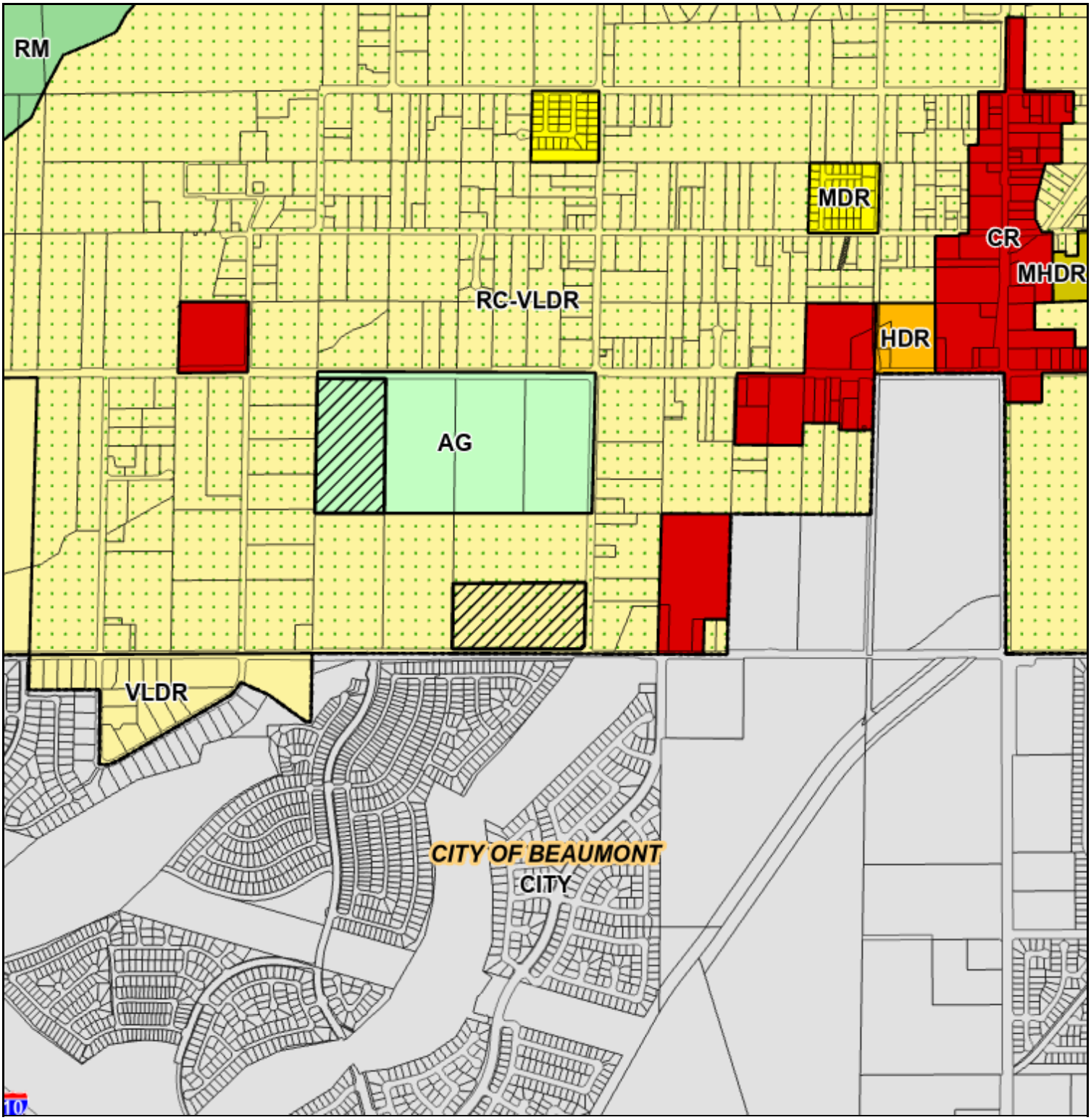
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 4-14-2025
Exhibit: 5



Zoning Area/District: CHERRY 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

0 1000 2000
ft

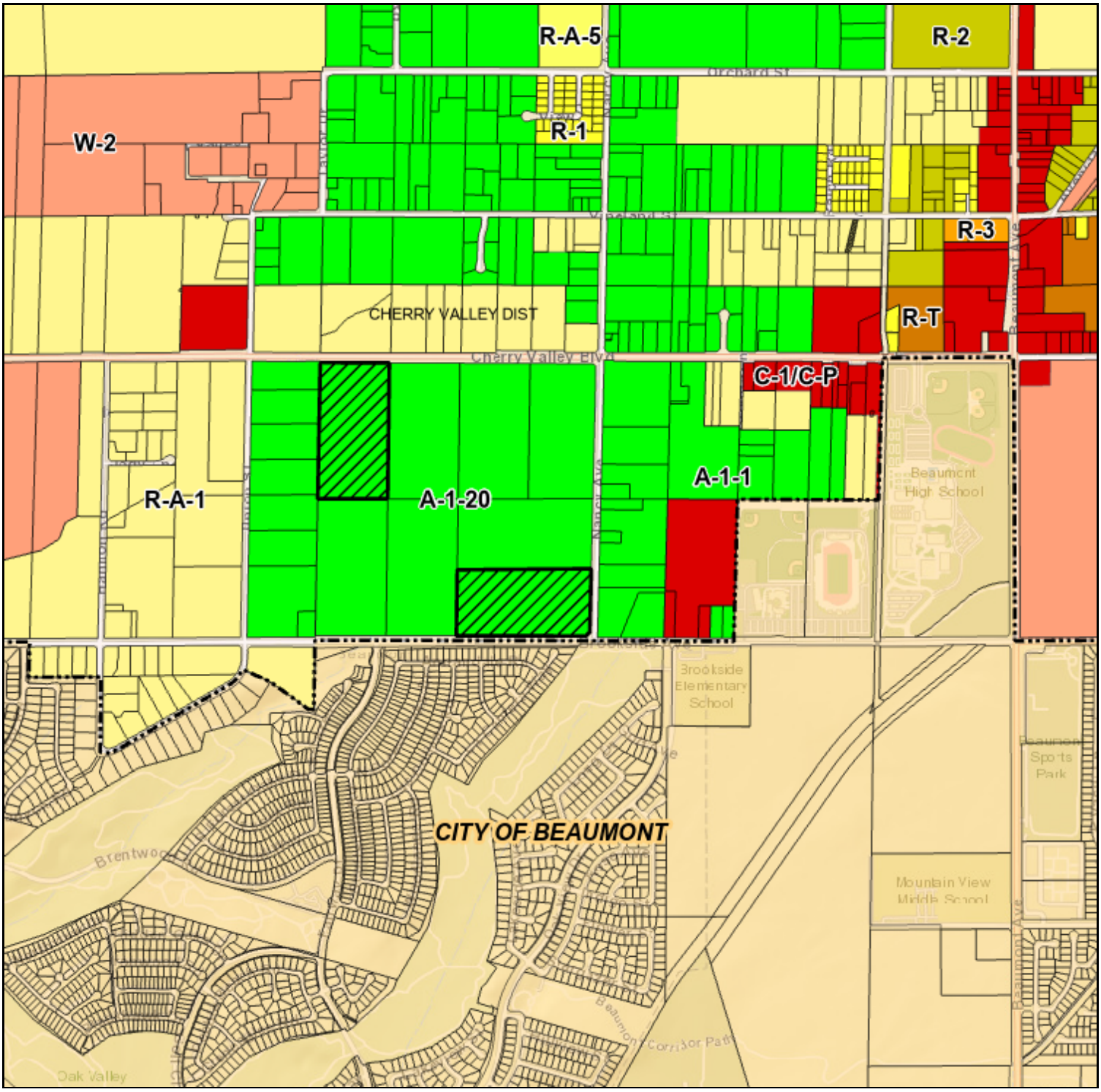
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 4-14-2025
Exhibit: 2



Zoning Area/District: CHERRY 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

0 1000 2000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240054)

Planning Case APN(s): 405-250-004 and 405-250-011

I, Edward Lincoln certify that on April 10, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 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 SIGNATURE: Edward Lincoln

TITLE: Associate Planner

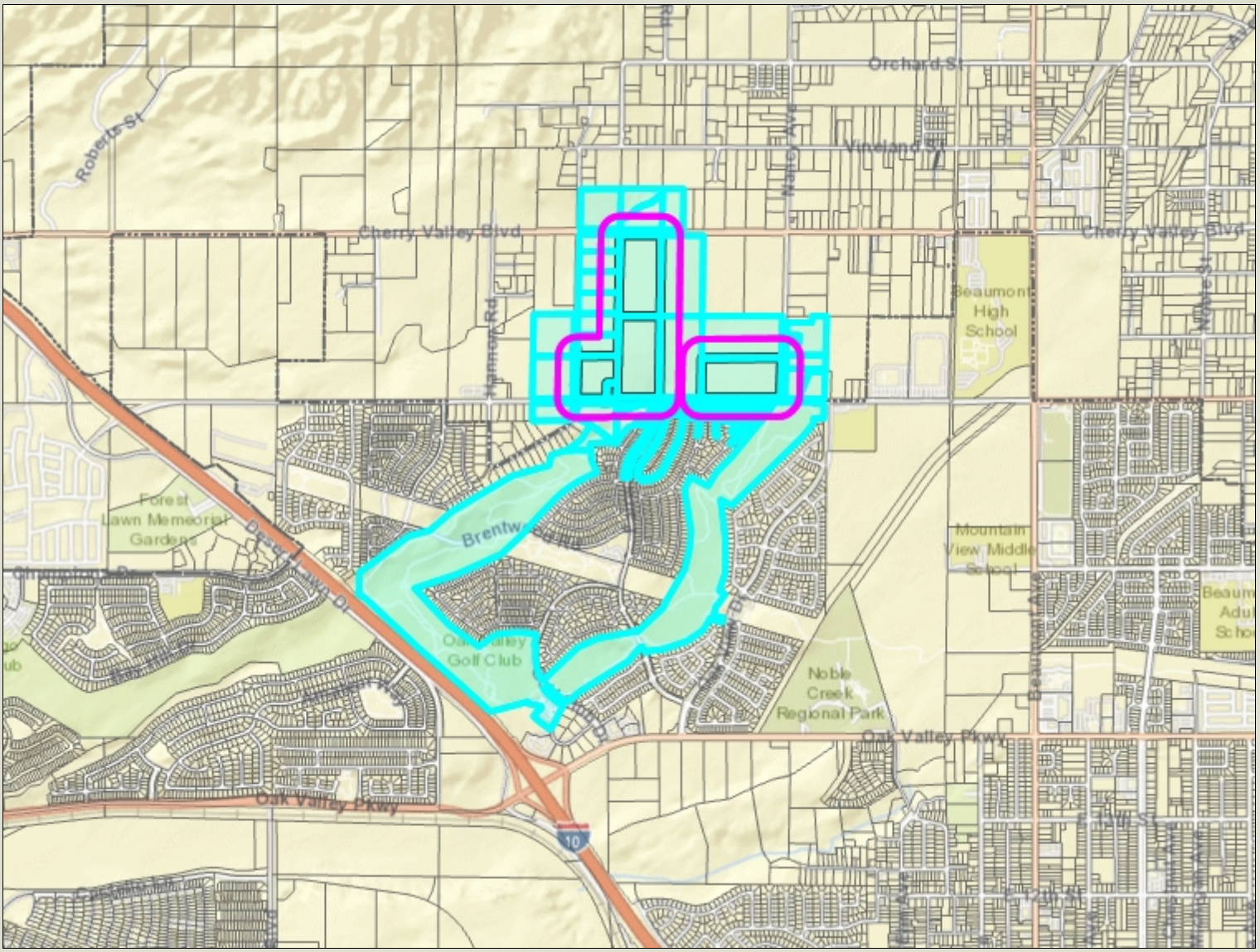
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240054



