

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



AGENDA NO.

22.4

(MT 28769)

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. 240047 (GPA240047) – Request: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels 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), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – 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.

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.

22.4

xc: Planning, COB

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



ITEM: 22.4
(ID # 28769)

MEETING DATE:
Tuesday, December 16, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels 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), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: north of Brookside Ave, east of Union St, south of Cherry Valley Blvd, and west of Nancy Ave – APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – 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. 240047 (GPA240047)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy


John Hildebrand, Planning Director

12/5/2025


Rania Odenbaugh, TLMA Director

12/9/2025

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240047 (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on 6 parcel(s), totaling 84.46 gross acres, in order to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into .5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

The six (6) parcels are located south of Cherry Valley Blvd, north of Brookside Ave, east of Union St, and west of Nancy Ave.

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 (GPA240047) 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-GPA240047 is a proposal to change the Foundation Component Land Use Designation from Agricultural: Agricultural (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) to allow for development of a Tentative Tract Map

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

(TTM) to subdivide properties into .5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

The parcel is located in the Cherry Valley Policy area / overlay, within the Pass Area Plan.

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of the development of a Tentative Tract Map (TTM) to subdivide properties into .5 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised on the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

Six (6) comments were received to date. Comments indicated concerns about traffic and wanting to keep the area as a rural community.

One comment was received after the close of the GPAC public hearing and as of the writing of this staff report. That comment indicated concerns about traffic and polluting the water table since this location is on septic service.

No comments were received after the close of the Planning Commission public hearing and as of the writing of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240047 was held before the General Plan Advisory Committee on June 30, 2025. One comment was submitted before the General Plan

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Advisory Committee meeting. At the public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments, and one member of the public provided public testimony.

Of the public comments received, one was against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA cited concerns with infrastructure and traffic on Cherry Valley Blvd and Nancy Avenue, the neighboring school, maintaining the 1 acre minimum rural area, and water management.

The Committee discussed the project. Issues that were discussed included lot sizes, traffic conditions, and rural concerns. Only the 2nd District of the Committee was present. The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd District

Against:

Neutral:

Not Present: 1st, 3rd, 4th, and 5th District

Abstain:

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA 240047 was held before the Planning Commission on August 06, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. Five (5) members of the public provided public testimony.

Of the public comments received, five (5) were against initiation of a General Plan Amendment, and none were in support. Comments against the initiation of the GPA generally opposed the project without any specified concerns. Similarly, the comments in support of the initiation did not specify any objective comments.

The Committee discussed the project. Issues that were discussed included concerns about traffic, staying with a rural lifestyle, water management, and wildlife in the area. The final result of the Planning Commission's discussion of the initiation is provided below.

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

Against:

Neutral:

Not Present: 5th District

Abstain:

Impact on Residents and Businesses

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

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**


Crystal Carrillo, Senior Management Analyst 12/10/2025


Braden Holly, Deputy County Counsel 12/5/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT

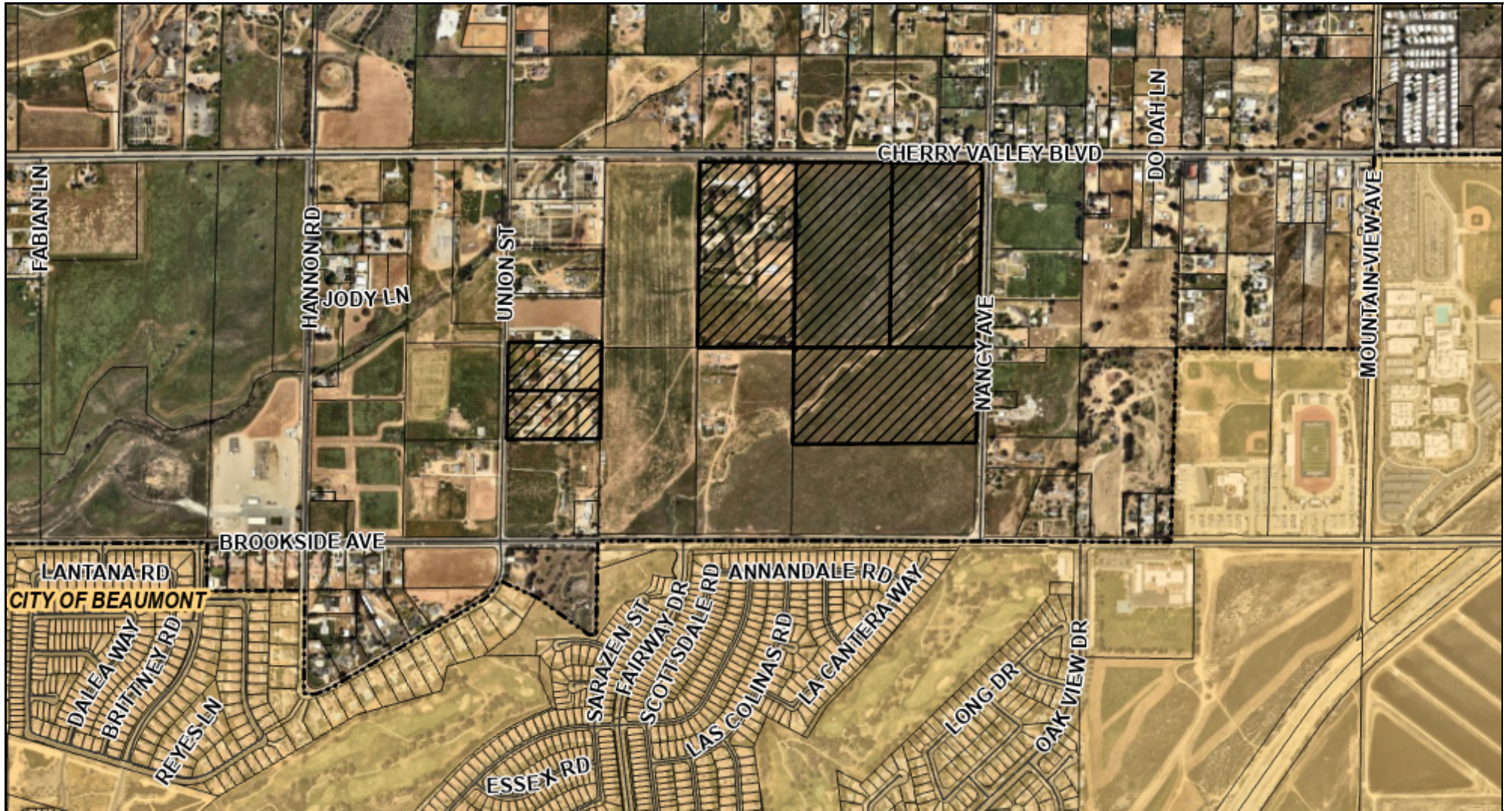
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

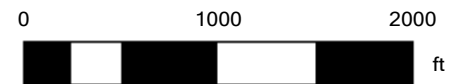
Date: 10-23-2025

District: 5



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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

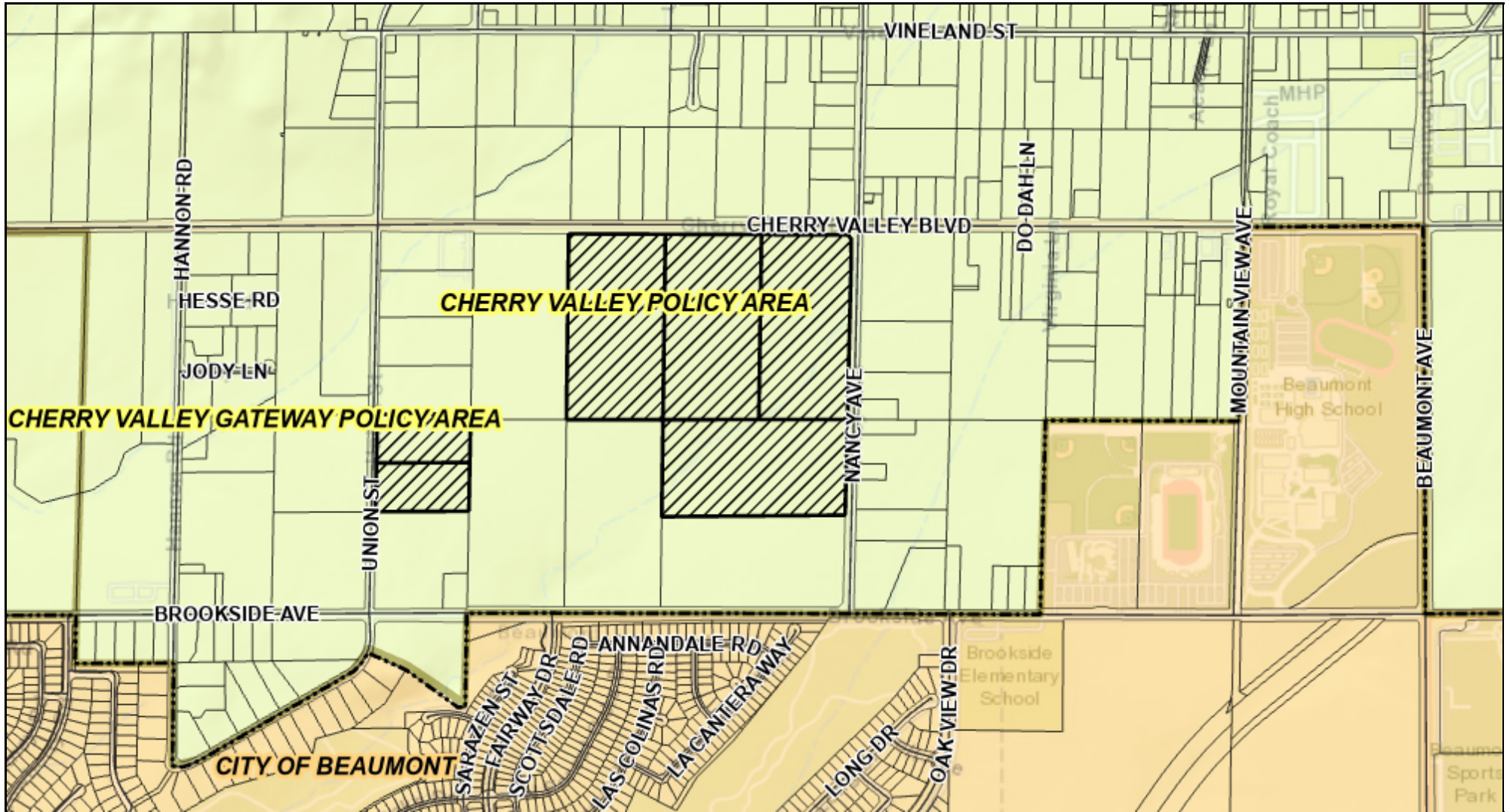
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

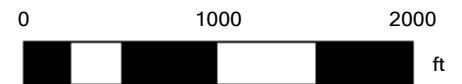
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District: 5

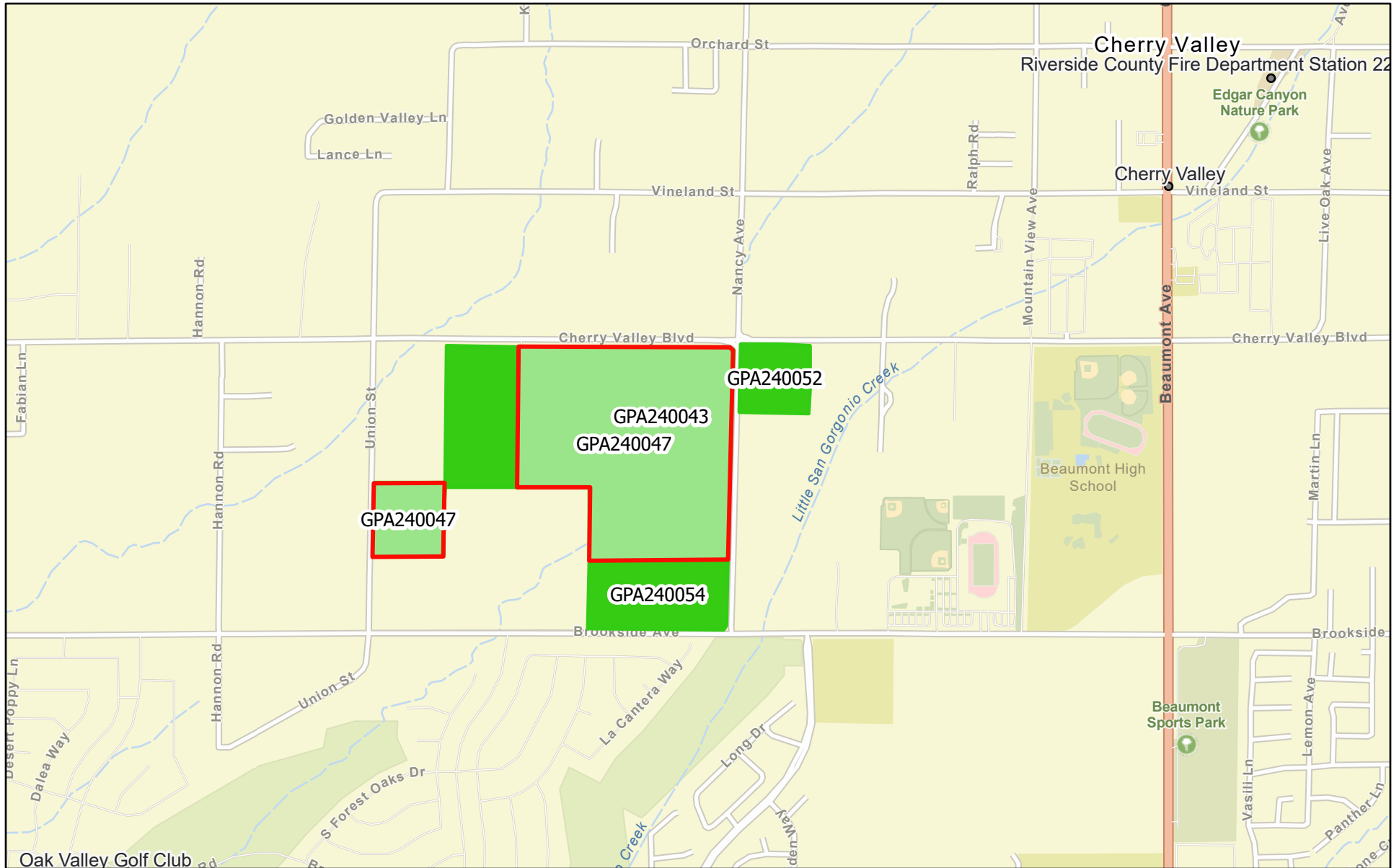


Zoning Area/District: CHERRY VALLEY


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Foundation Component GPA Cycle Map



10-23-2025, 2:28:39 PM

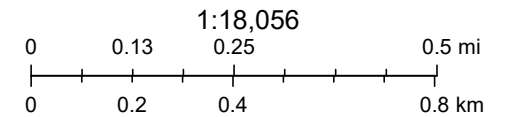
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Withdrawn



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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

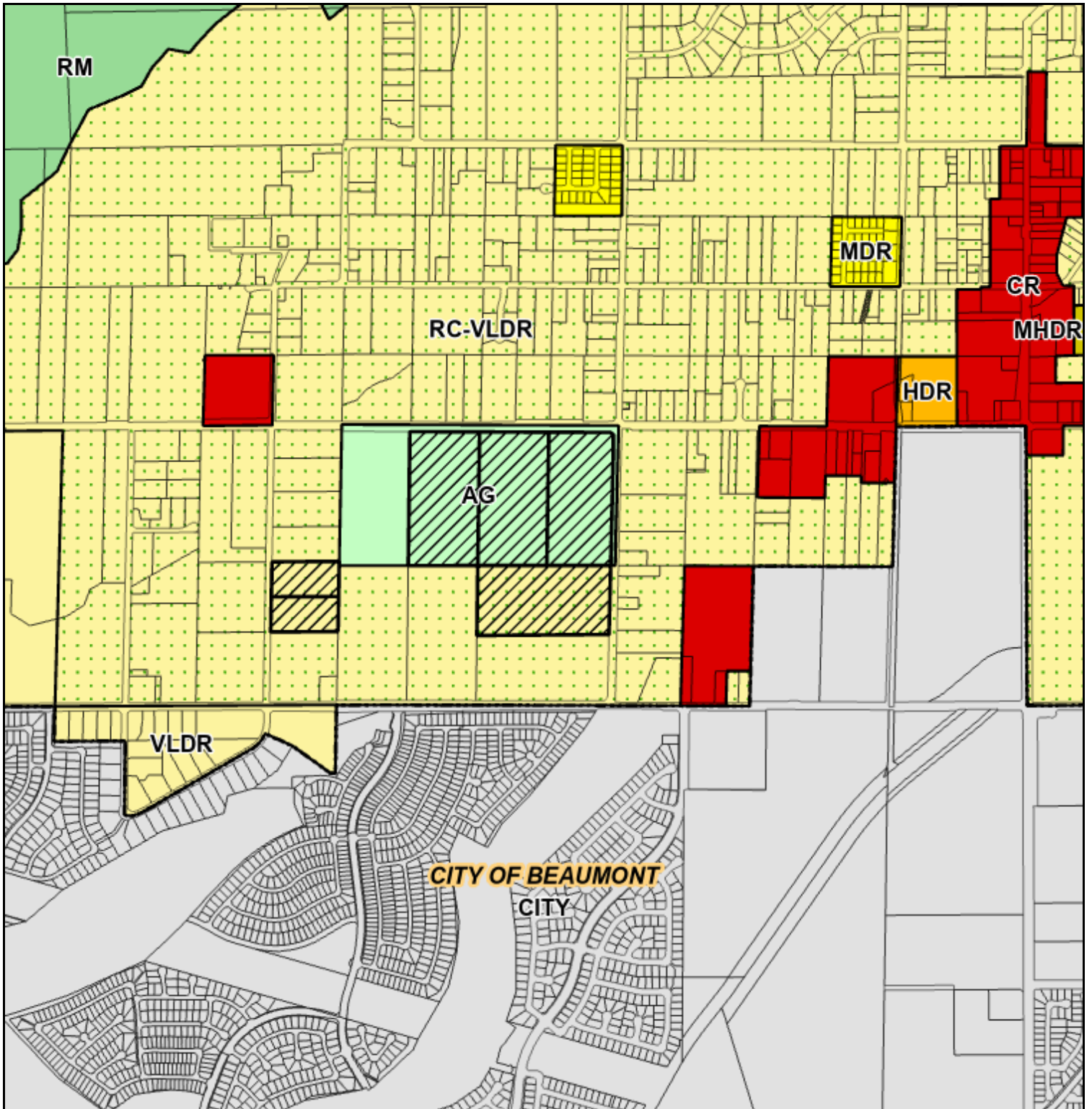
EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ

Date: 10-23-2025

District: 5

Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

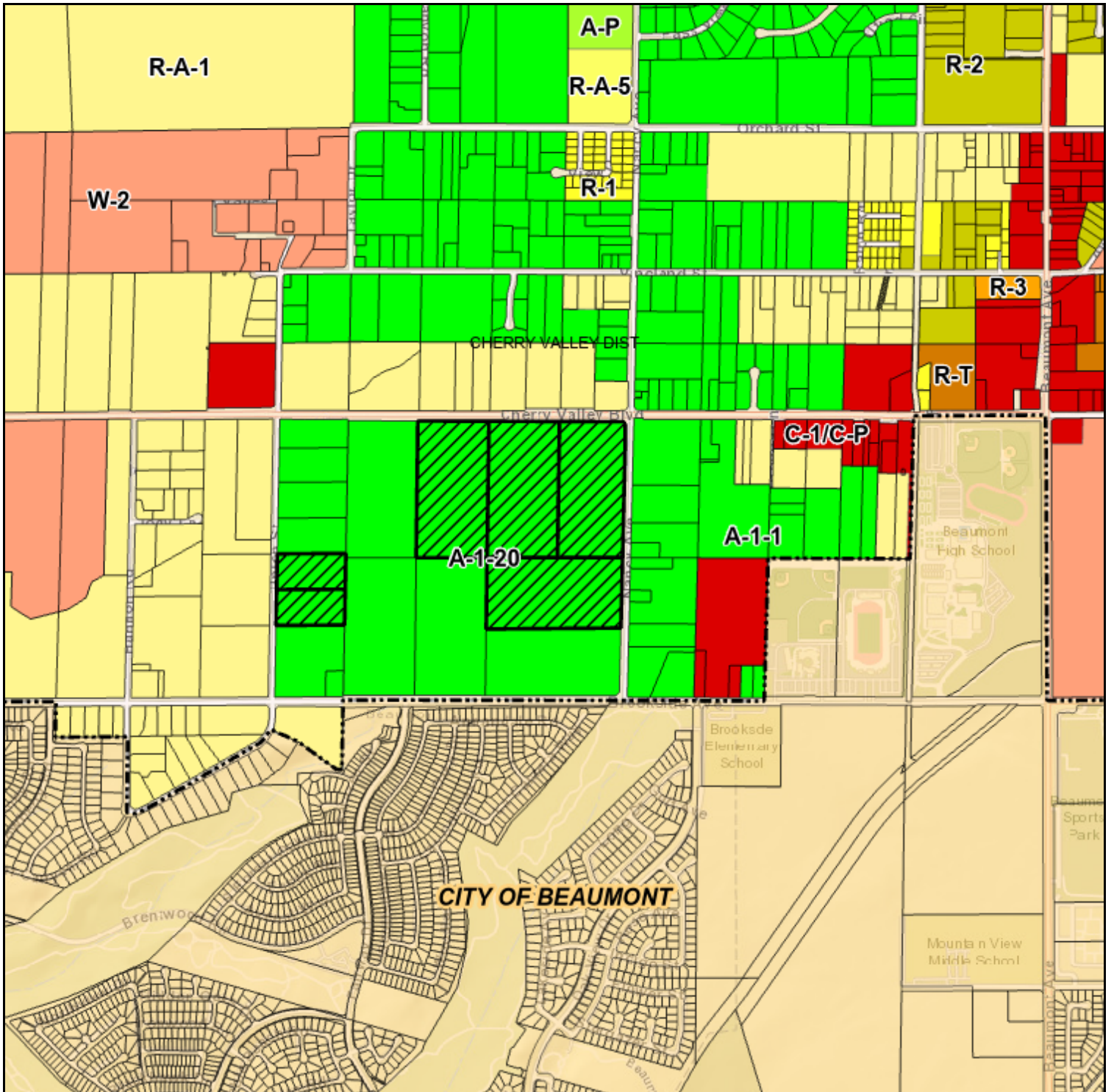
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

Date: 10-23-2025

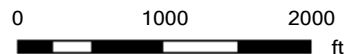
District: 5

Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 405-250-010, 405-250-005, and 407-160-006

I, Candice Hughes certify that on October 27, 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.

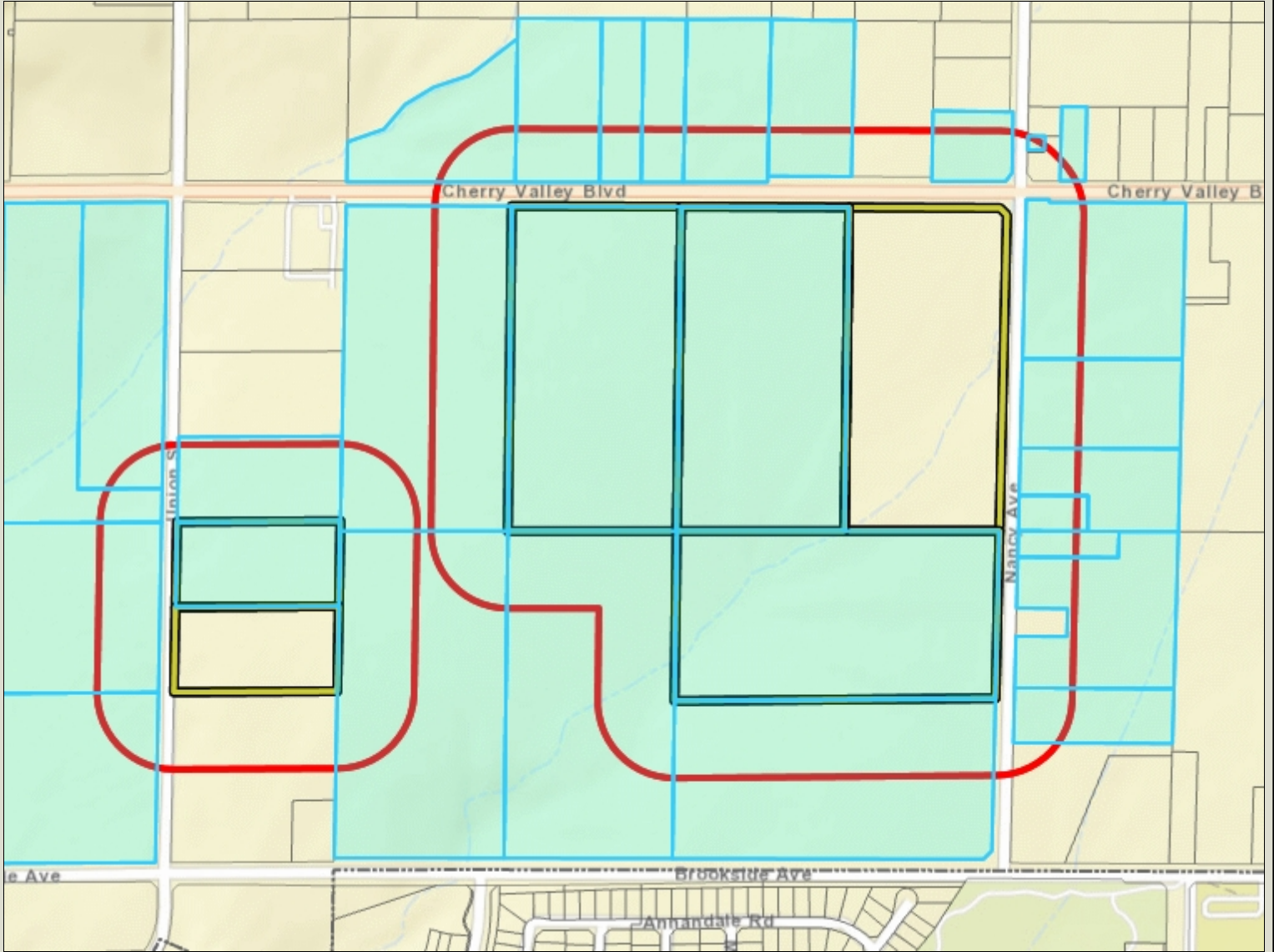
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Candice Hughes
TITLE: Principal Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-1639
EMAIL: chughes@rivco.org

SIGNATURE: *Candice Hughes*

Riverside County GIS Mailing Labels

GPA240047



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/27/2025 11:29:03 AM

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405110021
CLAUDIA JEAN NEWMAN
10498 NANCY AVE
BEAUMONT CA 92223

405110026
WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
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

405170010
BAKHTIARI NASSER LIVING TRUST DTD
5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

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

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

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

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

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

407160004
CLAUDIA RAMOS
10710 UNION ST
CHERRY VALLEY CA 92223

407160005
DARRIN FINAN
79784 AVENUE 40
INDIO CA 92203

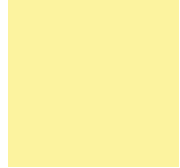
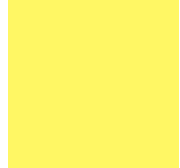
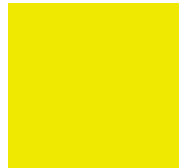

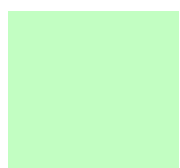



407160008
10891 UNION ST
BEAUMONT CA 92223

407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST
5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

LEGEND

-  Very Low Density Res.
-  Low Density Res.
-  Medium Density Res.
-  Commercial Retail
-  Agriculture
-  Public Facilities
-  County Limits
-  Project Boundary

Vineland St

RC:VLDR

RC:VLDR

CR

CR

Cherry Valley Blvd

AG

CR

RC:VLDR

VLDR

RC:VLDR

RC:VLDR

CR

PF

Beaumont HS

Brookside Ave

VLDR

SFR









Riverside County
City of Beaumont

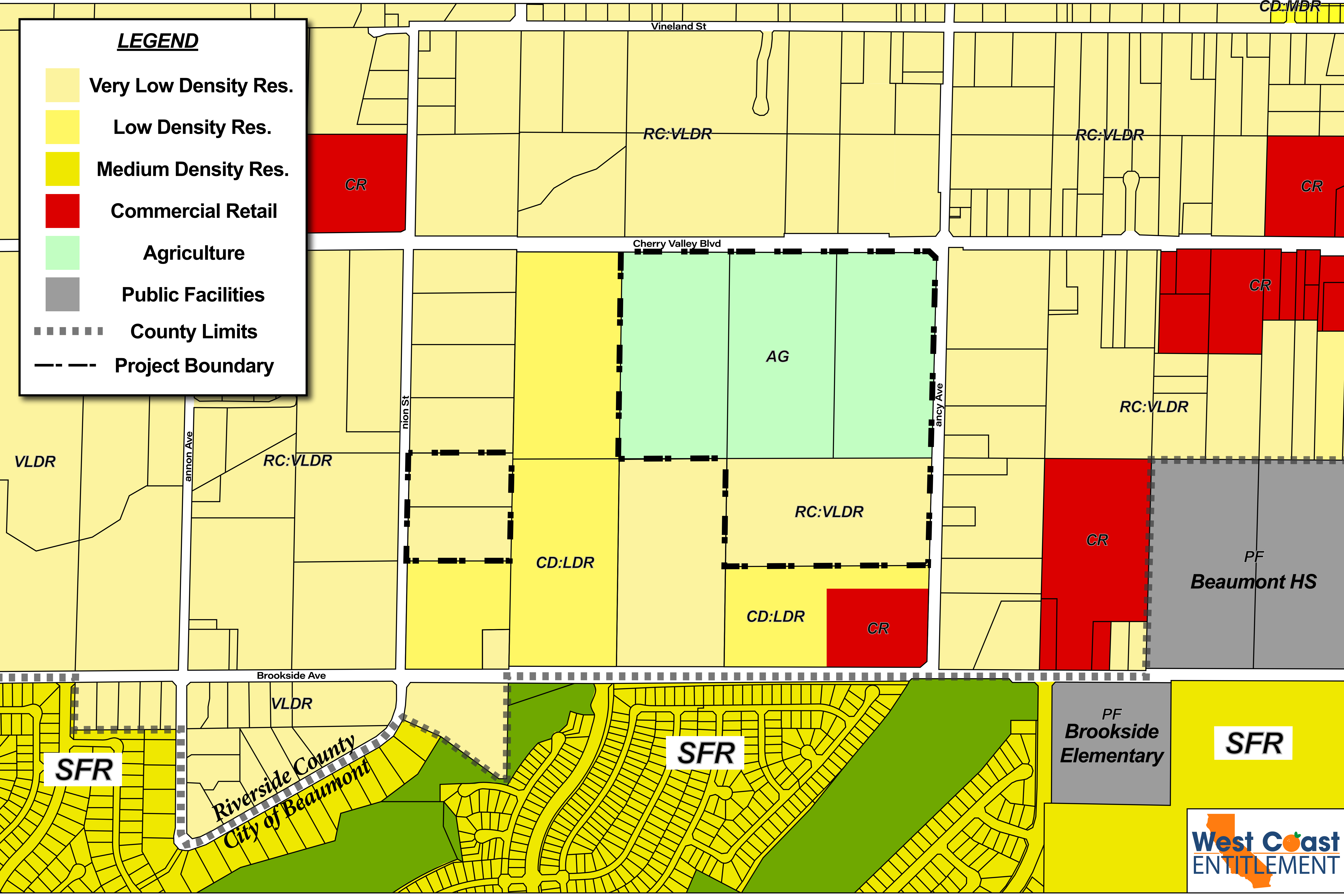
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PF
Brookside
Elementary