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 3,009 6,019 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... 2/13/2025 9:07:15 AM

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400220010
SOLERA AT OAK VALLEY GREENS ASSN
1615 FAIRWAY DR
BEAUMONT CA 92223

400240028
MICHAEL C. JOSEPH
11020 UNION ST
BEAUMONT CA 92223

400241014
NABIL ELIA NASSAR
4182 MERIENDA LN
YORBA LINDA CA 92886

400250001
CALIF OAK VALLEY GOLF & RESORT
15957 AURORA CREST DR
WHITTIER CA 90605

400260021
XIQUE ZHANG
1790 SARAZEN ST
BEAUMONT CA 92223

400260022
LAURIE WALKER RODELA
1792 SARAZEN ST
BEAUMONT CA 92223

400260023
MASON LINDA J REVOCABLE TRUST
DTD 11/25/20
PO BOX 5828
BLUE JAY CA 92317

400260052
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

400260053
BEAUMONT CHERRY VALLEY WATER
DISTRICT
1351 POMONA RD NO 200
CORONA CA 92882

400270026
DAVID L. KELLNER
1791 SCOTTSDALE RD
BEAUMONT CA 92223

400270027
DARIES DIANE M 1998 TRUST
1795 SCOTTSDALE DR
BEAUMONT CA 92223

400270028
DANIEL PRINCEOTTO
898 ANNANDALE RD
BEAUMONT CA 92223

400270029
JUAN R. CRUZ
894 ANNANDALE RD
BEAUMONT CA 92223

400270030
CHARIS LARSON-ANGEL
890 ANNANDALE RD
BEAUMONT CA 92223

400270031
ROBERT R. RADABAUGH
886 ANNANDALE RD
BEAUMONT CA 92223

400270033
JOSEPH C. CRANCE
878 ANNANDALE RD
BEAUMONT CA 92223

400270034
LAURA GAIL GRIGGS
870 ANNANDALE RD
BEAUMONT CA 92223

400270035
VICKI GOINS BRANNOCK
866 ANNANDALE RD
BEAUMONT CA 92223

400270098
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

400280001
IRVIN HAMMOCK
860 ANNADALE RD
BEAUMONT CA 92223

400280002
JOHNSON ROGER & MARLA 2019 TRUST
U/D/T DTD 2/13/19
858 ANNANDALE RD
BEAUMONT CA 92223

400280003
LOUIE EDDIE & TERESA LOUIE LIVING
TRUST DTD 04/05/2019
854 ANNANDALE RD
BEAUMONT CA 92223

400280004
IN OK LEE
850 ANNANDALE RD
BEAUMONT CA 92223

400280005
ELENA L. ODEN
848 ANNANDALE RD
BEAUMONT CA 92223

400280006
OWENS-MARTINEZ FAMILY REVOCABLE
LIVING TRUST DTD 12/12/22
844 ANNADALE RD
BEAUMONT CA 92223

400280007
ROBERT G. SAENZ
840 ANNANDALE RD
BEAUMONT CA 92223

400280008
HOEFER WILLIAM & ANNETTE FAMILY
TRUST DTD 09/11/07
38897 COUNTY LINE RD
YUCAIPA CA 92399

400280009
SAMUEL L. JORDAN
826 ANNANDALE RD
BEAUMONT CA 92223

400280010
ROBERT I. VINES
820 ANNANDALE RD
BEAUMONT CA 92223

400280011
PORTER TRUST DATED 8/8/2018
816 ANNANDALE RD
BEAUMONT CA 92223

400280012
A L. ROCKWELL PEGGY
812 ANNANDALE RD
BEAUMONT CA 92223

400280013
LOHMAN JOHN S & PEGGY C CARLSON FAMILY TRUST DTD 12/9/2013
802 BOLIDE ST
LAS VEGAS NV 89138

400280014
SMITH FAMILY TRUST DATED 5/21/18
804 ANNANDALE RD
BEAUMONT CA 92223

400280015
EMILE MARK MULLICK
1789 LA CANTERA WAY
BEAUMONT CA 92223

400280016
JOY ELIZABETH SIMMONS
1791 LA CANTERA WAY
BEAUMONT CA 92223

400280017
LOWE FAMILY LIVING TRUST DTD 10/6/20
1795 LA CANTERA WAY
BEAUMONT CA 92223

400280018
JOAN ELIZABETH MORENO
1798 LA CANTERA WAY
BEAUMONT CA 92223

400280019
DELLA M. CONDON
1796 LA CANTERA WAY
BEAUMONT CA 92223

400280020
SUSAN F. MILLER
1794 LA CANTERA WAY
BEAUMONT CA 92223

400280021
MIYOSHI EMIKO TRUST DATED 09/28/2018
1792 LA CANTERA WAY
BEAUMONT CA 92223

400280022
KAREN M. HAWKESWORTH
1790 LA CANTERA WAY
BEAUMONT CA 92223

400280032
WHEELER BILLIE A REV LIVING TRUST DTD 6/12/21
1797 LAS COLINAS RD
BEAUMONT CA 92223

400280033
FISHER KATHLEEN C LIVING TRUST DTD 10/25/23
1798 LAS COLINAS RD
BEAUMONT CA 92223

400280047
DEBRA A. FULLER
1795 MUIRFIELD LN
BEAUMONT CA 92223

400280048
RONALD D. EUTSEY
1796 MUIRFIELD LN
BEAUMONT CA 92223

400280065
SHARALENE M. BAKER
805 ANNADALE RD
BEAUMONT CA 92223

400280066
RICHARD MERLE STRONG
809 ANNADALE RD
BEAUMONT CA 92223

400280067
HERNANDEZ LIVING TRUST U/A DATED 03/26/2022
815 ANNADALE RD
BEAUMONT CA 92223

400280068
CLEMENTIN FAMILY TRUST OF 2023
819 ANNADALE RD
BEAUMONT CA 92223

400280069
WILLIAM R. WRIGHT
825 ANNADALE RD
BEAUMONT CA 92223

400280072
SOLERA AT OAK VALLEY ASSN
39755 BERKEY DR
PALM DESERT CA 92211

405150001
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405220006
TINAJERO FAMILY REVOCABLE DTD 04/20/2021
38590 BROOKSIDE AVE
BEAUMONT CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407150014
SUSAN M. GARRITY
10398 UNION ST
CHERRY VALLEY CA 92223

407160002
HINOJOSA EMPIRE
37955 CHERRY VALLEY BLVD
BEAUMONT CA 92223

407160003
TIM BUOYE
P O BOX 942
MENTONE CA 92359

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008
DONNA L SPENCER BURING
73280 EL PASCO NO 5
PALM DESERT CA 92260

407160009
SPENCER LAWRENCE A INTERVIVOS
TRUST DATED 12/17/2019
2370 W STATE ROUTE 89A STE 11-423
SEDONA AZ 86336

Foundation Component General Plan Amendment

Amended April 2025

Project: Cherry Ranch Residential Subdivision
(APNs: Lot A: 405-250-004; Lot B: 405-250-008; Lot C: 407-160-016; Lot D: 405-250-011)
Location: Lots A, B, and C: Northeast corner of Brookside Avenue and Union St.
Lot D: Northwest corner of Brookside Avenue and Nancy Avenue.

Applicant:

Nick Fahed
2501 E. Chapman Ave, Suite #130
Fullerton, CA, 92831
951-756-2909
nickfahed@gmail.com

Prepared by:

Stephen Nieto
Director of Urban Design + Land Development
Stephen.Nieto@TheAltumGroup.com

www.thealtumgroup.com

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

The proposed Cherry Ranch Residential Subdivision and Commercial project is in the unincorporated Cherry Valley community of Riverside County. The project site is composed of four parcels. Below are the APNs with lot identification:

- **Lot A**: APN: 405-250-004, northern most parcel along Cherry Valley Boulevard;
- **Lot B**: APN: 405-250-008, located along Brookside Ave;
- **Lot C**: APN: 407-160-016, at the northeast corner of Brookside Ave. and Union St;
- **Lot D**: APN: 405-250-011, at the northwest corner of Nancy Ave and Brookside Ave.

The site is bounded by Cherry Valley Boulevard to the north, residential and Nancy Avenue to the east, Brookside Avenue to the south, and Union Street and residential to the west. (See attached Exhibit 1)

The proposed project includes Lots A through D (APNs: 405-250-004; 405-250-008; 407-160-016; 405-250-011), totaling approximately 64 gross acres for a Single-Family Subdivision with ½ (0.5) acre lot minimums and a 5-acre commercial parcel on the northwest corner of Brookside Avenue and Nancy Avenue as shown in Exhibit 1. A Foundation Component General Plan Amendment (FGPA) is required for Lot A (APN: 405-250-004) to change the existing Foundation Component of "Agriculture" to "Rural Community" with a land use designation of Low Density Residential (RC-LDR) with ½ (0.5) acre lot minimums within the Cherry Valley policy area. Lots B (APN: 405-250-008) and Lot C (APN: 407-160-016) will have no change to the existing Foundation Component, however, the proposed General Plan land use designation is proposed to change from "Very Low Density Residential" to "Low Density Residential" to accommodate ½ acre (0.5) lot minimums. Lot D (APN: 405-250-011) has an existing Foundation Component of "Rural Community", a FGPA is required to change the Foundation Component to "Community Development" to allow for residential and commercial uses. Lot D will also require a General Plan Amendment from "Very Low Density Residential" (VLDR) to Low Density Residential" (LDR) to allow for ½ acre lot minimums. Additionally, five (5) acres located on the southeast corner of lot D have been set aside for commercial uses and will require General Plan Amendment change from "Very Low Density Residential" to "Commercial Retail to allow for a local serving retail market. The community market will service the local community and is within a ¼ mile of Brookside Elementary School, and Beaumont High School. See Exhibit 2 and Exhibit 3 for existing and proposed General Plan designations.

Table 1: Existing & Proposed Foundation Component and Land Use Designation

Lot & APN	Existing Foundation Component	Existing General Plan Land Use Designation	Proposed Foundation Component	Proposed General Plan Land Use Designation
Lot A APN: 405-250-004	Agriculture	Agriculture	Rural Community	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot B APN: 405-250-008	Rural Community	Very Low Density Residential	No Foundation Change	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot C APN: 407-160-016	Rural Community	Very Low Density Residential	No Foundation Change	Low Density Residential (RC-LDR) ½ acre lot minimum
Lot D APN: 405-250-011	Rural Community	Low Density Residential	Community Development	Low Density Residential (LDR) ½ acre lot minimum &

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Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

				Commercial Retail (CR) (5 acres on the northeast corner of Brookside/Nancy Ave.)

Existing Project Site Conditions

The border of the City of Beaumont is located along Brookside Avenue which makes up the southern border of the project site. A single-family development similar in scale and character exists south of Brookside Avenue. Union Street, Cherry Valley Boulevard, and Nancy Avenue are flanked by very low-density single-family homes and agricultural development. Cherry Valley Nursery is located to the west of Lot A at the Southeast corner of Union and Cherry Valley Boulevard.

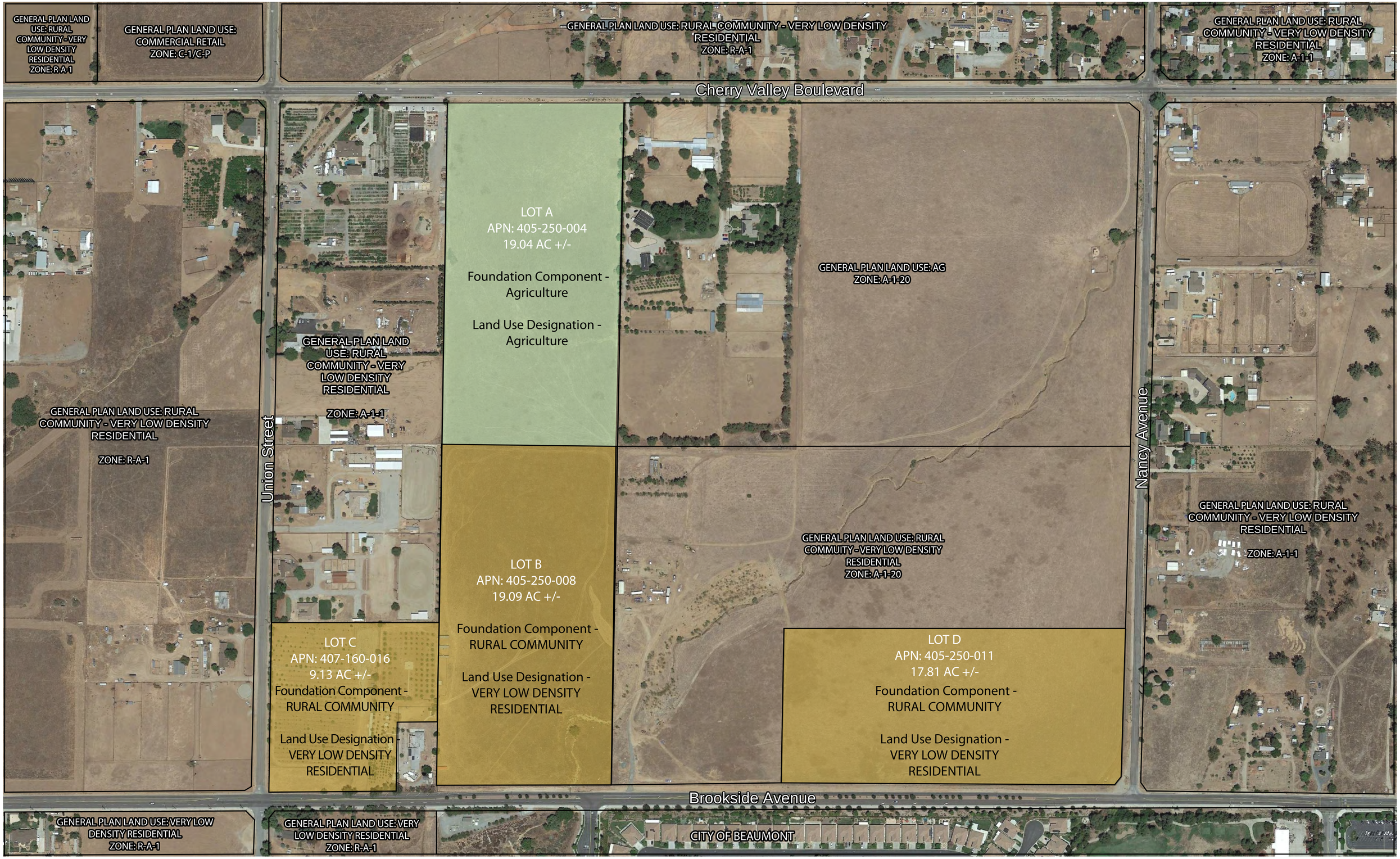
Beaumont High School, Brookside Elementary School, and Mountain View Middle School are within an approximately 0.5-mile radius of the project site. Providing more housing opportunities in this area will benefit new residents with close proximity to a variety of nearby schools. The Oak Valley Golf Club is located about ¼ of a mile south of the project site.

The implementation of this low density residential development coupled with a small community market in Cherry Valley will bring significant benefits to the community while preserving its cherished rural aesthetic. This residential subdivision will provide much-needed housing options but also create opportunities for local businesses to thrive. Additionally, the inclusion of a local serving market will foster a sense of community engagement and serve as a convenient hub for residents to access essential goods and services locally. Overall, this development represents a balanced approach to growth, fostering economic vitality while maintaining the unique character and tranquility that define Cherry Valley.

Proposed Utility Infrastructure

Water: The project site will be serviced by the Beaumont Cherry Valley Water District, and although water is available for the site, it cannot be utilized due to being in a different pressure zone. Specifically, the subject site is within the BCVWD 2850 pressure zone. To tie into this pressure zone, the point of connection for water will be located east on Cherry Valley Blvd near Noble Street.

Sewer: Presently, the project site and the surrounding County area lack wastewater infrastructure. The nearest sewer lines are located to the south on Brookside Avenue, however, this sewer infrastructure is serving the existing single-family community directly south of the project site and within the City of Beaumont. This is not feasible as the project will not have access to Beaumont's sewer infrastructure. A sewer package treatment facility or private septic systems will be considered for wastewater.



EXISTING GENERAL PLAN FOUNDATION COMPONENTS & LAND USE DESIGNATIONS

CHERRY VALLEY, RIVERSIDE COUNTY, CA

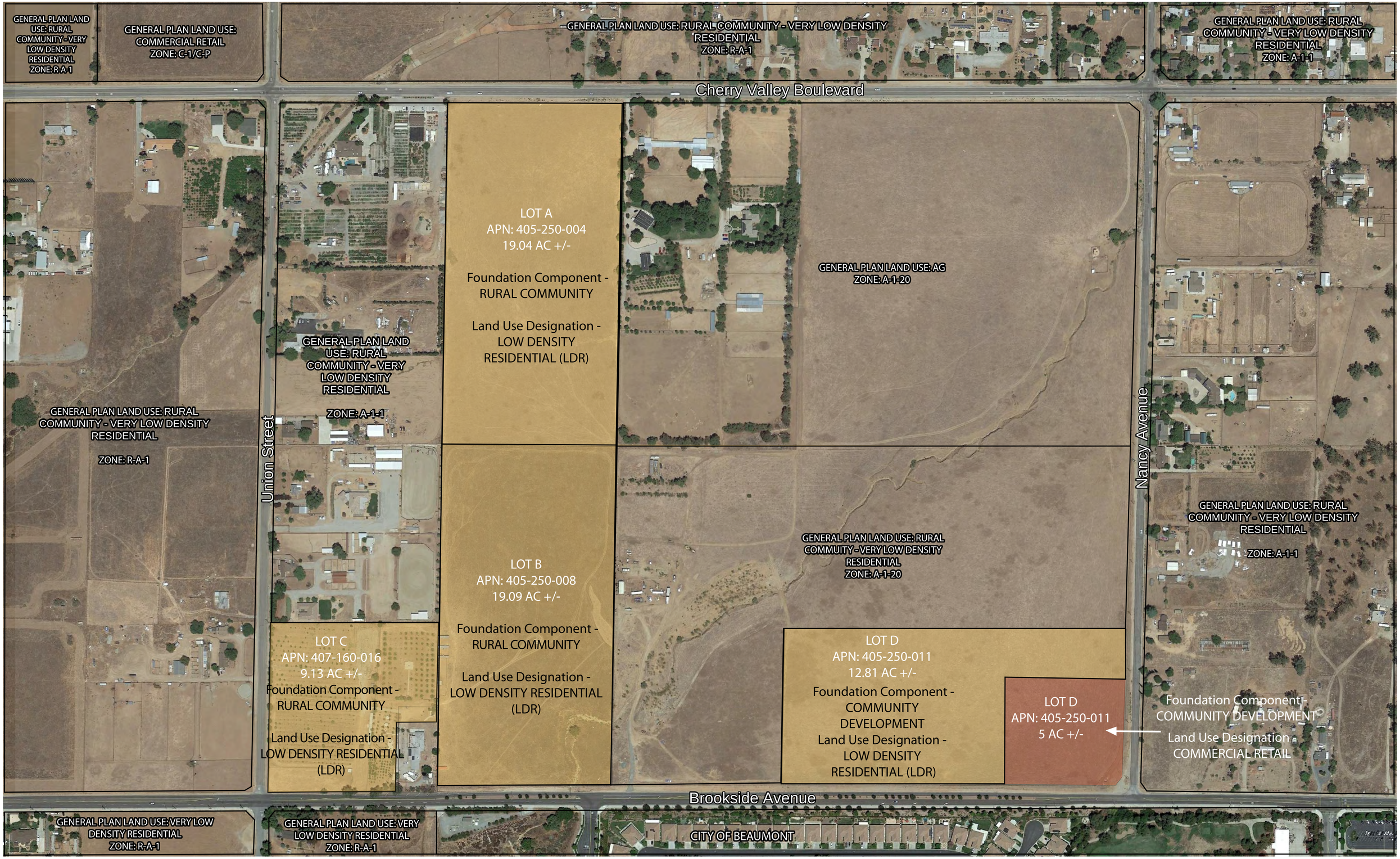
SCALE: 1" = 150'

0 FT 100 FT 500 FT

NORTH

TheAltumGroup

03/30/2022



PROPOSED GENERAL PLAN FOUNDATION COMPONENTS & LAND USE DESIGNATIONS

CHERRY VALLEY, RIVERSIDE COUNTY, CA

SCALE: 1" = 150'

0 FT 100 FT 500 FT

NORTH

TheAltumGroup

03/30/2022

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 27155)
MEETING DATE:
Monday, March 10, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240054 (GPA240054) REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240054 to change the General Plan Foundation Component of four (4) parcels from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR), Community Development: Commercial Retail (CD: CR), and Rural Community: Low Density Residential (RC: LDR), to allow for submittal of an application for Single-Family Subdivision and a Commercial parcel. 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 GPA240054 is initiated by the Board of Supervisors. - Supervisorial District - 5 - Zoning Area/District - Cherry Valley Dist - Area Plan - The Pass - Applicant: Michael Ramirez – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: Light Agriculture (A-1-20) – Existing Land Use: Agriculture (AG:AG) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 405-250-004, 405-250-008, 405-250-011, and 407-160-016 – 64.14 Gross Acres – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT	
Case Number(s):	GPA240054
Environmental Type:	Exemption
Area Plan No.	The Pass
Zoning Area/District:	Cherry Valley District
Supervisorial District:	Fifth District
Project Planner:	Edward Lincoln
Project APN(s):	405-250-004, 405-250-008, 405-250-011, and 407-160-016
Continued From:	

John Hildebrand, Planning Director 3/6/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240054) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and Rural Community (RC) to amend its Land Use Designation from Agriculture (AG) and Very Low Density Residential (VLDR) to Medium High Density Residential

(MHDR), Low Density Residential (LDR) and Commercial Retail (CR), on 4 parcels, totaling 64.14 gross acres.

The 4 parcels are located south of Cherry Valley Blvd, north of Brookside Ave, east of Union St, and west of Nancy Ave.