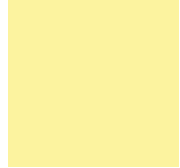
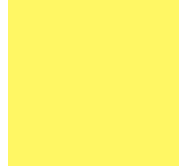
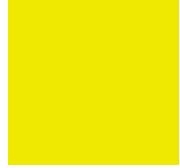





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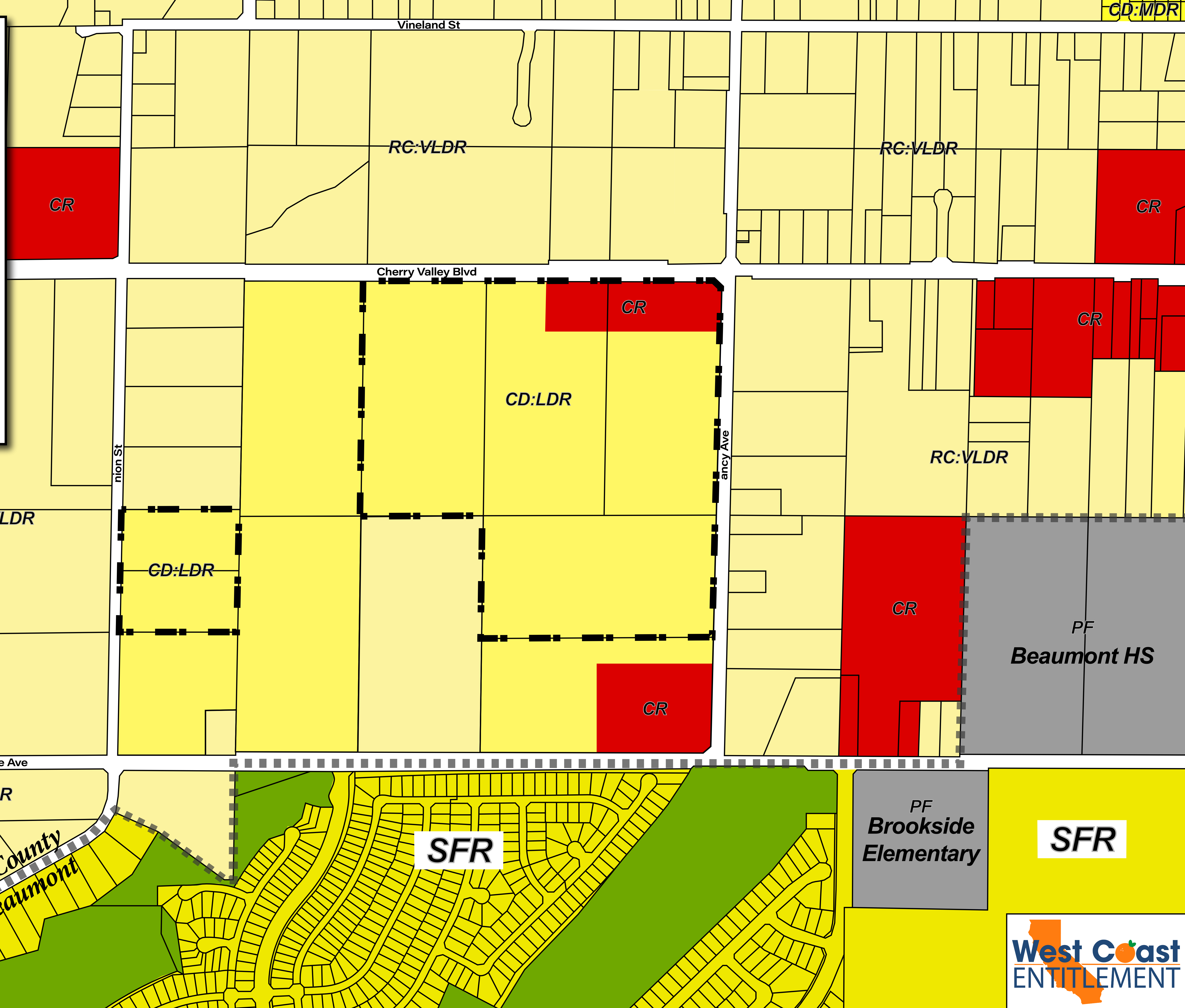
LEGEND








-  Very Low Density Res.
-  Low Density Res.
-  Medium Density Res.
-  Commercial Retail
-  Agriculture
-  Public Facilities
-  County Limits
-  Project Boundary



LEGEND

-  Very Low Density Res.
-  Low Density Res.
-  Medium Density Res.
-  Commercial Retail
-  Agriculture
-  Public Facilities
-  County Limits
-  Project Boundary



	FCGPA Areas		Solera SP		Summerwind SP
	Existing School		Noble Creek SP		
	Sunny-Cal SP		Oak Valley SP		



Regional Connection



7,000 - 20,000 SF

20,000 SF

6,000 - 15,000 SF

4,200 - 7,200 SF

4,000 - 7,000 SF

5,000 - 10,000 SF





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 28154)


MEETING DATE:

Monday, June 30, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240047 (GPA240047)
REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels 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), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (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): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514 or email at elincoln@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240047
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):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	



John Hildebrand, Planning Director 6/24/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) 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 GENERAL PLAN AMENDMENT ADVISORY COMMITTEE MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

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)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	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:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR) and Agriculture (AG: AG)
Existing Zoning Classification:	A-1 (Light Agriculture)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
East:	A-1 (Light Agriculture)
South:	A-1 (Light Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Empty Fields, Farm
Surrounding Uses	
North:	Residential and Farming
South:	Empty Fields
East:	Farmland
West:	Farmland

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

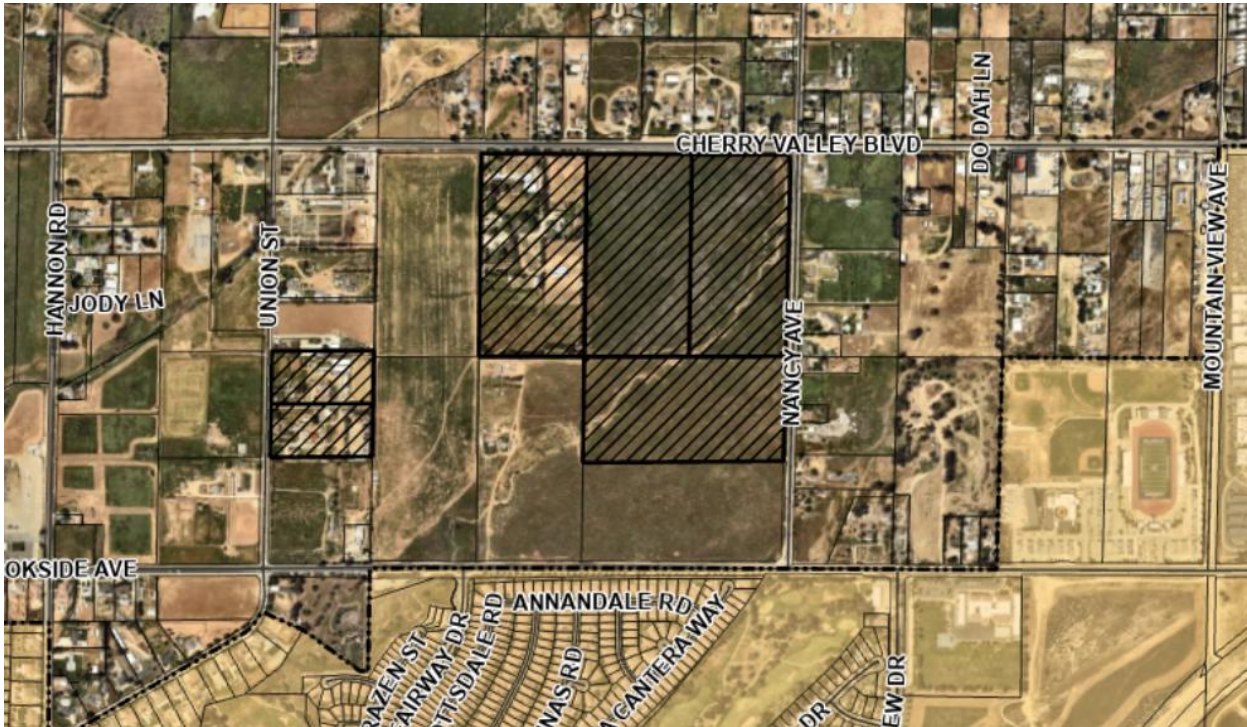


Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240047) 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-GPA240047 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 parcels are in the Cherry Valley Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee.

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

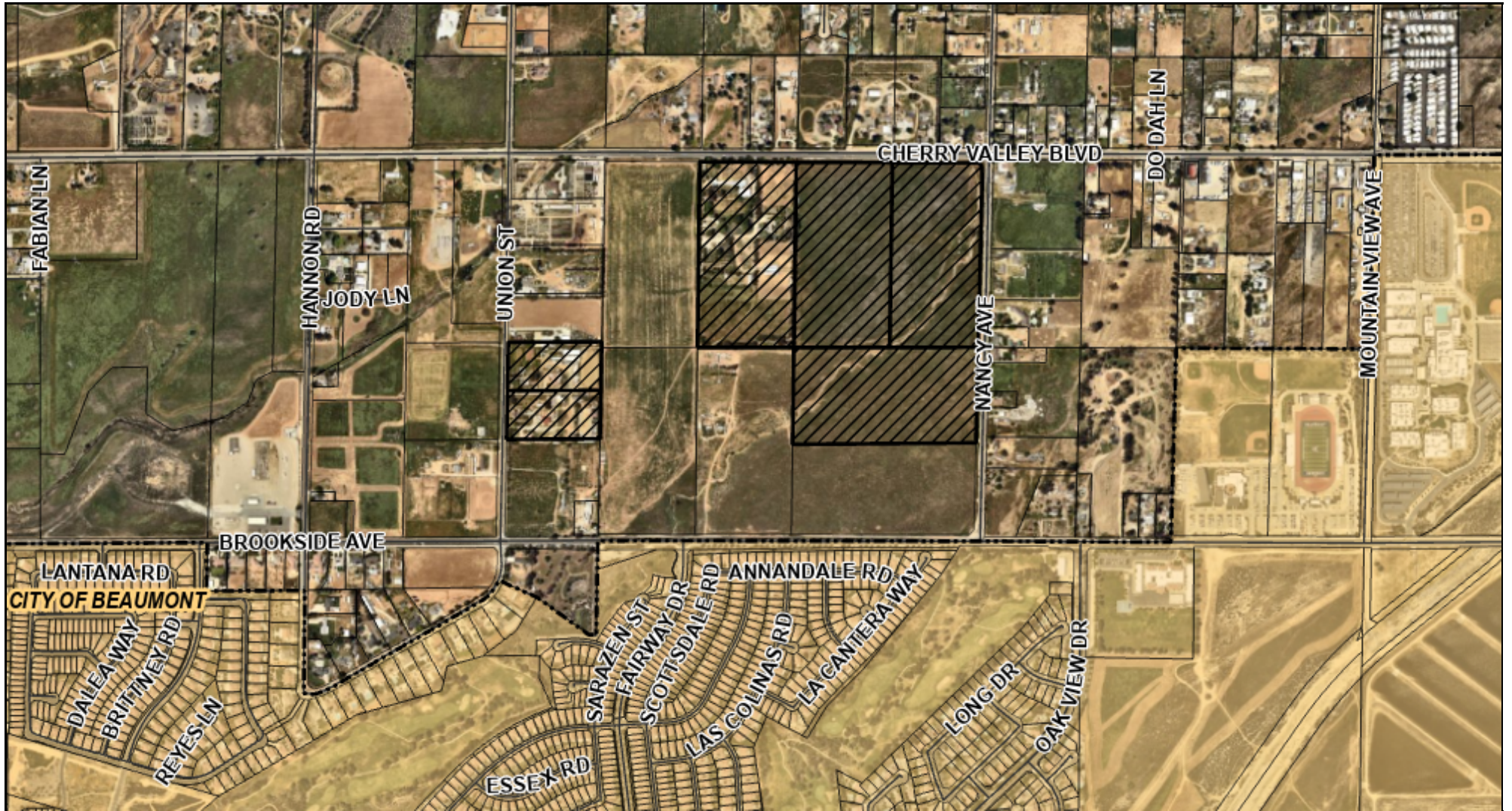
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