PROJECT RECOMMENDATION

RECOMMENDATIONS

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240054 (GPA240054).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG) and Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD) and Rural Community (RC)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD: MHDR), Commercial Retail (CD: CR), and Low Density Residential (RC: LDR)
Policy / Overlay Area:	Cherry Valley Policy Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC: VLDR)
East:	Agriculture (AG) and Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR) and The City of Beaumont
West:	Very Low Density Residential (RC: VLDR)

Existing Zoning Classification:	A-1-1 (Light Agriculture) and A-1-20 (Light Agriculture)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-A-1 (Residential Agriculture)
East:	A-1-1 (Light Agriculture)
South:	R-A-1 (Residential Agriculture) and Incorporated City of Beaumont
West:	R-A-1 (Residential Agriculture)
Existing Use:	Agriculture – Open Space
Surrounding Uses	
North:	Residential - Agriculture
South:	City of Beaumont - Residential
East:	Agriculture
West:	Agriculture

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Cherry Valley
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – San Gorgonio Pass No. 6 Map No. 721
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

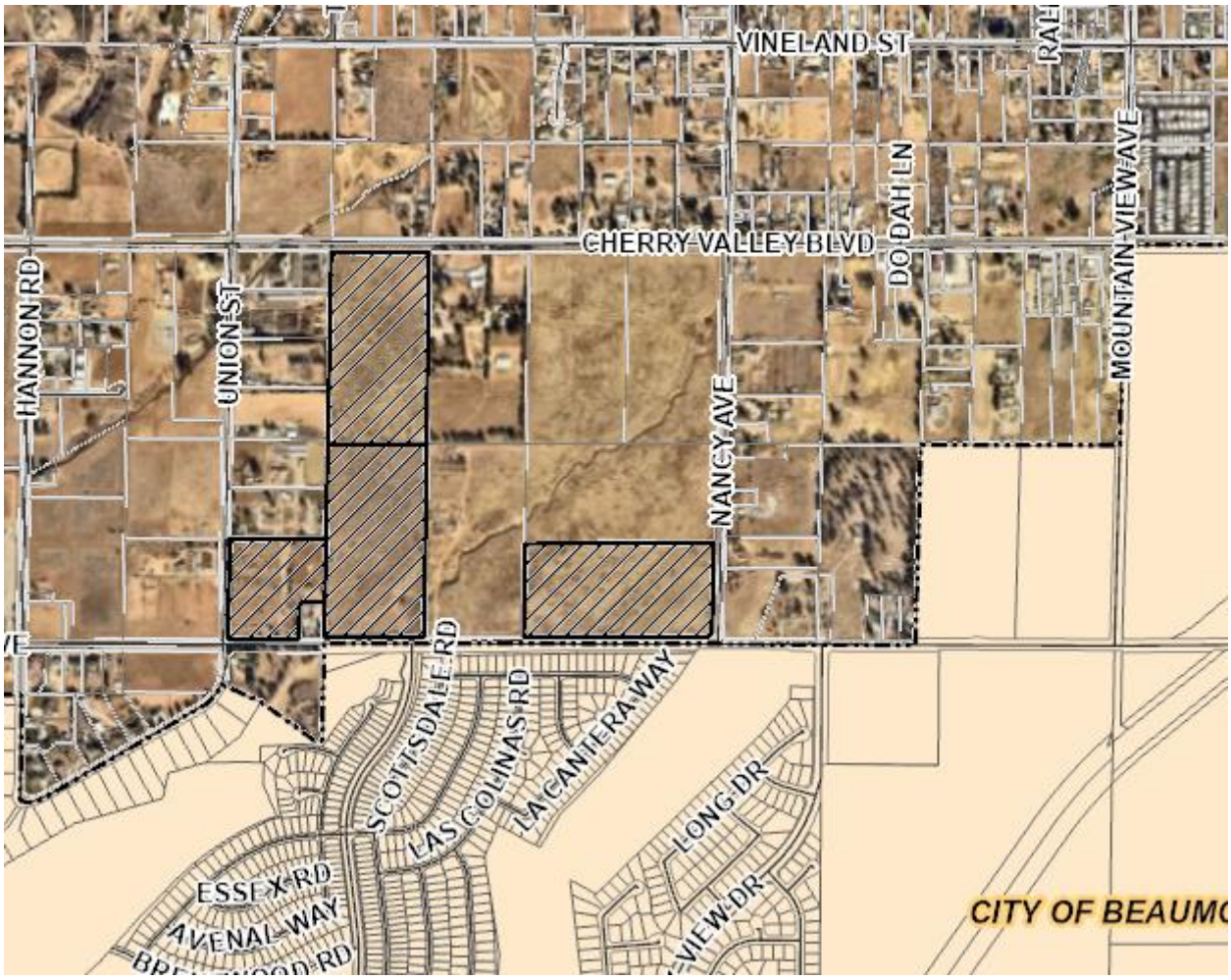


Figure 1: Project Location Map

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 (GPA240054) is initiated by the Board of Supervisors. Any initiated FC-GPA, by the Board of Supervisors, will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240054 is a proposal to change the Foundation Component Land Use Designation from Agriculture: Agriculture (AG: AG) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Medium High Density Residential (CD: MHDR), Community Development: Commercial Retail (CD: CR), and Rural Community: Low Density Residential (RC: LDR).

The parcel is located in the Cherry Valley Policy Area policy area. The Cherry Valley Policy Area includes policies to regulate lot sizes, encourage local serving development, and support the creation and maintenance of multi-purpose trails.

If FC-GPA240054 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Single-Family Subdivision and a Commercial parcel.

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 Rural Community (RC) Foundation encompasses many underlying land use designations. The most intensive land use designation permitted within the RC Foundation is the Low Density Residential (RC: LDR) land use designation, which allows for single-family detached residences on large parcels of one to two acres, limited agriculture, and intensive equestrian and animal keeping uses.

The proposed Medium High Density Residential (CD: MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

The proposed Commercial Retail (CD: CR) land use designation allows for local and regional serving retail and service uses.

RIVERSIDE COUNTY PLANNING DEPARTMENT

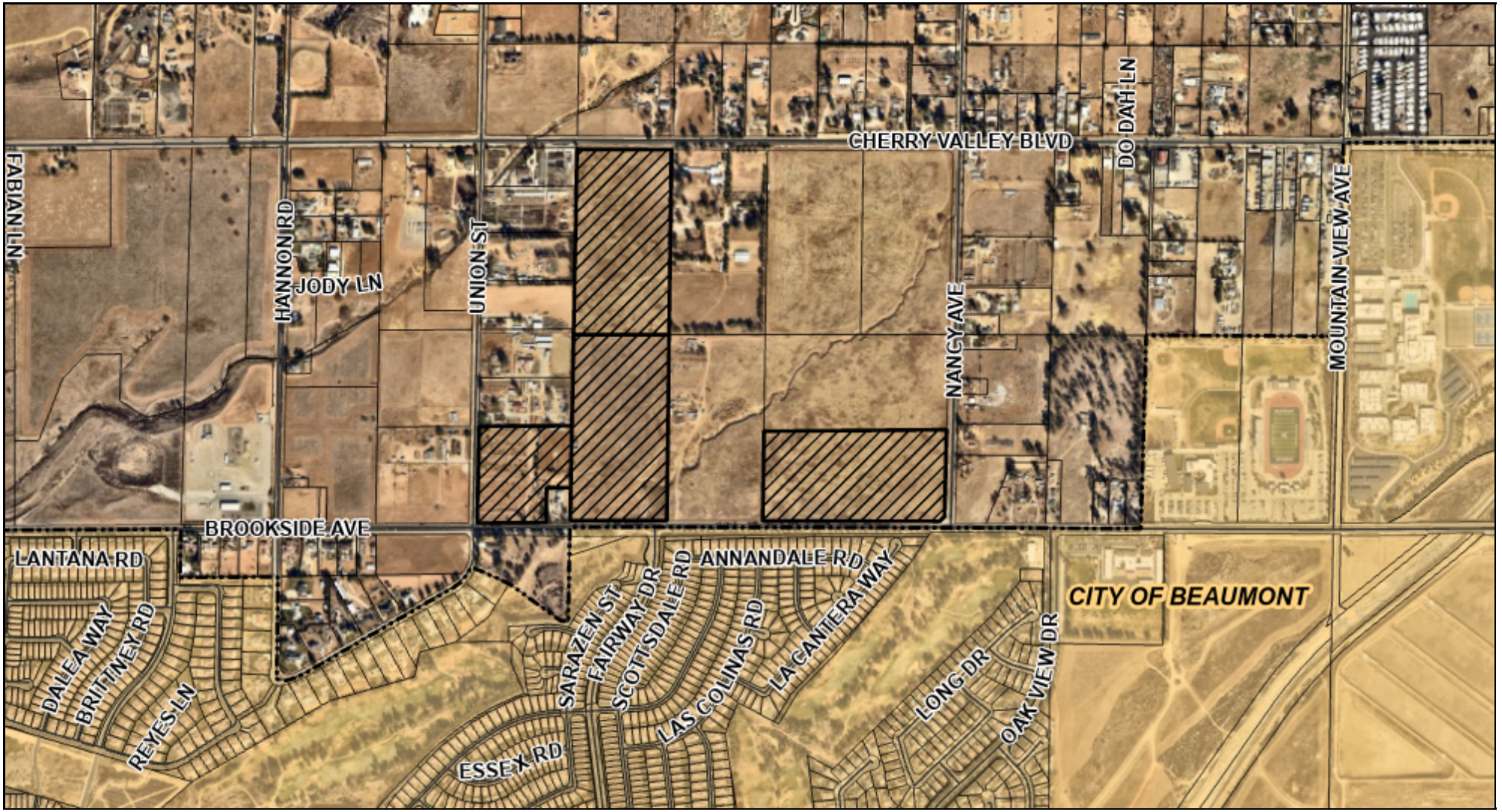
GPA240054

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 2-13-2025

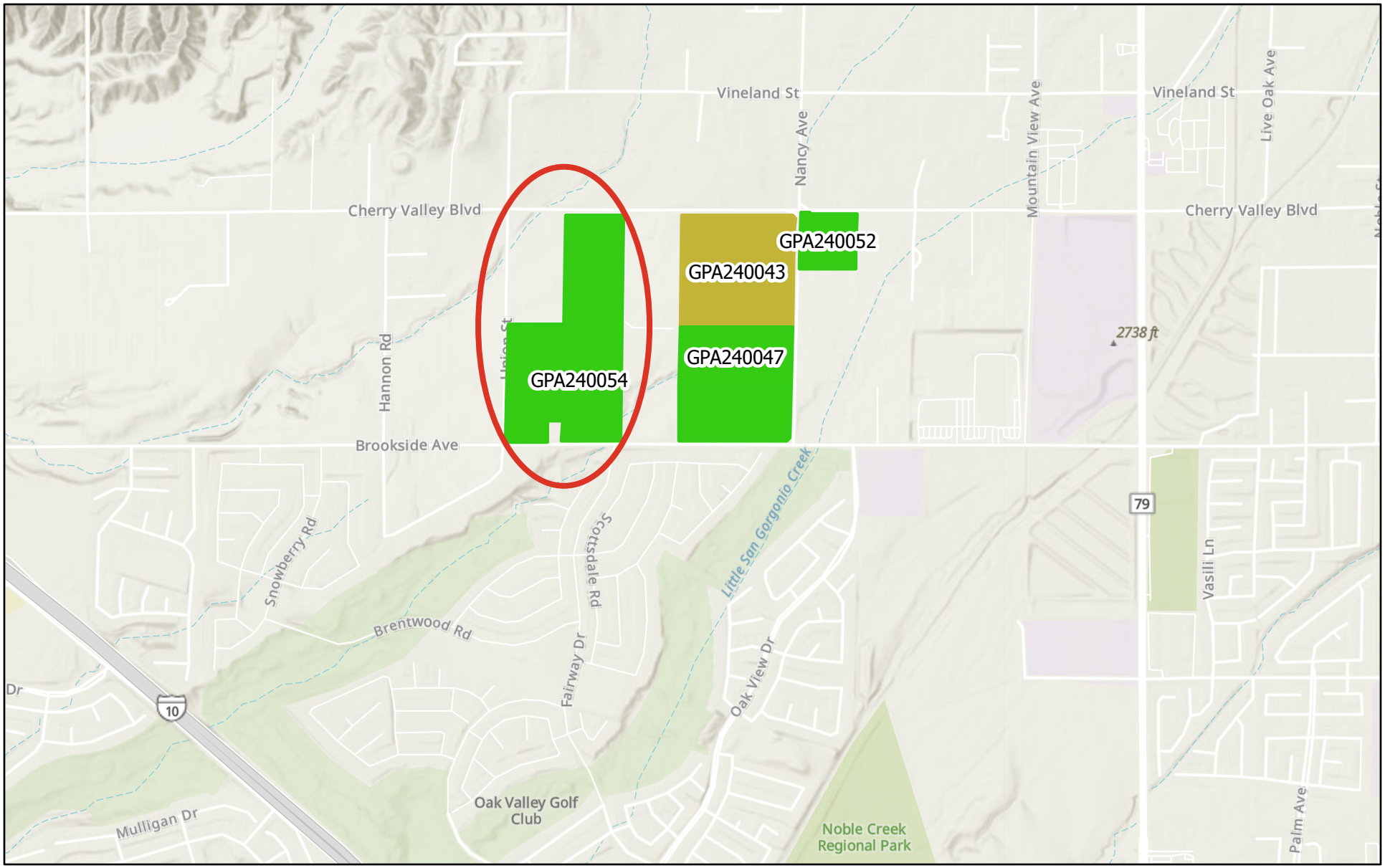


Zoning Area/District: CHERRY VALLEY

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

0 1000 2000 ft

FGPA Status Map



2/10/2025

FGPA Web Map

On Hold

Active

World Hillshade

1:22,480

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

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

The proposed Low Density Residential (RC: LDR) land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. Equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small-scale commercial use

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 the General Plan Advisory Committee.

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

ATTACHMENTS

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

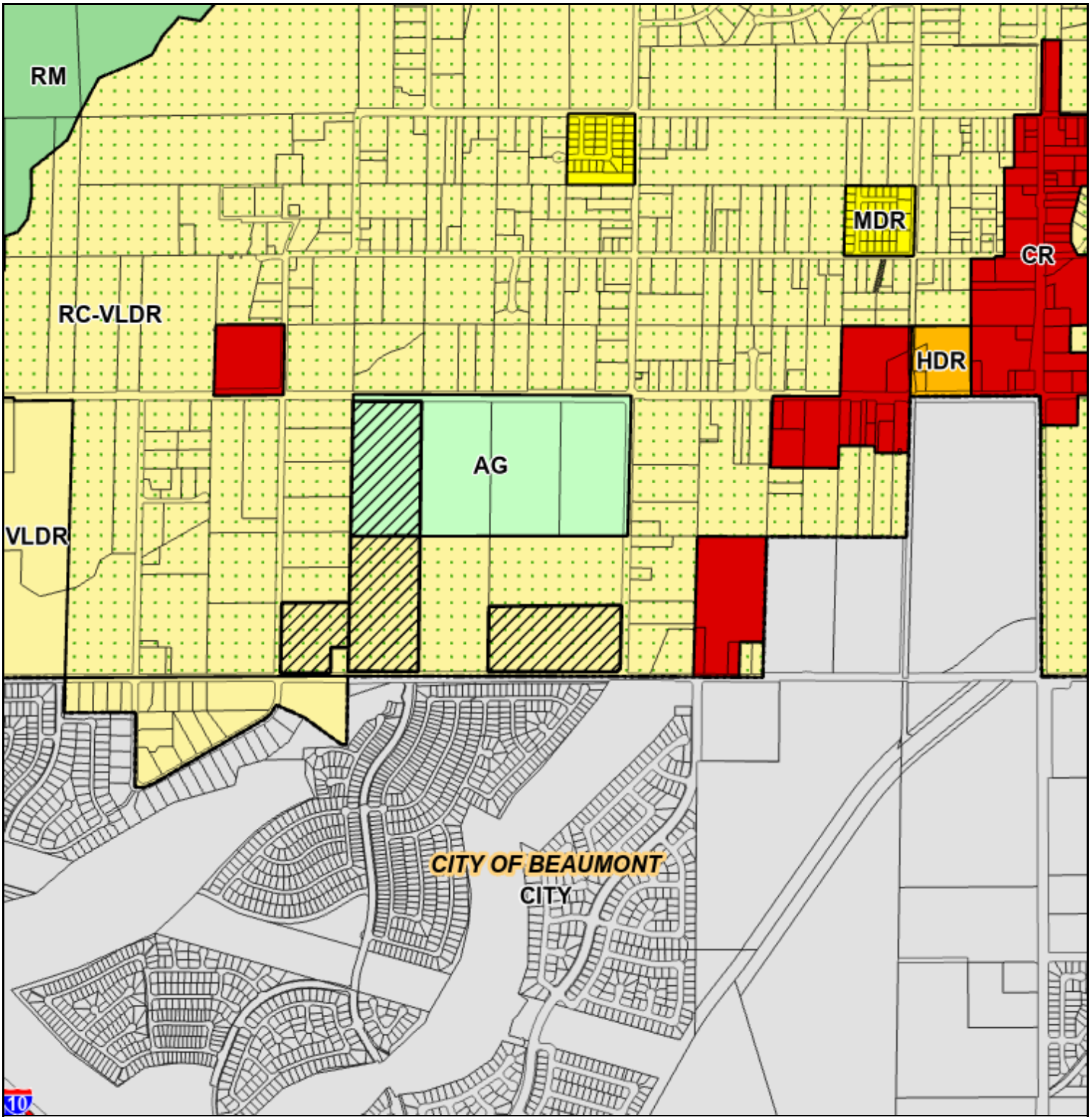
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 2-13-2025
Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

0 1000 2000 ft

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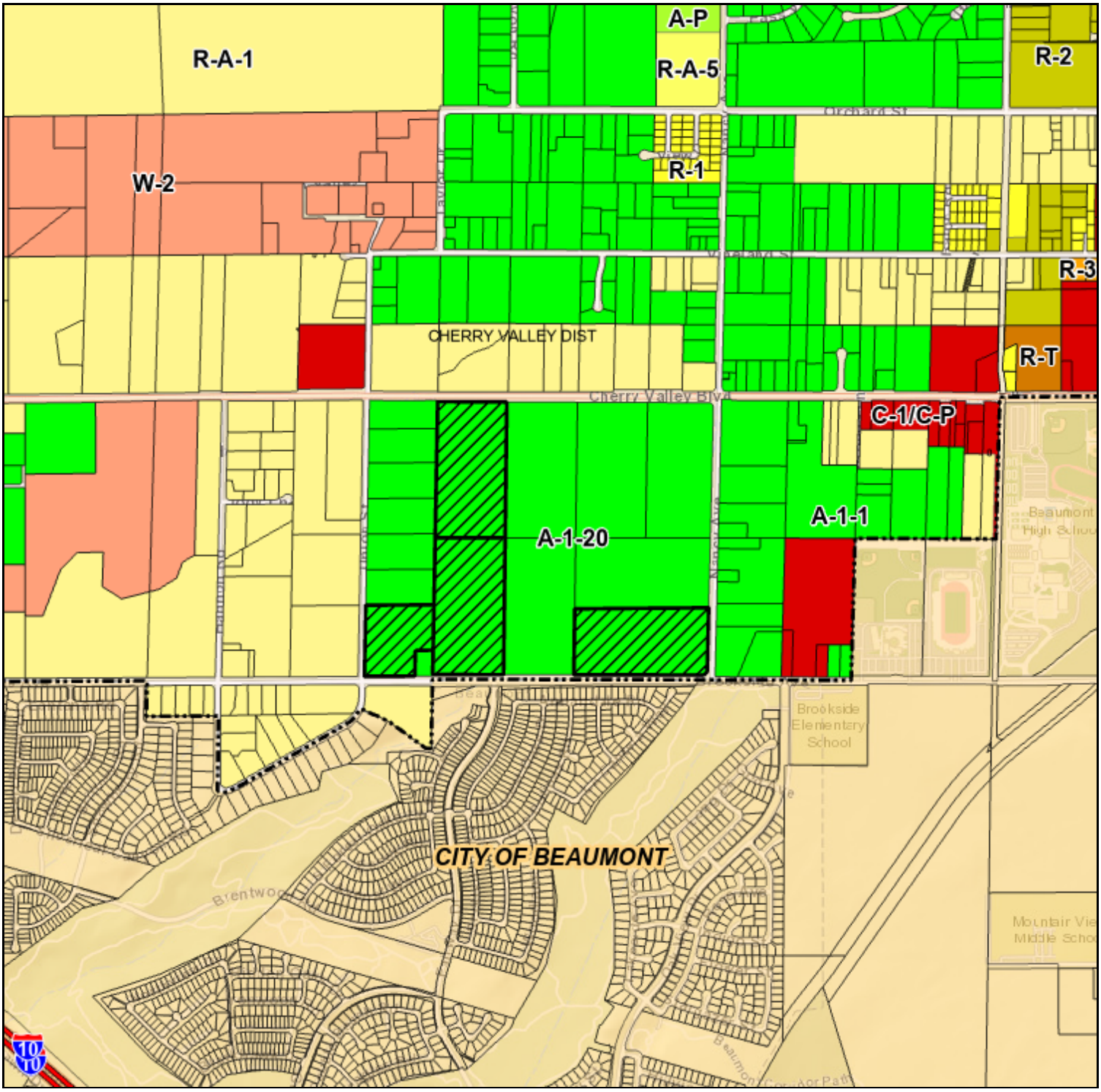
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240054

EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ
District: 5

Date: 2-13-2025
Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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0 1000 2000 ft

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APNs: 405-250-004, 405-250-008, 405-250-011, and 407-160-016

I, Edward Lincoln, certify that on 02.20.2025 the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Edward Lincoln **SIGNATURE:** Edward Lincoln

TITLE: Associate Planner

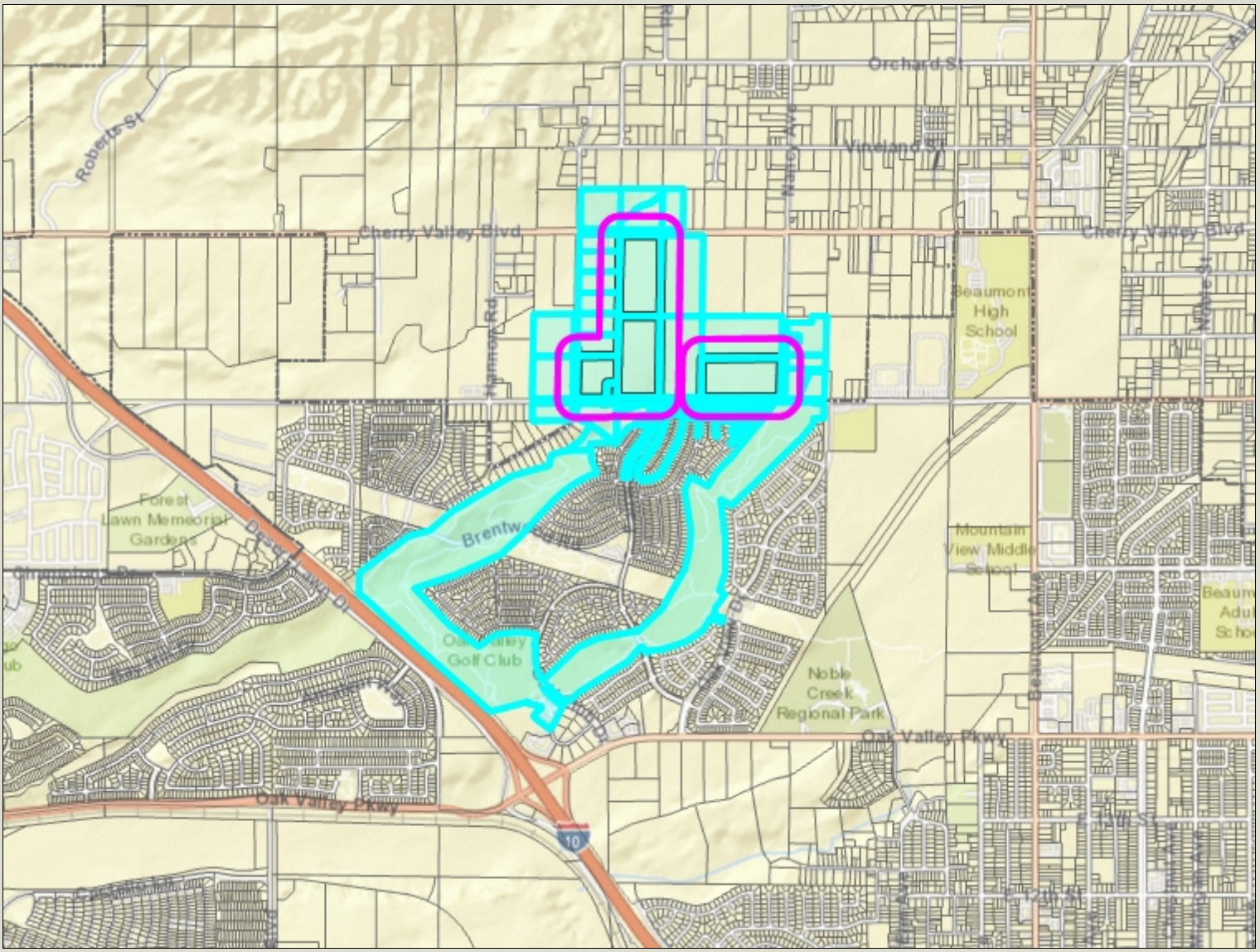
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240054