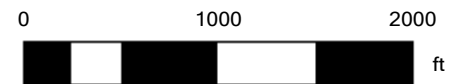
Date: 5-15-2025

District: 5



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>



RIVERSIDE COUNTY PLANNING DEPARTMENT

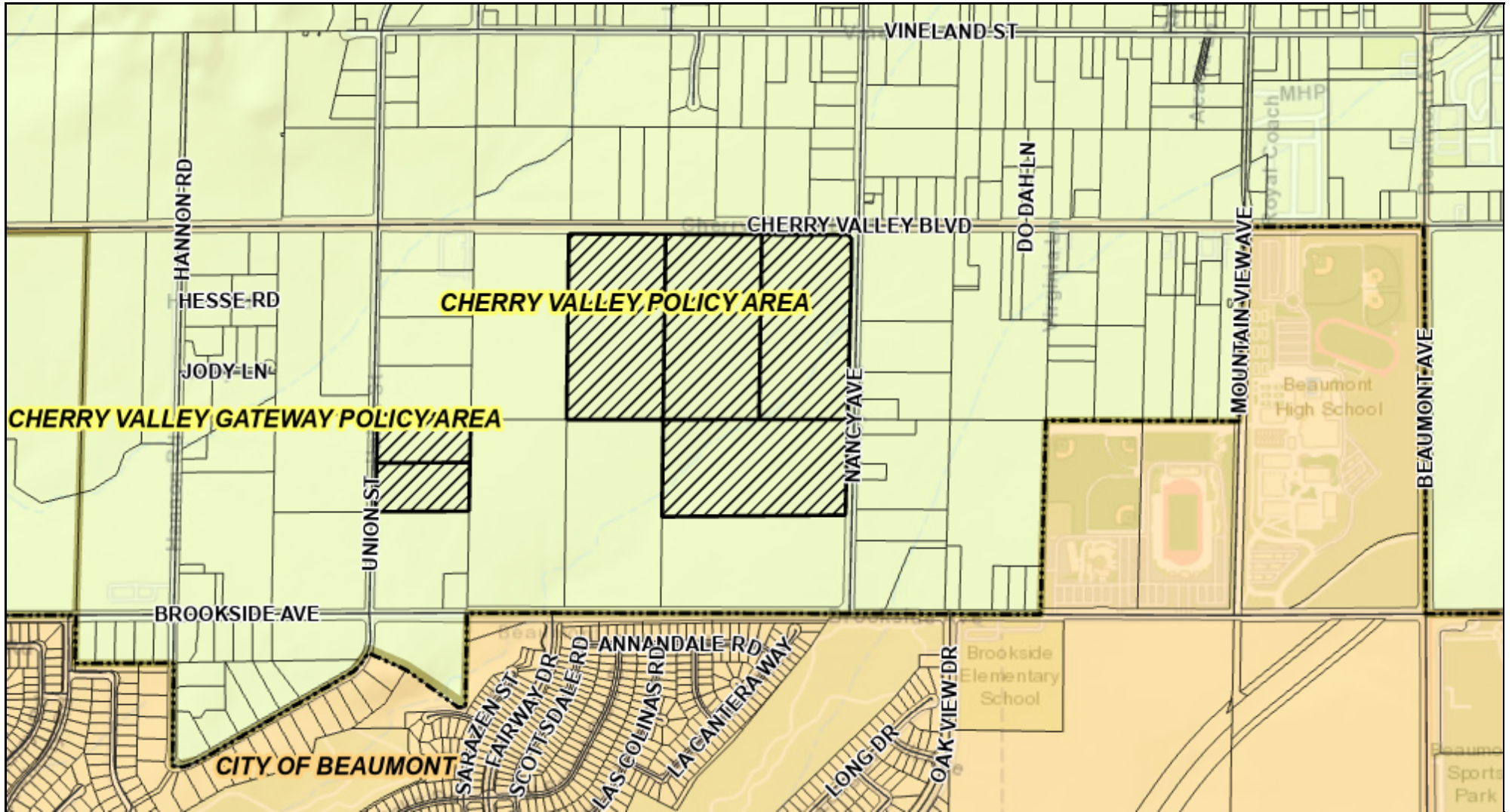
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

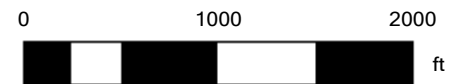
Date: 6-10-2025

District: 5

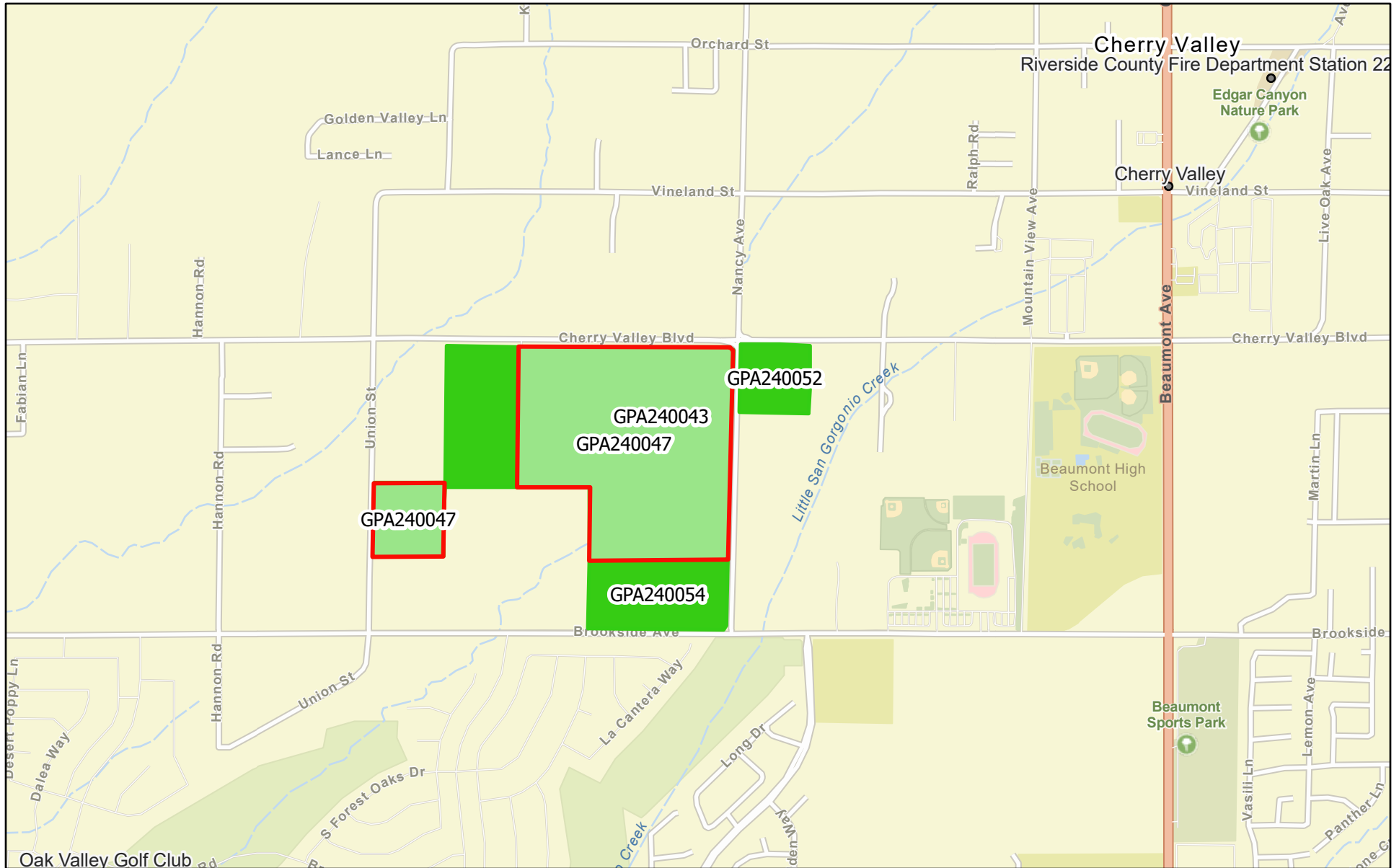


Zoning Area/District: CHERRY VALLEY


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Foundation Component GPA Cycle Map



6/5/2025, 2:28:39 PM

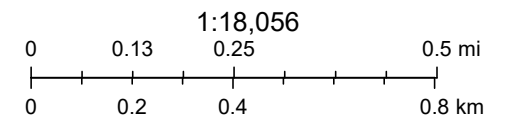
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

 Active

 Withdrawn



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

TLMA - Planning

Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

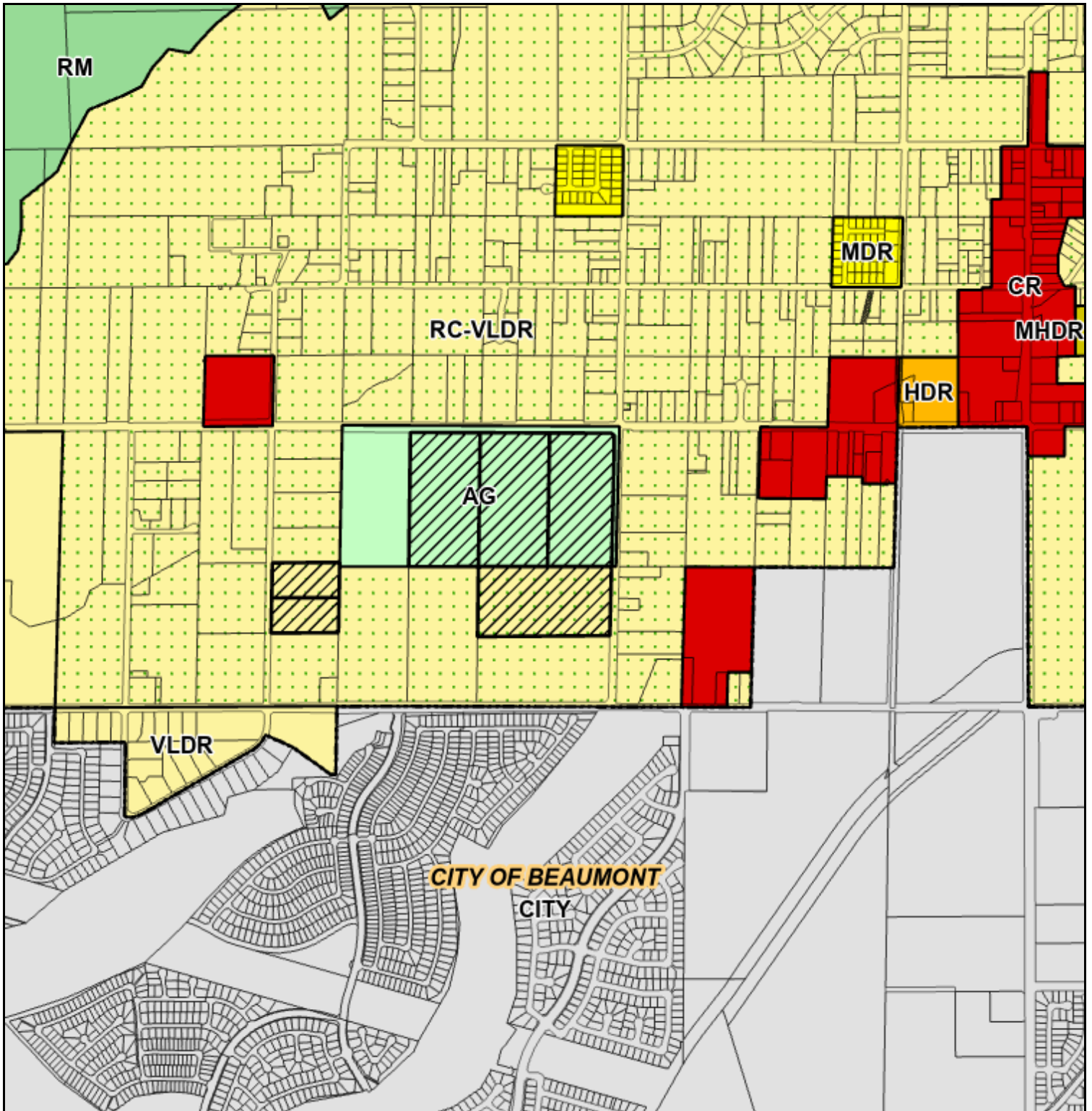
EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 6-10-2025

Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

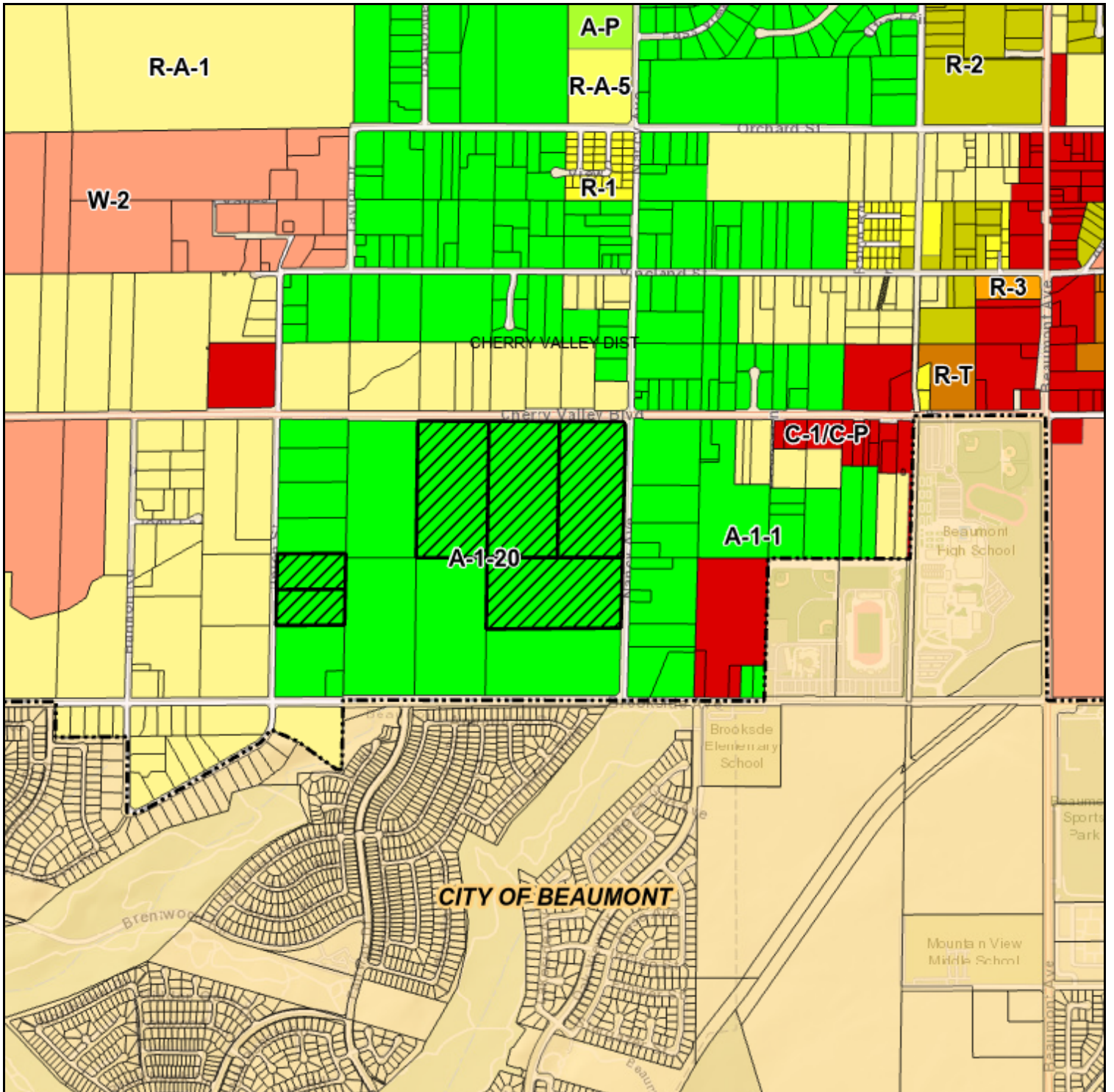
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

Date: 6-10-2025

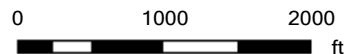
District: 5

Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007,
and 405-250-010

I, Edward Lincoln certify that on June 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

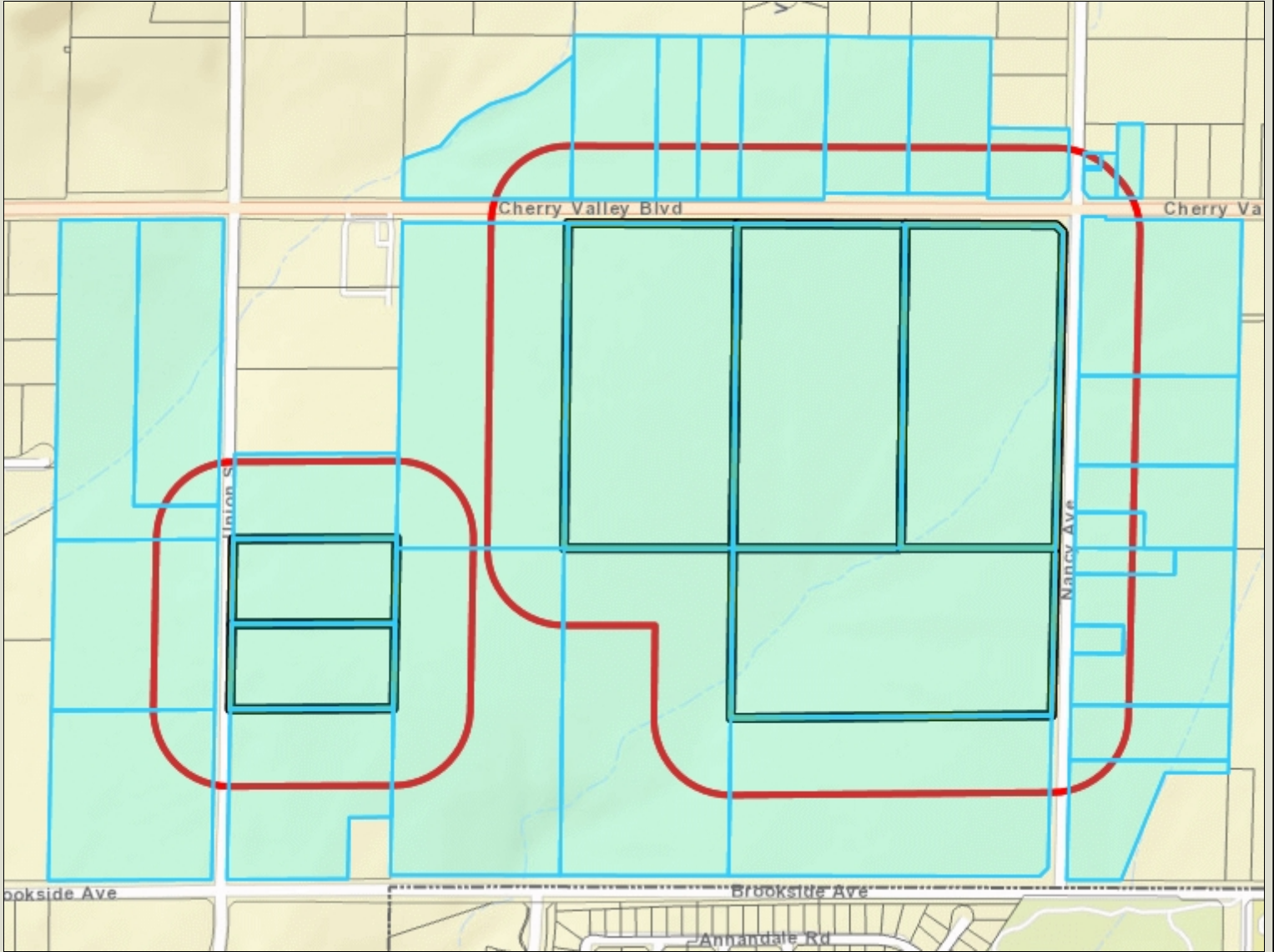
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240047



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes
300 Foot Radius



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.

405110021
CLAUDIA JEAN NEWMAN
10498 NANCY AVE
BEAUMONT CA 92223

405110026
WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
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
KIM E. MAJESKE
38278 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

405170010
BAKHTIARI NASSER LIVING TRUST DTD
5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

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

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

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

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

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

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

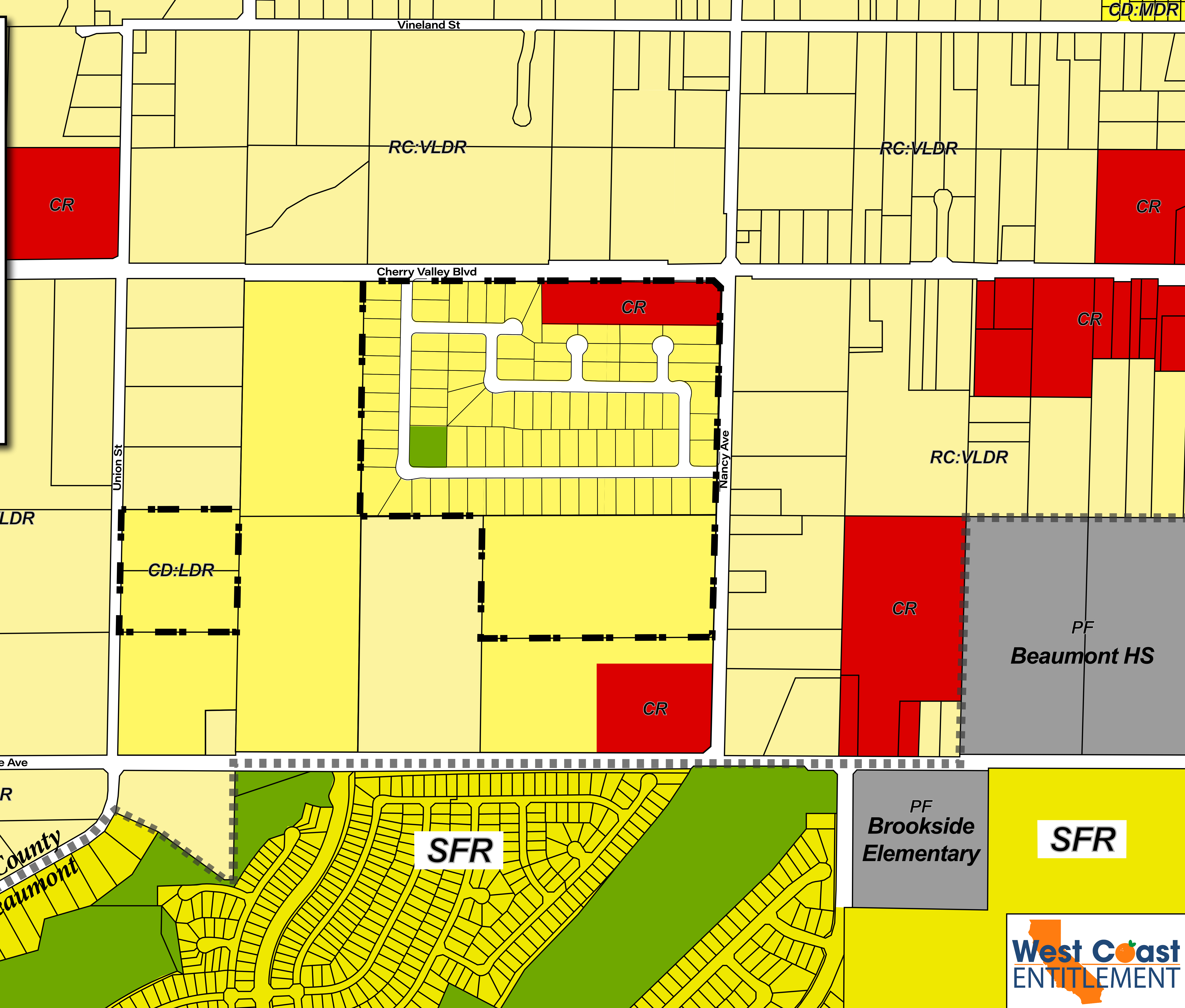
407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST
5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

LEGEND

- Very Low Density Res.
- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary



VLDR

RC:VLDR

GD:LDR

RC:VLDR

RC:VLDR

CR

CR

CR

RC:VLDR

CR

PF

Beaumont HS

Brookside Ave

VLDR

SFR

Riverside County
City of Beaumont

SFR

PF
Brookside
Elementary

SFR

Ronda Dinkins

06/25/2025

10756 Nancy Ave.

Cherry Valley, Ca. 92223

951(533-8161)

Re: Plan Amendment No. 240047

To: Edward Lincoln

This letter is in regards to the proposed changes to the zoning of this property. Cherry Valley needs to stay with the one-acre parcels. Changing it to allow more housing and commercial ventures changes the way of life we bought into years ago.

The traffic is already horrendous due to the proximity of three schools. We are currently on septic service in this location and don't need to pollute the water table with more residents. Beaumont will try to annex all the property so they can add sewer service and then we lose another piece of Cherry Valley.

Please save our community.

Thank you

Ronda Dinkins



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 28446)

MEETING DATE:

Wednesday, August 06, 2025

SUBJECT: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047) – Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Engineer / Representative: Travis Heaps c/o West Coast Entitlement – Fifth Supervisorial District – Cherry Valley District – The Pass Area Plan – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Agriculture (AG: AG) and Very Low Density (RC: VLDR) – Location: North of Brookside Avenue, east of Union Street, south of Cherry Valley Boulevard, and west of Nancy Avenue – 84.46 Gross Acres – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels 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), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors – APN(s): 407-160-005, 407-160-006, 405-250-005, 405- 250-006, 405-250-007, and 405-250-010 – Project Planner: Edward Lincoln (951) 955-8514, or email at elincoln@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240047
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):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	


John Hildebrand, Planning Director 7/30/2025

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) parcels are located north of Brookside Ave., east of Union St., south of Cherry Valley Blvd., and west of Nancy Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

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)
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Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
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**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Existing Zoning Classification:	A-1 (Light Agriculture)
Proposed Zoning Classification:	N/A
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North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
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Located Within:

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Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community:	No

PROJECT LOCATION MAP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

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**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee.

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

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240047 was held before the General Plan Advisory Committee on June 30, 2025. One (1) comment was 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 1 (one) member of the public provided public testimony.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Of the public comments received, 1 (one) was against initiation of a General Plan Amendment. Comments against the initiation of the GPA cited the lots being too small, traffic, rural way of life, possible annexation to Beaumont, and the proposed retail.

The Committee discussed the project. Issues that were discussed included the rural lifestyle and the ongoing demand for housing.

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

Support: 2nd District
Against: N/A
Neutral: N/A
Not Present: 3rd and 5th District
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 Package