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 3,009 6,019 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... 2/13/2025 9:07:15 AM

© Riverside County RCIT

400220010
SOLERA AT OAK VALLEY GREENS ASSN
1615 FAIRWAY DR
BEAUMONT CA 92223

400240028
MICHAEL C. JOSEPH
11020 UNION ST
BEAUMONT CA 92223

400241014
NABIL ELIA NASSAR
4182 MERIENDA LN
YORBA LINDA CA 92886

400250001
CALIF OAK VALLEY GOLF & RESORT
15957 AURORA CREST DR
WHITTIER CA 90605

400260021
XIQUE ZHANG
1790 SARAZEN ST
BEAUMONT CA 92223

400260022
LAURIE WALKER RODELA
1792 SARAZEN ST
BEAUMONT CA 92223

400260023
MASON LINDA J REVOCABLE TRUST
DTD 11/25/20
PO BOX 5828
BLUE JAY CA 92317

400260052
CITY OF BEAUMONT
P O BOX 158
BEAUMONT CA 92223

400260053
BEAUMONT CHERRY VALLEY WATER
DISTRICT
1351 POMONA RD NO 200
CORONA CA 92882

400270026
DAVID L. KELLNER
1791 SCOTTSDALE RD
BEAUMONT CA 92223

400270027
DARIES DIANE M 1998 TRUST
1795 SCOTTSDALE DR
BEAUMONT CA 92223

400270028
DANIEL PRINCEOTTO
898 ANNANDALE RD
BEAUMONT CA 92223

400270029
JUAN R. CRUZ
894 ANNANDALE RD
BEAUMONT CA 92223

400270030
CHARIS LARSON-ANGEL
890 ANNANDALE RD
BEAUMONT CA 92223

400270031
ROBERT R. RADABAUGH
886 ANNANDALE RD
BEAUMONT CA 92223

400270033
JOSEPH C. CRANCE
878 ANNANDALE RD
BEAUMONT CA 92223

400270034
LAURA GAIL GRIGGS
870 ANNANDALE RD
BEAUMONT CA 92223

400270035
VICKI GOINS BRANNOCK
866 ANNANDALE RD
BEAUMONT CA 92223

400270098
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

400280001
IRVIN HAMMOCK
860 ANNADALE RD
BEAUMONT CA 92223

400280002
JOHNSON ROGER & MARLA 2019 TRUST
U/D/T DTD 2/13/19
858 ANNANDALE RD
BEAUMONT CA 92223

400280003
LOUIE EDDIE & TERESA LOUIE LIVING
TRUST DTD 04/05/2019
854 ANNANDALE RD
BEAUMONT CA 92223

400280004
IN OK LEE
850 ANNANDALE RD
BEAUMONT CA 92223

400280005
ELENA L. ODEN
848 ANNANDALE RD
BEAUMONT CA 92223

400280006
OWENS-MARTINEZ FAMILY REVOCABLE
LIVING TRUST DTD 12/12/22
844 ANNADALE RD
BEAUMONT CA 92223

400280007
ROBERT G. SAENZ
840 ANNANDALE RD
BEAUMONT CA 92223

400280008
HOEFER WILLIAM & ANNETTE FAMILY
TRUST DTD 09/11/07
38897 COUNTY LINE RD
YUCAIPA CA 92399

400280009
SAMUEL L. JORDAN
826 ANNANDALE RD
BEAUMONT CA 92223

400280010
ROBERT I. VINES
820 ANNANDALE RD
BEAUMONT CA 92223

400280011
PORTER TRUST DATED 8/8/2018
816 ANNANDALE RD
BEAUMONT CA 92223

400280012
A L. ROCKWELL PEGGY
812 ANNANDALE RD
BEAUMONT CA 92223

400280013
LOHMAN JOHN S & PEGGY C CARLSON FAMILY TRUST DTD 12/9/2013
802 BOLIDE ST
LAS VEGAS NV 89138

400280014
SMITH FAMILY TRUST DATED 5/21/18
804 ANNANDALE RD
BEAUMONT CA 92223

400280015
EMILE MARK MULLICK
1789 LA CANTERA WAY
BEAUMONT CA 92223

400280016
JOY ELIZABETH SIMMONS
1791 LA CANTERA WAY
BEAUMONT CA 92223

400280017
LOWE FAMILY LIVING TRUST DTD 10/6/20
1795 LA CANTERA WAY
BEAUMONT CA 92223

400280018
JOAN ELIZABETH MORENO
1798 LA CANTERA WAY
BEAUMONT CA 92223

400280019
DELLA M. CONDON
1796 LA CANTERA WAY
BEAUMONT CA 92223

400280020
SUSAN F. MILLER
1794 LA CANTERA WAY
BEAUMONT CA 92223

400280021
MIYOSHI EMIKO TRUST DATED 09/28/2018
1792 LA CANTERA WAY
BEAUMONT CA 92223

400280022
KAREN M. HAWKESWORTH
1790 LA CANTERA WAY
BEAUMONT CA 92223

400280032
WHEELER BILLIE A REV LIVING TRUST DTD 6/12/21
1797 LAS COLINAS RD
BEAUMONT CA 92223

400280033
FISHER KATHLEEN C LIVING TRUST DTD 10/25/23
1798 LAS COLINAS RD
BEAUMONT CA 92223

400280047
DEBRA A. FULLER
1795 MUIRFIELD LN
BEAUMONT CA 92223

400280048
RONALD D. EUTSEY
1796 MUIRFIELD LN
BEAUMONT CA 92223

400280065
SHARALENE M. BAKER
805 ANNADALE RD
BEAUMONT CA 92223

400280066
RICHARD MERLE STRONG
809 ANNADALE RD
BEAUMONT CA 92223

400280067
HERNANDEZ LIVING TRUST U/A DATED 03/26/2022
815 ANNADALE RD
BEAUMONT CA 92223

400280068
CLEMENTIN FAMILY TRUST OF 2023
819 ANNADALE RD
BEAUMONT CA 92223

400280069
WILLIAM R. WRIGHT
825 ANNADALE RD
BEAUMONT CA 92223

400280072
SOLERA AT OAK VALLEY ASSN
39755 BERKEY DR
PALM DESERT CA 92211

405150001
LIDIO OCHOA RODAS
38114 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405150003
27 GLEN ECHO
PO BOX 225
STANTON CA 90680

405220002
WARREN R. WELDON
11748 3RD ST
YUCAIPA CA 92399

405220004
THOMAS WELDON
10826 NANCY AVE
CHERRY VALLEY CA 92223

405220006
TINAJERO FAMILY REVOCABLE DTD 04/20/2021
38590 BROOKSIDE AVE
BEAUMONT CA 92223

405250004
NASER F M ABDALLAT
18712 TURFWAY PARK
YORBA LINDA CA 92886

405250005
SHARON LE FORE
80-145 VIA VALEROSA
LA QUINTA CA 92253

405250008
NASER ABDALLAT
4160 TEMESCAL CYN RD 102
CORONA CA 92883

405250009
HB & S INVESTMENTS
1554 BARTON RD NO 436
REDLANDS CA 92373

405250010
MILLER PROPERTY INVESTORS
125 E LAUREL ST
COLTON CA 92324

405250011
AZIZ GROUP
495 E RINCON ST STE 175
CORONA CA 92879

407150014
SUSAN M. GARRITY
10398 UNION ST
CHERRY VALLEY CA 92223

407160002
HINOJOSA EMPIRE
37955 CHERRY VALLEY BLVD
BEAUMONT CA 92223

407160003
TIM BUOYE
P O BOX 942
MENTONE CA 92359

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

407160008
DONNA L SPENCER BURING
73280 EL PASCO NO 5
PALM DESERT CA 92260

407160009
SPENCER LAWRENCE A INTERVIVOS
TRUST DATED 12/17/2019
2370 W STATE ROUTE 89A STE 11-423
SEDONA AZ 86336

Foundation Component General Plan Amendment

Prepared February, 2025

Project: Cherry Ranch Residential Subdivision
(APNs: Lot A: 405-250-004; Lot B: 405-250-008; Lot C: 407-160-016; Lot D: 405-250-011)
Location: Lots A, B, and C: Northeast corner of Brookside Avenue and Union St.
Lot D: Northwest corner of Brookside Avenue and Nancy Avenue.

Applicant:

Nick Fahed
2501 E. Chapman Ave, Suite #130
Fullerton, CA, 92831
951-756-2909
nickfahed@gmail.com

Prepared by:

Stephen Nieto
Director of Urban Design + Land Development
Stephen.Nieto@TheAltumGroup.com

www.thealtumgroup.com

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

The proposed Cherry Ranch Residential Subdivision and Commercial project is in the unincorporated Cherry Valley community of Riverside County. The project site is composed of four parcels. Below are the APNs with lot identification:

- **Lot A**: APN: 405-250-004, northern most parcel along Cherry Valley Boulevard;
- **Lot B**: APN: 405-250-008, located along Brookside Ave;
- **Lot C**: APN: 407-160-016, at the northeast corner of Brookside Ave. and Union St;
- **Lot D**: APN: 405-250-011, at the northwest corner of Nancy Ave and Brookside Ave.

The site is bounded by Cherry Valley Boulevard to the north, residential and Nancy Avenue to the east, Brookside Avenue to the south, and Union Street and residential to the west. (See attached Exhibit 1)

The proposed project includes Lots A through D (APNs: 405-250-004; 405-250-008; 407-160-016; 405-250-011), totaling approximately 64 gross acres for a Single-Family Subdivision with varying densities ranging from 2-8 du/ac and a 5-acre commercial parcel on the northwest corner of Brookside Avenue and Nancy Avenue as shown in Exhibit 1. A Foundation Component General Plan Amendment (FGPA) is required for Lot A (APN: 405-250-004) to change the existing Foundation Component of "Agriculture" to "Community Development" with a land use designation of Medium High Density Residential (MHDR) to accommodate lot sizes from 4,000 to 6,500 sq. ft. (5-8 du/ac) within the Cherry Valley policy area. Lot C will have no change to the existing Foundation Component, however, the proposed General Plan land use designation is proposed to change from "Very Low Density Residential" to "Low Density Residential" to accommodate ½ acre (0.5) lot minimums. Lots B, and D have an existing Foundation Component of "Rural Community", a FGPA is required to change the Foundation Component to "Community Development" with a General Plan land use designation of "Medium High Density Residential" to accommodate single family residential lots 5-8 du/acre. Additionally, 5-acres located on the southeast corner of Lot D has been set aside for commercial uses and will require a General Plan Amendment to change the existing land use designation from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) to allow for a local serving retail market. The community market will service the local community and is within a ¼ mile of Brookside Elementary School, and Beaumont High School. See Exhibit 2 and Exhibit 3 for existing and proposed General Plan designations.