RIVERSIDE COUNTY PLANNING DEPARTMENT

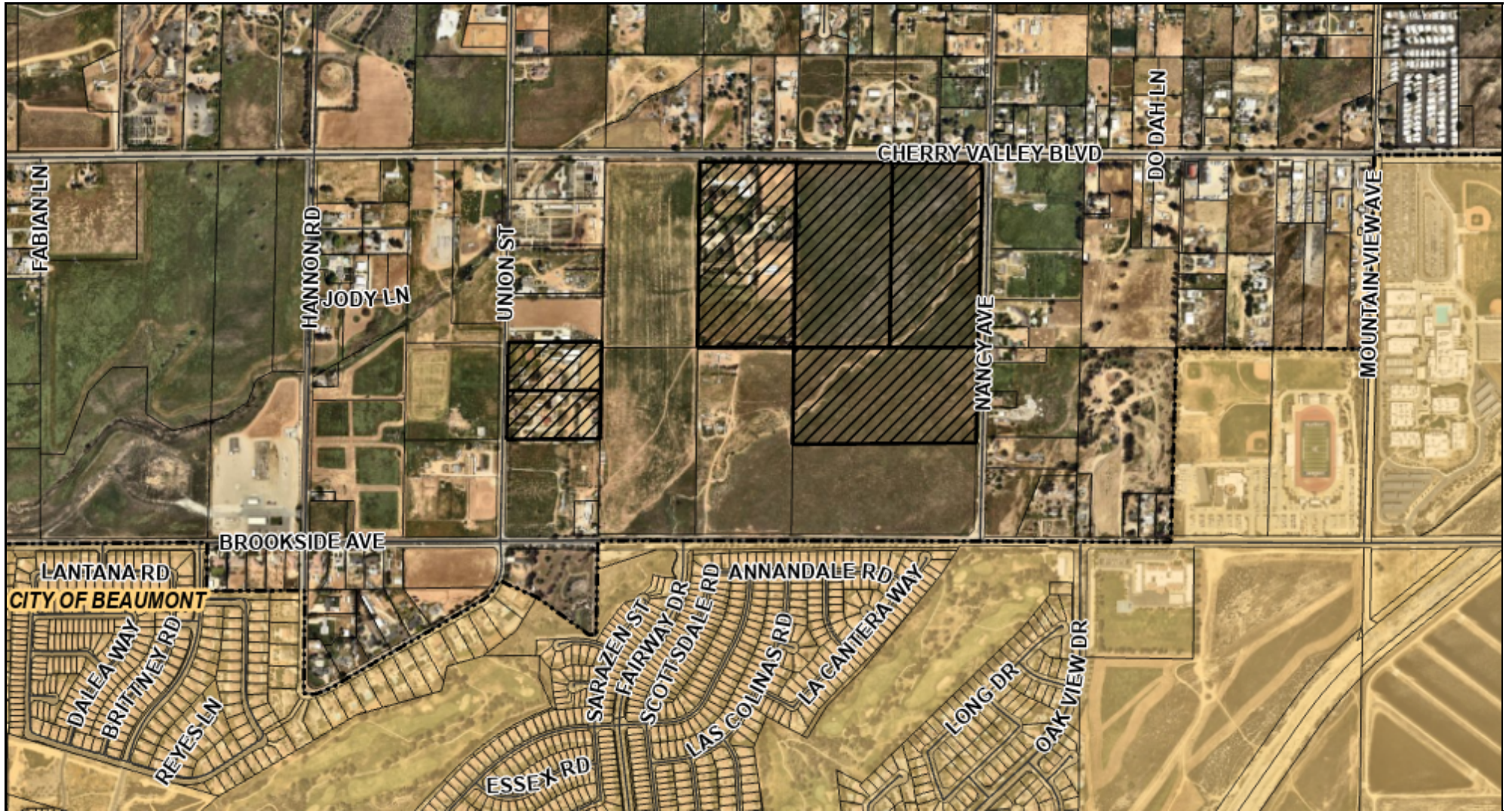
GPA240047

VICINITY/POLICY AREAS

Supervisor: YXSTIAN GUTIERREZ

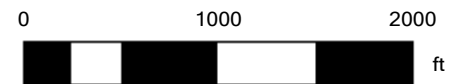
Date: 5-15-2025

District: 5



Zoning Area/District: CHERRY VALLEY

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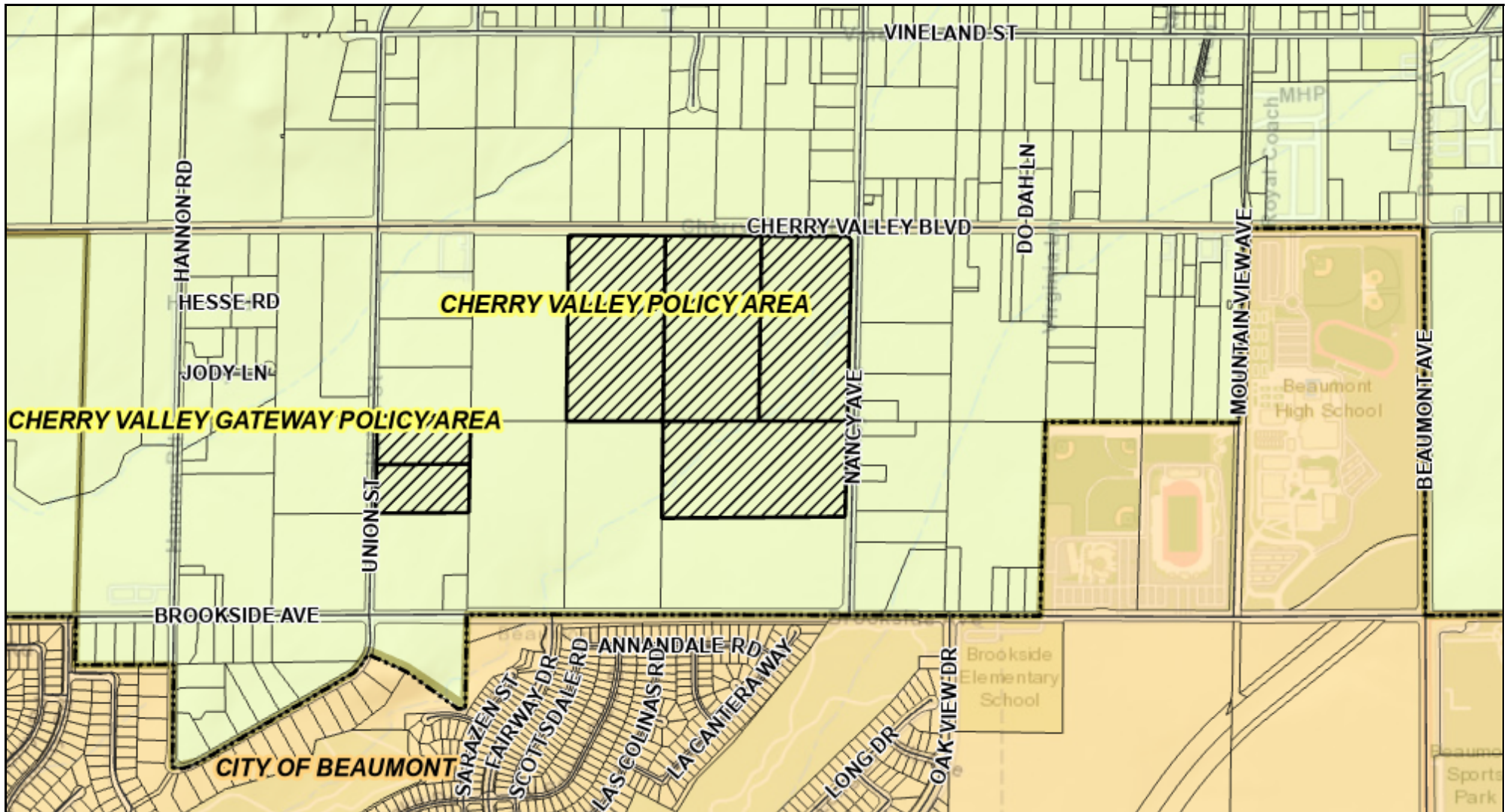
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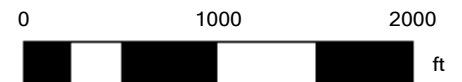
Date: 6-10-2025

District: 5

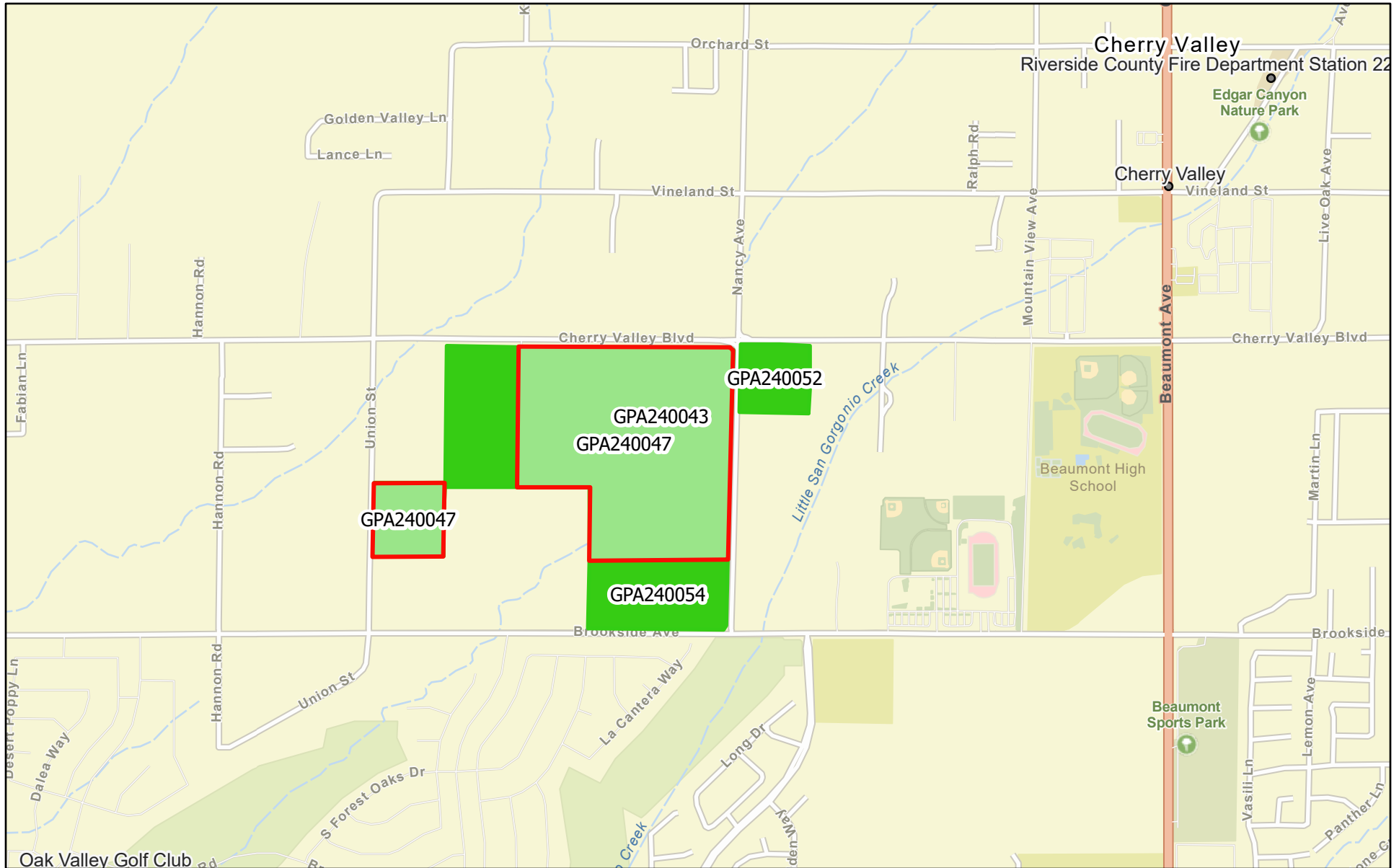


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Foundation Component GPA Cycle Map



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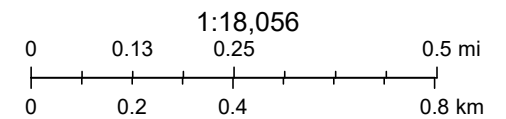
 FGPA Web Map _Query result

 California Geographic Names Information System

FGPA Web Map

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

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Esri Community Maps Contributors, Loma Linda University, UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

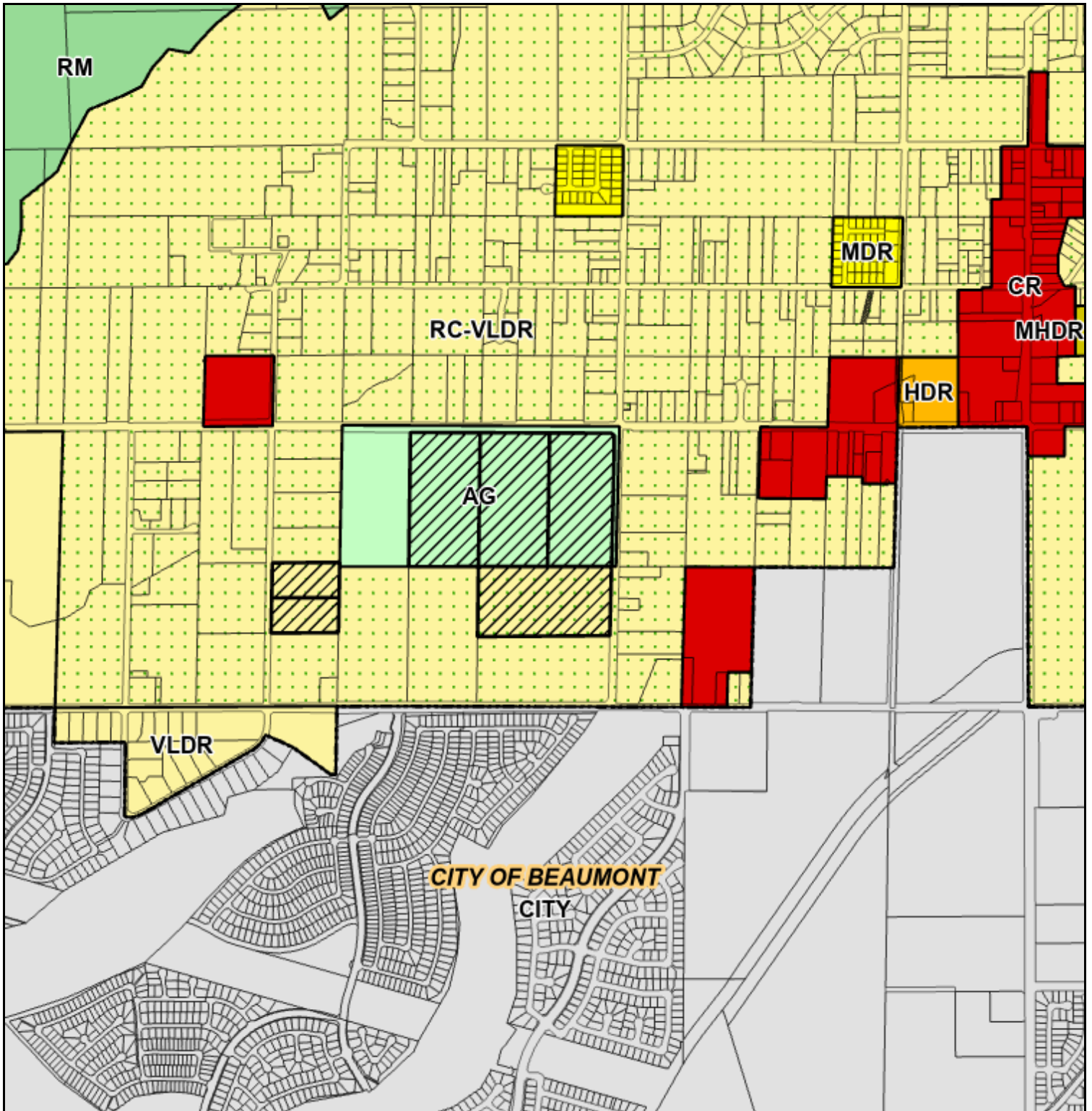
EXISTING GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ

District: 5

Date: 6-10-2025

Exhibit: 5



Zoning Area/District: CHERRY VALLEY

Author:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240047

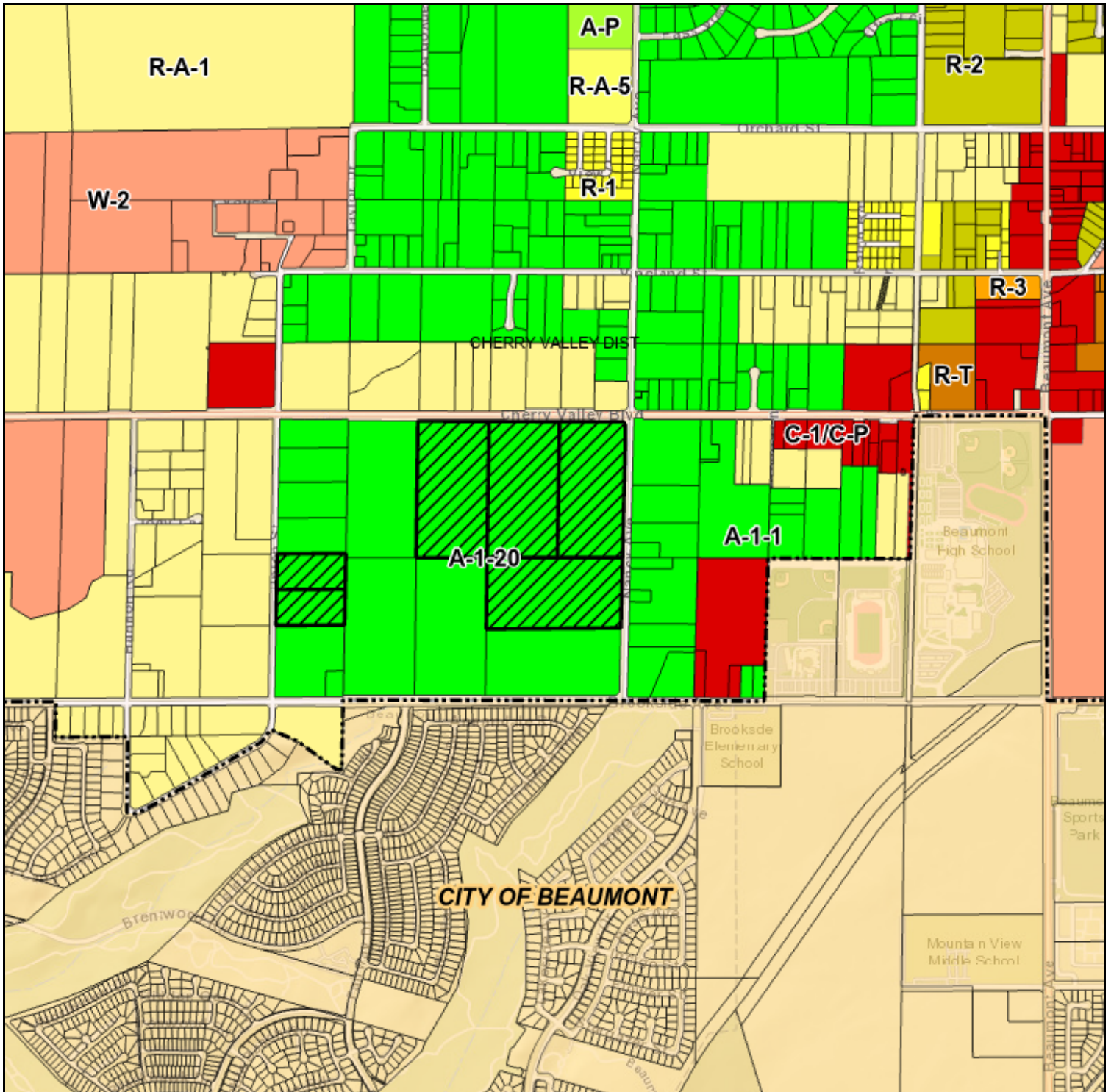
EXISTING ZONING

Supervisor: YXSTIAN GUTIERREZ

Date: 6-10-2025

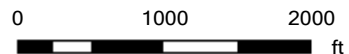
District: 5

Exhibit: 2



Zoning Area/District: CHERRY VALLEY

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007,
and 405-250-010

I, Edward Lincoln certify that on June 11, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

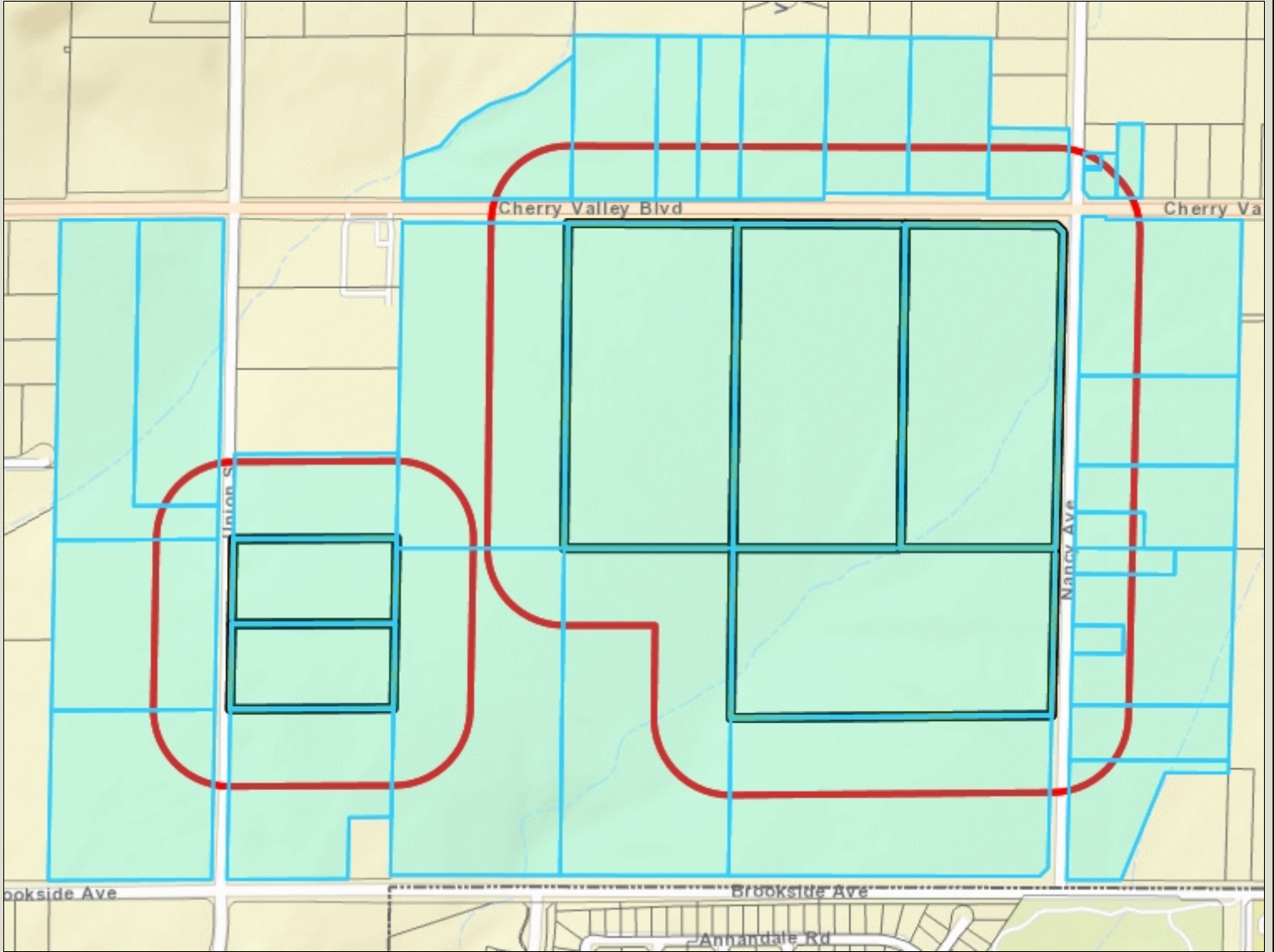
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240047



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes
300 Foot Radius



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BEAUMONT CA 92223

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WILLIAM M. SIMPSON
245 N LITCHFIELD RD 142
GOODYEAR AZ 85338

405150002
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
KIM E. MAJESKE
38278 CHERRY VALLEY BLV
CHERRY VALLEY CA 92223

405170010
BAKHTIARI NASSER LIVING TRUST DTD
5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

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

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

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

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

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

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

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST
5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.
4.2
(ID # 28154)
MEETING DATE:
Monday, June 30, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240047 (GPA240047)
REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240047 to change the General Plan Foundation Component of six (6) parcels 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), to allow for submittal of an application for a Tentative Tract Map (TTM) to subdivide properties into 1/2 acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use. 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 GPA240047 is initiated by the Board of Supervisors. – Fifth Supervisorial District - Cherry Valley Zoning District – The Pass Area Plan - Applicant: Tony Hicks c/o Cherry Valley Partners LLC – Representative: Travis Heaps c/o West Coast Entitlement – Existing Zoning: A-1 (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): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010 – 84.46 Gross Acres – Project Planner: Edward Lincoln at (951) 955-8514 or email at elincoln@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA240047
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):	407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007, and 405-250-010
Continued From:	



John Hildebrand, Planning Director 6/24/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240047) is a proposal to amend the project site's Foundation Component from Agriculture (AG) and Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Agriculture (AG: AG) and Very

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Low Density Residential (RC: VLDR) to Low Density Residential (CD: LDR) and Commercial Retail (CD: CR), on six (6) parcels, totaling 84.46 gross acres.

The six (6) 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 GENERAL PLAN AMENDMENT ADVISORY COMMITTEE MEMBERS TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240047 (GPA240047).

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)
Existing General Plan Land Use Designation:	Agriculture (AG: AG) and Very Low Density Residential (RC: VLDR)
Proposed General Plan Land Use Designation:	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:	Very Low Density Residential (RC: VLDR)
South:	Very Low Density Residential (RC: VLDR)
West:	Very Low Density Residential (RC: VLDR) and Agriculture (AG: AG)
Existing Zoning Classification:	A-1 (Light Agriculture)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	A-1 (Light Agriculture) and R-A (Residential Agriculture)
East:	A-1 (Light Agriculture)
South:	A-1 (Light Agriculture)
West:	R-A (Residential Agriculture)
Existing Use:	Empty Fields, Farm
Surrounding Uses	
North:	Residential and Farming
South:	Empty Fields
East:	Farmland
West:	Farmland

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

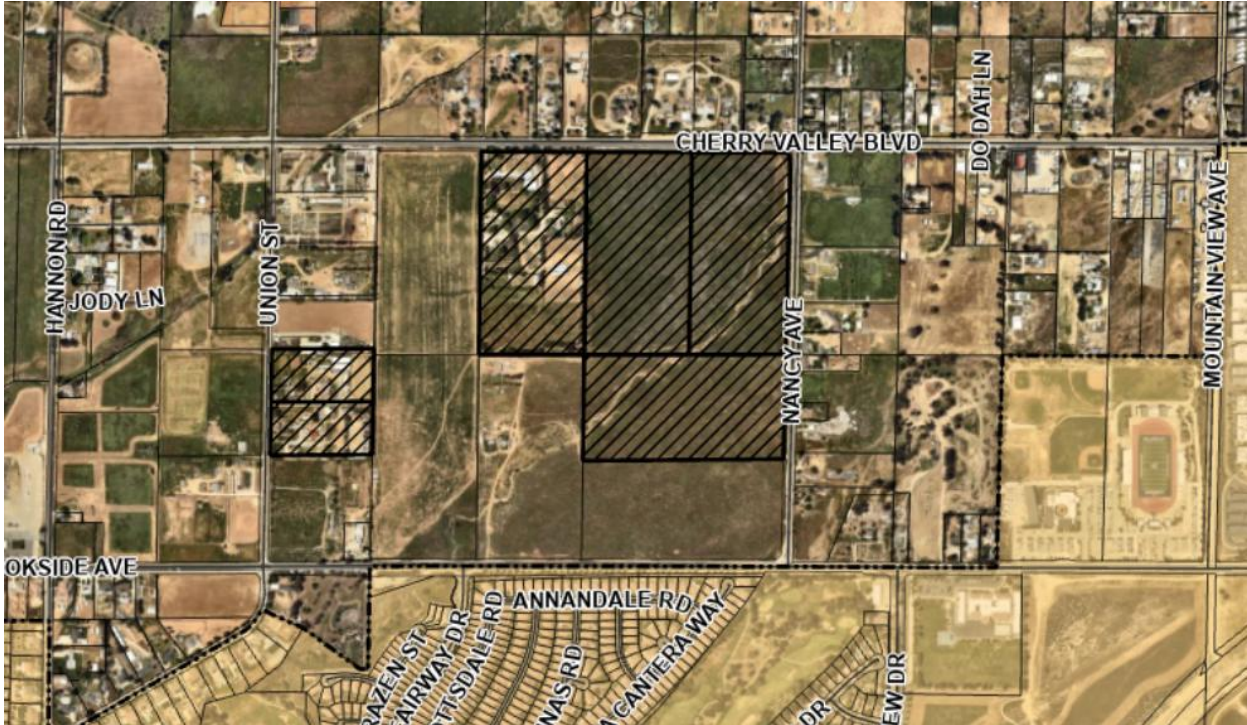


Figure 1. Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Foundation Component General Plan Amendment (FC-GPA) is an initiation procedure per the General Plan which occurs in eight (8) year cycles, most recently occurring in 2024. All property owners and applicants wanting to change their Foundation Components are required to submit their proposals for land use designation changes to the County of Riverside for consideration and possible initiation by the Board of Supervisors.

Further determination of zoning classifications, neighborhood compatibility, and other development factors or findings shall be made if the proposed FC-GPA (GPA240047) 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-GPA240047 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 parcels are in the Cherry Valley Policy Area.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

If FC-GPA240047 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to subdivide properties into half acre lots featuring ranch style homes from 2,500 sq ft. to 3,500 sq ft. for 148 total lots and a local serving retail use.

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.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Riverside County Planning Department website. Additionally, public hearing notices in English and Spanish, pursuant to department policy and in accordance with the requirements of Ordinance 348, were mailed to property owners within 300 feet of the project site for the General Plan Advisory Committee.