Table 1: Existing & Proposed Foundation Component and Land Use Designation

Lot & APN	Existing Foundation Component	Existing General Plan Land Use Designation	Proposed Foundation Component	Proposed General Plan Land Use Designation
Lot A APN: 405-250-004	Agriculture	Agriculture	Community Development	Medium High Density Residential (5-8 du/ac)
Lot B APN: 405-250-008	Rural Community	Very Low Density Residential	Community Development	Medium High Density Residential (5-8 du/ac)
Lot C APN: 407-160-016	Rural Community	Very Low Density Residential	Rural Community	Low Density Residential (0.5 ac lot minimum)
Lot D APN: 405-250-011	Rural Community	Very Low Density Residential	Community Development	Medium High Density Residential (5-8 du/ac) &

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

				Commercial Retail (5 acres on the northwest corner of Brookside/Nancy Ave.)

Existing Project Site Conditions

The border of the City of Beaumont is located along Brookside Avenue which makes up the southern border of the project site. A single-family development similar in scale and character exists south of Brookside Avenue. Union Street, Cherry Valley Boulevard, and Nancy Avenue are flanked by very low-density single-family homes and agricultural development. Cherry Valley Nursery is located to the west of Lot A at the Southeast corner of Union and Cherry Valley Boulevard.

Beaumont High School, Brookside Elementary School, and Mountain View Middle School are within an approximately 0.5-mile radius of the project site. Providing more housing opportunities in this area will benefit new residents with close proximity to a variety of nearby schools. The Oak Valley Golf Club is located about ¼ of a mile south of the project site.

The implementation of this medium high density residential development coupled with a small community market in Cherry Valley will bring significant benefits to the community while preserving its cherished rural aesthetic. This residential subdivision will provide much-needed housing options but also create opportunities for local businesses to thrive. Additionally, the inclusion of a local serving market will foster a sense of community engagement and serve as a convenient hub for residents to access essential goods and services locally. Overall, this development represents a balanced approach to growth, fostering economic vitality while maintaining the unique character and tranquility that define Cherry Valley.

Proposed Utility Infrastructure

Water: The project site will be serviced by the Beaumont Cherry Valley Water District, and although water is available for the site, it cannot be utilized due to being in a different pressure zone. Specifically, the subject site is within the BCVWD 2850 pressure zone. To tie into this pressure zone, the point of connection for water will be located east on Cherry Valley Blvd near Noble Street.

Sewer: Presently, the project site and the surrounding County area lack wastewater infrastructure. The nearest sewer lines are located to the south on Brookside Avenue, however, this sewer infrastructure is serving the existing single-family community directly south of the project site and within the City of Beaumont. This is not feasible as the project will not have access to Beaumont's sewer infrastructure. A sewer package treatment facility will be considered for wastewater.

The Altum Group

Aerial Photo Array

Cherry Ranch Residential Subdivision

Exhibit

1

From: Rosaura Parsons
To: Lincoln, Edward; Rosaura Parsons
Subject: Plan #240054 (GPA240054) proposed plan to convert purpose of Nancy & Brookside
Date: Monday, March 10, 2025 6:22:34 PM

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

Good morning Edward,

I understand there is a hearing regarding 64.14 acres on the the corner of Brookside and Nancy. How can I oppose the project and get more information about it without going to Riverside?

Please let me know. Thank you.

Doug and Rosaura Parsons

From: sandra younce
To: Lincoln, Edward
Subject: Re Cherry Valley
Date: Sunday, April 6, 2025 6:11:08 PM

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

Hello Mr Lincoln

My name is Sandra Younce and I am contacting you in hopes of receiving some important information. I would like to be able to share this information with my community at Highland Springs Country Club and our "Sister" community across the street, Highland Springs Village.
So far, I've only been able to retrieve locations, purpose of rezoning and GPA's for the following:
GPA 240052 and GPA 240054.
However, I was informed that there are 2 other parcels within the Cherry Valley community that are up for possible rezoning. I think another one is GPA 240073(don't quote me on that) and one other.
Since these rezonings would effect all the citizens within Cherry Valley and not just the neighbors directly across/next to the properties, I have taken upon myself to educate the residents within HSCC and HSV as to all the parcels being considered for rezoning and their purpose for rezoning.
If you could either provide me with a layout of all properties within Cherry Valley that are up for possible rezoning with the GPA, the location and purpose, or if that is not within your scope of duties, could you please let me know who I can contact to retrieve this information or perhaps you could forward this to the appropriate individual/department.
I spent 2 hours trying to research this online at Map My County and other Riverside county websites but could not locate them.
There is a meeting on May 12, 2025 at 1:30pm with the RCPC, and I'll like to have as many people as possible either attend thru zoom or in person to voice their support or opposition to these amendments.
Thank you so very much for your time and effort.

Sandra Younce
10951 Deerfield Dr
Cherry Valley, CA 92223

Yahoo Mail: Search, Organize, Conquer

From:	Diane Grant
To:	Lincoln, Edward
Subject:	Regarding proposed project for APNs 405-250-004; 405-250-008; 405-250-011; and 407-160-016
Date:	Wednesday, March 12, 2025 1:19:04 AM

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

Hello.
I was told this item was moved to a different date from the original hearing of 3-10-2025, but do not know the exact date or time of new hearing or the new item number.
Regardless of when the hearing for this item is scheduled, I am extremely opposed to any such development of this type in the Cherry Valley area or along its border whatsoever.
The area does not have the infrastructure to support such a development. There is also insufficient space in the local schools, insufficient jobs or places to shop in the area for such a large influx of new residents; the roads and freeway will not accommodate that much more traffic during morning and evening commutes; and it the complete opposite of our nice quiet rural lifestyle out here. It is bad enough that you've inflicted the giant warehouses on us that are closer to the freeway, and the housing projects west of the freeway- but by all that is decent do not ruin our neighborhoods by allowing this man-made disaster to occur. We are not Los Angeles- stop trying to turn us into it.
Thank you.
Diane Grant, Cherry Valley resident

From: Lacey Webb
To: Lincoln, Edward
Subject: Response for 3/10/25 Meeting
Date: Sunday, March 9, 2025 8:41:29 PM

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

Dear Mr. Lincoln,

My name is Lacey Webb and I currently reside in Cherry Valley, CA with my family. We recently purchased our home (2023), paying more than we wanted to (and probably more than the house was worth), gambling with high interest rates, etc. because we desired to raise our boys out of the city.

Additionally, we founded a non-profit 501c3 Farm Animal Sanctuary on our property. It is a special place where people and animals can find peace and healing. Our cross street is Cherry Valley Blvd.; I can't imagine more traffic than we already experience. Our infrastructure can't handle more traffic/houses to that degree. I know this may not be a concern to most, but it would negatively impact our animals, particularly the horses, who come to us to retire peacefully. Additional stress equals very substantial vet bills for us. It also takes away from the serenity people feel when coming to our property to find respite.

The rural landscape of Cherry Valley is what draws people to it; the family produce stands, animals, grazing cows. It's something that people travel to experience for a day… and the very thing that will be lost with the rezoning and addition of high density housing. This very lot in question is where my boys and I look for the cattle and thank God for the breath of fresh air and open space. This is a rare find in California and a very strange place to put high density housing, figuring we don't even have a grocery store, laundromat, or many restaurants. We have one small gas station. Many of our neighbors on well water have experienced issues with the water table. What would high density housing do to our water supply?? Our family and animals depend on it.

I am humbly asking you to deny this rezoning request!! We are not able to move our non-profit if the current zoning is changed. We moved to Cherry Valley because of the current zoning, please protect this little gem with us.

Respectfully,

Lacey Webb

Sent from my iPhone

From: Kim Morgan
To: Lincoln, Edward
Subject: Rezoning in Cherry Valley
Date: Sunday, March 9, 2025 9:24:22 PM

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

Dear Mr. Lincoln,

I am writing to STRONGLY protest the rezoning of Cherry Valley. I have lived in Cherry Valley for 3 years and have experienced an amazing increase in traffic in the past year and a half trying to get my grandson to school in the morning. Highway 10 west is at a standstill every single morning with a huge number of drivers diverting from the highway route down Cherry Valley Blvd to Calimesa Blvd or Beaumont Ave. At the same time Brookside is inundated with the high school traffic. I can't imagine what the extra traffic will be like Or how anyone will be able to navigate this area, not to mention the warehouse traffic when that finally starts happening. Cherry Valley is a rural area that people chose for this reason . When we purchased our home it was because of the reassurance of the set zoning rules already in place. I feel it is not in the best interest of the land or the people who chose to live here to allow a housing development to disrupt this area. There are many considerable factors that need very close scrutiny before making such a drastic decision for this area. I feel strongly that this is not a good fit for Cherry Valley. Thank you for your consideration of my comments
Sincerely
Kim Morgan

Get Outlook for iOS

RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – SEPTEMBER 03, 2025
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240052 (GPA240052). Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Owner: Dilip Sheth – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Very Low Density Residential (RC:VLDR) – Location: North of Brookside Avenue, east of Nancy Avenue, south of Cherry Valley Boulevard, and west of Virginia Lane.

PROJECT DESCRIPTION:

The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240052 to change the General Plan Foundation Component of one (1) parcel from Rural Community: Very Low Density Residential (RC:VLDR) to Community Development: Low Density Residential (CD:LDR), to allow for submittal of an application for sixteen (16) custom homes on a half-acre (0.5) lot. 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 GPA240052 is initiated by the Board of Supervisors. APN(s): 405-180-006 – 9.44 Gross Acres.

II. MEETING SUMMARY:

The proposed item was presented by: Edward Lincoln (951) 955-8514

Spoke in Opposition:
Richard Mispagel – Neighbor – Lack of infrastructure
Rachel Lyon – Neighbor – Traffic, lack of infrastructure, potential issues with roads.
Sharon Hamilton – Neighbor – Would like to maintain rural lifestyle, with traffic concerns.
Mary Daniel – Neighbor – Would like to preserve rural lifestyle, concerns with developer takeover/quality of life.
Steve Harrison – Neighbor – Reading for Dr. Ball, lot size issues, maintain rural lifestyle, community impacts.
Susan Miller – Neighbor – Traffic, road/school safety, lack of infrastructure, would like to keep rural lifestyle.
Sheila Walker – Neighbor – Maintain rural lifestyle, keep 1-acre minimum, fear of annexation.
Christopher Robertson – Neighbor – Maintain 1-acre lot minimum.
Kelly Atencio – Neighbor – Maintain 1-acre lot and rural lifestyle.

No one spoke in favor or in a neutral position.

III. CONTROVERSIAL ISSUES:

None

IV. PLANNING COMMISSION ACTION:

Public Hearing: Closed

District 1 – Support
District 2 – Neutral
District 3 – Neutral
District 4 – Support
District 5 – Opposed

RECOMMENDED the Initiation of Foundation Component General Plan Amendment No. 240052 move forward to the Board of Supervisors.

From: Rosaura Parsons
To: Lincoln, Edward; Rosaura Parsons
Subject: Plan #240054 (GPA240054) proposed plan to convert purpose of Nancy & Brookside
Date: Monday, March 10, 2025 6:22:34 PM

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

Good morning Edward,

I understand there is a hearing regarding 64.14 acres on the the corner of Brookside and Nancy. How can I oppose the project and get more information about it without going to Riverside?

Please let me know. Thank you.

Doug and Rosaura Parsons

From: sandra younce
To: Lincoln, Edward
Subject: Re Cherry Valley
Date: Sunday, April 6, 2025 6:11:08 PM

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

Hello Mr Lincoln

My name is Sandra Younce and I am contacting you in hopes of receiving some important information. I would like to be able to share this information with my community at Highland Springs Country Club and our "Sister" community across the street, Highland Springs Village.
So far, I've only been able to retrieve locations, purpose of rezoning and GPA's for the following:
GPA 240052 and GPA 240054.
However, I was informed that there are 2 other parcels within the Cherry Valley community that are up for possible rezoning. I think another one is GPA 240073(don't quote me on that) and one other.
Since these rezonings would effect all the citizens within Cherry Valley and not just the neighbors directly across/next to the properties, I have taken upon myself to educate the residents within HSCC and HSV as to all the parcels being considered for rezoning and their purpose for rezoning.
If you could either provide me with a layout of all properties within Cherry Valley that are up for possible rezoning with the GPA, the location and purpose, or if that is not within your scope of duties, could you please let me know who I can contact to retrieve this information or perhaps you could forward this to the appropriate individual/department.
I spent 2 hours trying to research this online at Map My County and other Riverside county websites but could not locate them.
There is a meeting on May 12, 2025 at 1:30pm with the RCPC, and I'll like to have as many people as possible either attend thru zoom or in person to voice their support or opposition to these amendments.
Thank you so very much for your time and effort.

Sandra Younce
10951 Deerfield Dr
Cherry Valley, CA 92223

Yahoo Mail: Search, Organize, Conquer

From:	Diane Grant
To:	Lincoln, Edward
Subject:	Regarding proposed project for APNs 405-250-004; 405-250-008; 405-250-011; and 407-160-016
Date:	Wednesday, March 12, 2025 1:19:04 AM

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Hello.
I was told this item was moved to a different date from the original hearing of 3-10-2025, but do not know the exact date or time of new hearing or the new item number.
Regardless of when the hearing for this item is scheduled, I am extremely opposed to any such development of this type in the Cherry Valley area or along its border whatsoever.
The area does not have the infrastructure to support such a development. There is also insufficient space in the local schools, insufficient jobs or places to shop in the area for such a large influx of new residents; the roads and freeway will not accommodate that much more traffic during morning and evening commutes; and it the complete opposite of our nice quiet rural lifestyle out here. It is bad enough that you've inflicted the giant warehouses on us that are closer to the freeway, and the housing projects west of the freeway- but by all that is decent do not ruin our neighborhoods by allowing this man-made disaster to occur. We are not Los Angeles- stop trying to turn us into it.
Thank you.
Diane Grant, Cherry Valley resident

From: Lacey Webb
To: Lincoln, Edward
Subject: Response for 3/10/25 Meeting
Date: Sunday, March 9, 2025 8:41:29 PM

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

Dear Mr. Lincoln,

My name is Lacey Webb and I currently reside in Cherry Valley, CA with my family. We recently purchased our home (2023), paying more than we wanted to (and probably more than the house was worth), gambling with high interest rates, etc. because we desired to raise our boys out of the city.

Additionally, we founded a non-profit 501c3 Farm Animal Sanctuary on our property. It is a special place where people and animals can find peace and healing. Our cross street is Cherry Valley Blvd.; I can't imagine more traffic than we already experience. Our infrastructure can't handle more traffic/houses to that degree. I know this may not be a concern to most, but it would negatively impact our animals, particularly the horses, who come to us to retire peacefully. Additional stress equals very substantial vet bills for us. It also takes away from the serenity people feel when coming to our property to find respite.

The rural landscape of Cherry Valley is what draws people to it; the family produce stands, animals, grazing cows. It's something that people travel to experience for a day… and the very thing that will be lost with the rezoning and addition of high density housing. This very lot in question is where my boys and I look for the cattle and thank God for the breath of fresh air and open space. This is a rare find in California and a very strange place to put high density housing, figuring we don't even have a grocery store, laundromat, or many restaurants. We have one small gas station. Many of our neighbors on well water have experienced issues with the water table. What would high density housing do to our water supply?? Our family and animals depend on it.

I am humbly asking you to deny this rezoning request!! We are not able to move our non-profit if the current zoning is changed. We moved to Cherry Valley because of the current zoning, please protect this little gem with us.

Respectfully,

Lacey Webb

Sent from my iPhone

From: Kim Morgan
To: Lincoln, Edward
Subject: Rezoning in Cherry Valley
Date: Sunday, March 9, 2025 9:24:22 PM

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

Dear Mr. Lincoln,

I am writing to STRONGLY protest the rezoning of Cherry Valley. I have lived in Cherry Valley for 3 years and have experienced an amazing increase in traffic in the past year and a half trying to get my grandson to school in the morning. Highway 10 west is at a standstill every single morning with a huge number of drivers diverting from the highway route down Cherry Valley Blvd to Calimesa Blvd or Beaumont Ave. At the same time Brookside is inundated with the high school traffic. I can't imagine what the extra traffic will be like Or how anyone will be able to navigate this area, not to mention the warehouse traffic when that finally starts happening. Cherry Valley is a rural area that people chose for this reason . When we purchased our home it was because of the reassurance of the set zoning rules already in place. I feel it is not in the best interest of the land or the people who chose to live here to allow a housing development to disrupt this area. There are many considerable factors that need very close scrutiny before making such a drastic decision for this area. I feel strongly that this is not a good fit for Cherry Valley. Thank you for your consideration of my comments
Sincerely
Kim Morgan

Get Outlook for iOS

Flores, Kate

From: David W. Barlow <davidwbarlow@gmail.com>
Sent: Monday, December 8, 2025 7:59 PM
To: District 5; Hughes, Candice; Clerk of the Board
Subject: Opposition to General Plan Amendment No. 240054, 240047, 240052

Riverside County Board of Supervisors
4080 Lemon Street, 1st Floor
Riverside, CA 92501

Subject: Opposition to General Plan Amendment No. 240054

Dear Members of the Riverside County Board of Supervisors,

I am writing to voice my strong opposition to General Plan Amendment No. 240054, which seeks to change the rural designation of the property east of Union Street, north of Brookside Avenue, south of Cherry Valley Boulevard, and east of Nancy Avenue. The proposal to introduce commercial development and high-density residential uses, including mobile home parks and similar housing, would dramatically alter the character and livability of this rural community.

This amendment would create long-lasting problems for the surrounding neighborhoods and would conflict with the planning principles that have guided this area for years. I respectfully ask the Board to deny the amendment for the following reasons.

Roadway Impact and Community Safety
The roadways serving this area were built for low-volume rural traffic. Introducing commercial uses and dense housing would place a heavy burden on these narrow roads and create frequent congestion. With more vehicles traveling at higher speeds, nearby residents would face increased disturbance and a greater threat to their safety.

Environmental and Quality of Life Concerns
Higher-density development and commercial activity would bring more vehicle emissions, more noise, and more artificial lighting. These changes would damage the clean air and quiet setting that define this community and that many residents intentionally sought when choosing to live here.

Greater Potential for Traffic Collisions
The expected rise in vehicle volume, combined with the limited design and capacity of the local streets, would lead to a higher likelihood of accidents. The current infrastructure cannot safely sustain the traffic that such a project would generate, placing both drivers and pedestrians at risk.

Departure from the Area's Original Planning Intent
Families invested in property here, relying on the County's long-standing commitment to maintaining a rural environment. A major shift in land use would contradict the original planning vision and undermine the trust residents placed in the County's guidance and assurances. It would also fundamentally alter the rural character that the community has worked hard to protect.

22.3

For these reasons, I urge the Board to reject General Plan Amendment No. 240054 and preserve the existing rural land designation. Protecting the safety, environment, and character of this community should remain a priority.

Thank you for your time and consideration.

Respectfully,

David W. Barlow

907 Union Street

Cherry Valley, CA 92223

Flores, Kate

From: Acquia Mail
Sent: Thursday, December 11, 2025 11:34 AM
To: Clerk of the Board
Subject: Webform submission from: Contact

Follow Up Flag: Follow up
Flag Status: Flagged

A Contact Form was submitted.

Submitted on December 11, 2025

Submitted values are:

Your Email
parlorparty@msn.com

Your Name
Starla Saiz

Subject
General Plan Admendments within Cherry Valley/ agenda for meeting on Dec. 16th

Message
Currently, I am opposed to any amendments to change zoning in Cherry Valley
Excessive growth in recent years without proper infrastructure has caused
1. Roads in poor condition
2. Schools overcrowded
3. Water now contains excessive Chromium levels endangering our population
4 Current infrastructure on Cherry Valley Blvd has not been adequate and possibly contributed to the recent deaths in auto accidents.
5. Lack of adequate police services
6. Severe traffic congestion/gridlock
5. Traffic congestion/gridlock
Our community has a reputation of being beautiful and safe. Buying poison water does not keep us safe. Moving in high-density low-income housing does not keep us safe. High crime will not keep us safe. You have an obligation to keep our community safe. Please think of your obligation to our community beyond financial gain to maintain our beautiful Cherry Valley

22.3

Flores, Kate

From: MICHAEL JOSEPH <mjoseph52@verizon.net>
Sent: Thursday, December 11, 2025 3:19 PM
To: Clerk of the Board
Subject: Opposition to General Plan Amendment No's GPA240047, GPA240052, and GPA240054

Riverside County Board of Supervisors
4080 Lemon Street, 1st Floor
Riverside, CA 92501
Subject: Opposition to General Plan Amendment No. GPA 240047, GPA240052, and GPA240054

Dear Members of the Riverside County Board of Supervisors,
I am writing to express my strong opposition to General Plan Amendment Numbers 240047, 240052 and 240054, which proposes to change the property located east of Union Street, north of Brookside Avenue, south of Cherry Valley Boulevard, and east of Nancy Avenue from its current **rural** designation to **commercial and residential** changing it from what has been a 1 acre minimum to a half acre.
This proposed change would have a deeply negative impact on our community and contradict the character, safety, and environmental integrity of the surrounding rural area. I respectfully urge you to deny this amendment for the following reasons:

1 Increased Traffic and Speeding:
The rural roads in and around Union Street and Cherry Valley Boulevard are not designed to handle the increased volume of vehicles that would accompany new commercial and high-density residential development. This project would significantly worsen congestion and speeding through residential and agricultural zones, threatening the quiet and safety of existing neighborhoods.

2 Increased Pollution:
Additional commercial activity and higher population density would inevitably bring more vehicular emissions, noise, and light pollution. This would degrade the air quality and peaceful rural environment that residents have long valued and relied upon.

3 Increased Risk of Car Accidents:
The anticipated traffic increase, combined with the narrow and winding nature of local roads, raises the likelihood of more frequent and severe traffic accidents. Local infrastructure is ill-equipped to handle such changes without significant safety risks to both drivers and pedestrians.

4 Violation of the Original Rural Land Designation and Intent:
When many property owners purchased land in this area, they did so based on the County's established Community of Interest (COI) designation for Cherry Valley and assurance that it would remain rural. The current Cherry Valley COI has been in place for over 40 years. Having a

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one-acre minimum has protected our rural character and quality of life. Changing the zoning now undermines the original intent of the General Plan and the trust residents placed in the County's long-term planning vision. Such a shift would erode the character and integrity of the rural community we have all worked to preserve.

The COI includes both Cherry Valley and Beaumont residents who strongly support maintaining the one-acre minimum.

Additionally it is my understanding based on a communication sent out from Riverside County that the District 5 Supervisor, Mr. Yxstian Gutierrez, who represents our area here will be recusing himself from voting on these proposed amendments because he has property in Cherry Valley apparently near this location?

5 Water and sewage:
Living directly across the street from this proposed APN, I want to know how they will they get water. I have already been majorly affected by BCVWD Well #24 placed adjacent to my property.

Having smaller lot sizes than a 1 acre will be a problem for sceptic systems so that would mean there would need to be a sewer system installed north of Brookside Ave. That would mean this property would have to be incorporated into the City of Beaumont.

In conclusion, approving this amendment would not only harm the environment and safety of our community but also break faith with the principles that guided the area's original land use planning (1 acre minimum). I strongly urge the Board to reject General Plan Amendments No. 240047, No. 240052 and No. 240054 and uphold the existing rural designation for this property. Thank you for your time and consideration of my concerns.

Regards,

Michael C. Joseph
11020 Union St.
Cherry Valley, CA. 92223

mjoseph52@verizon.net