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

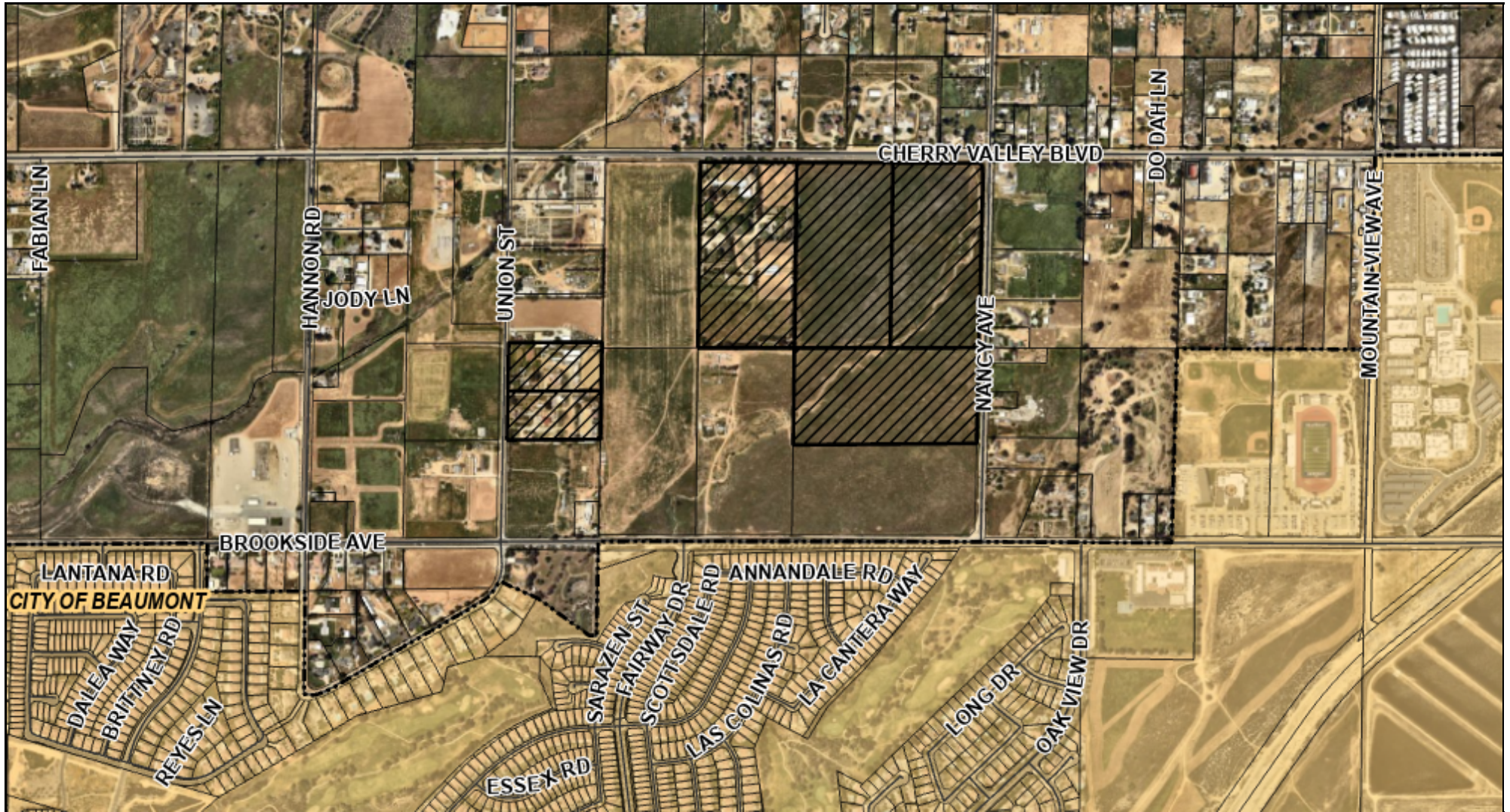
GPA240047

VICINITY/POLICY AREAS

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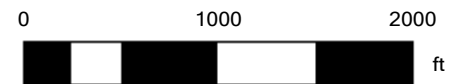
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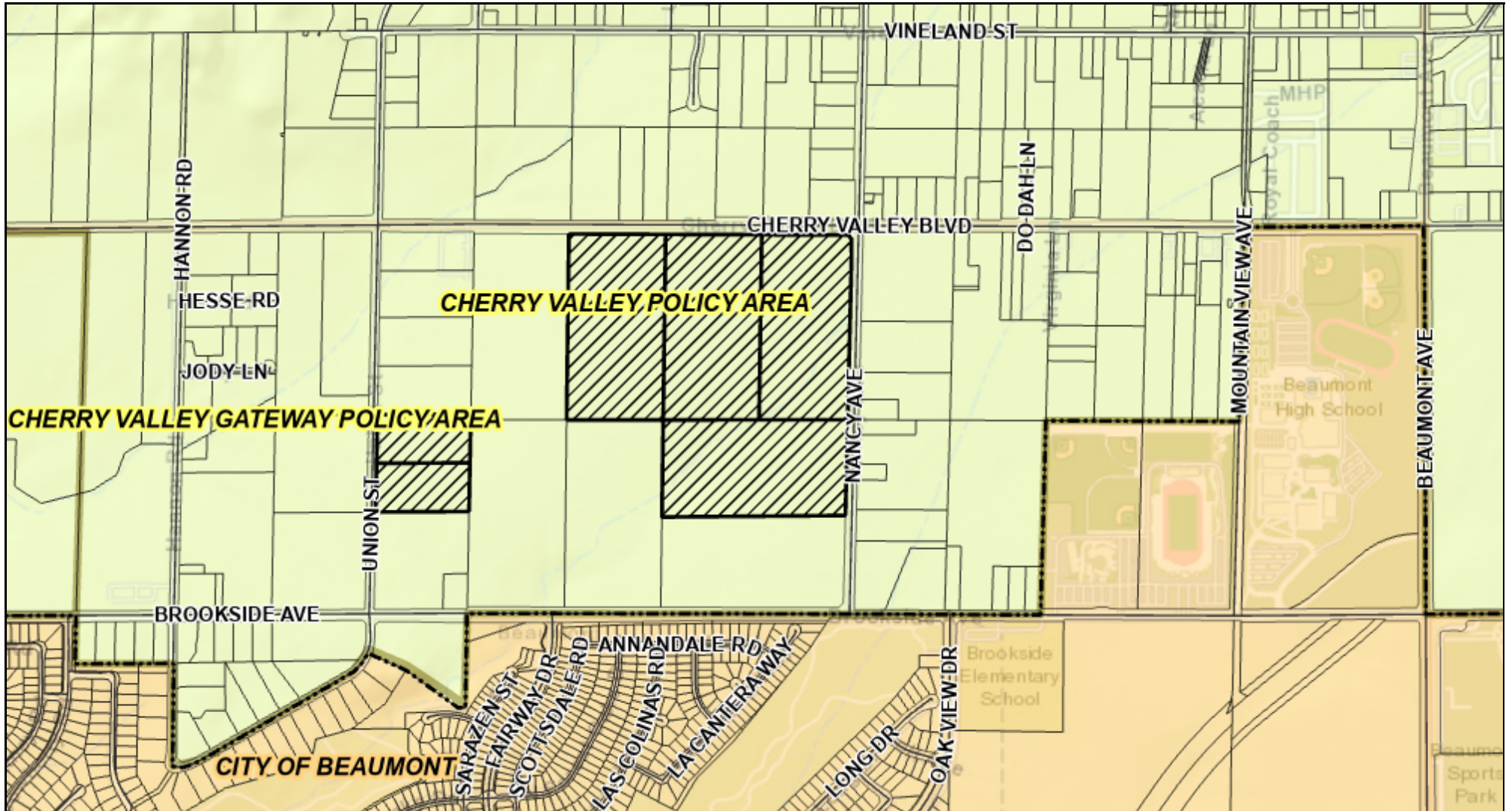
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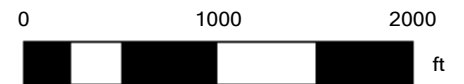
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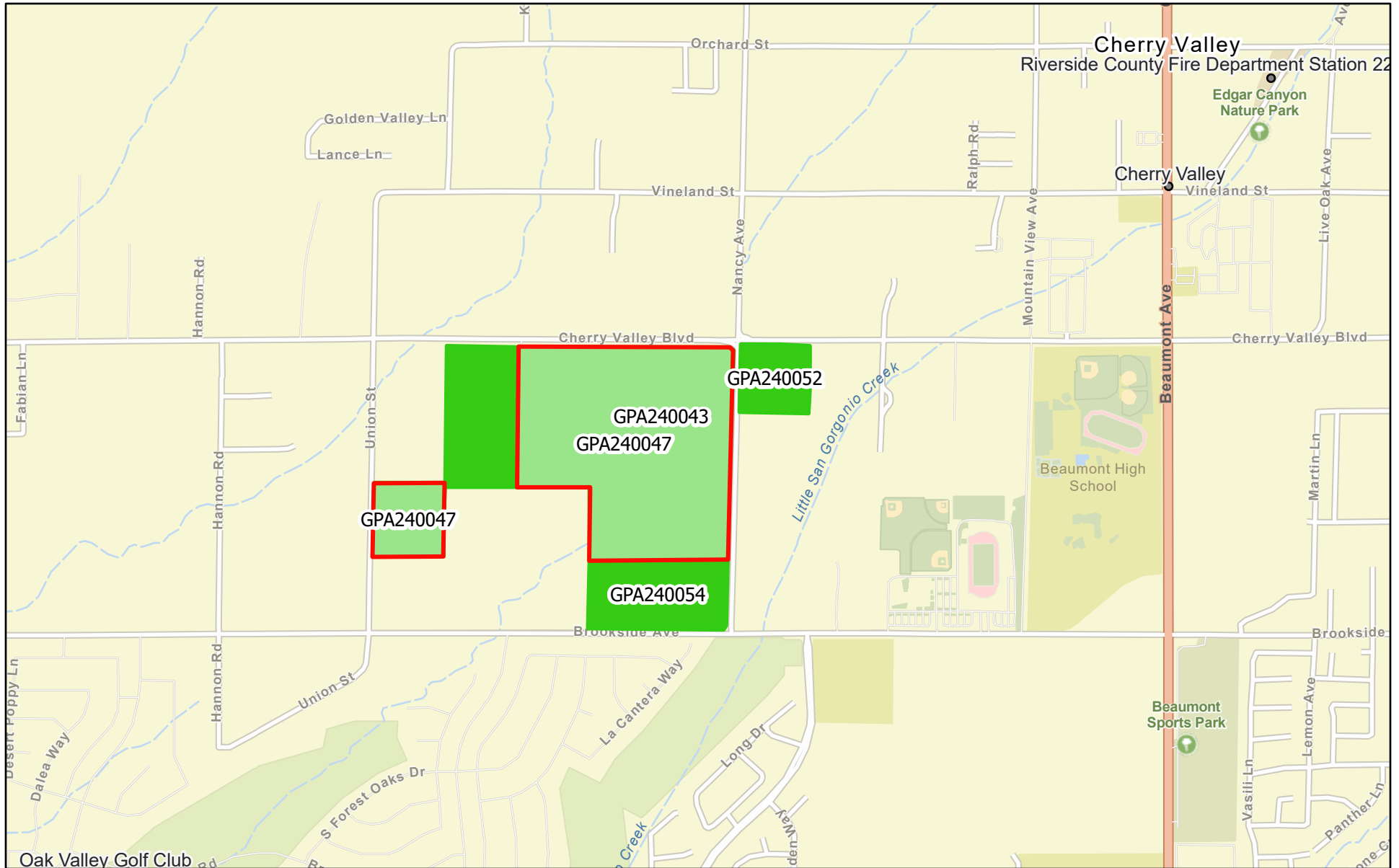


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Foundation Component GPA Cycle Map



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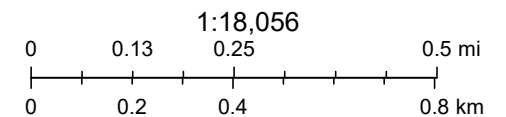
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GPA240047

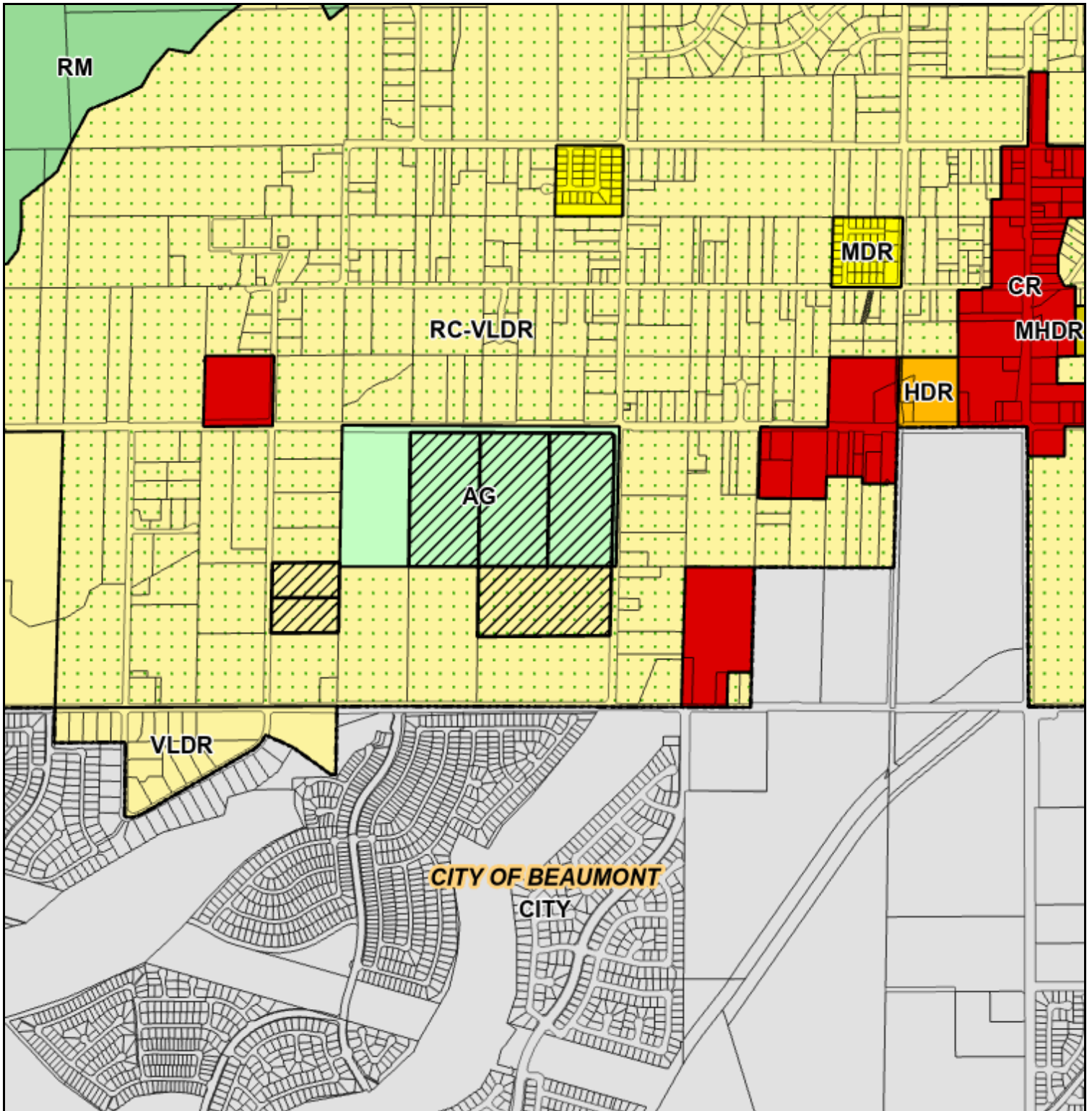
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Supervisor: YXSTIAN GUTIERREZ

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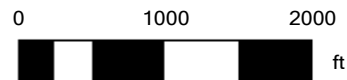
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Zoning Area/District: CHERRY VALLEY

Author:



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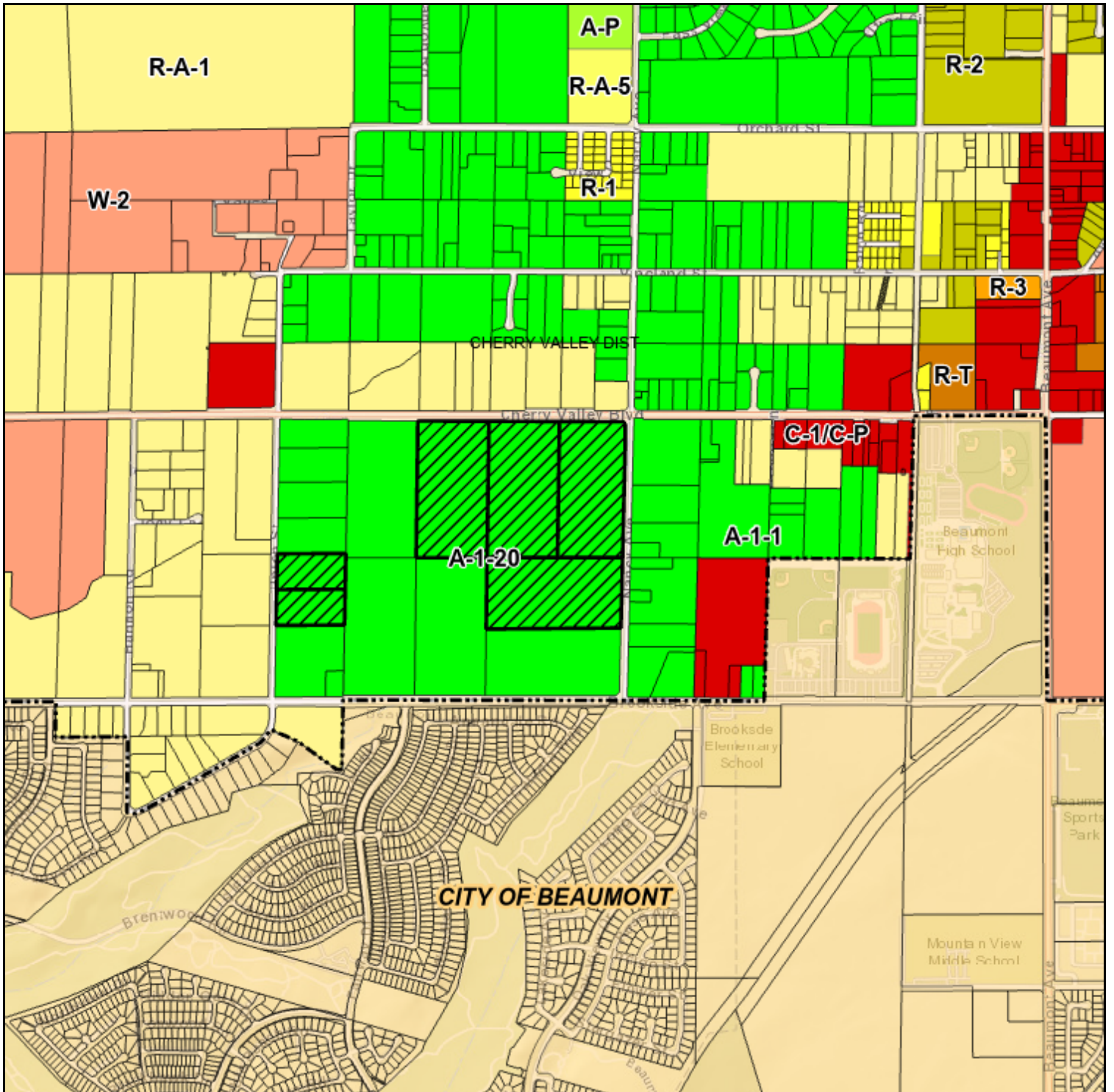
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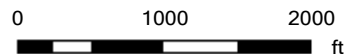
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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240047)

Planning Case APN(s): 407-160-005, 407-160-006, 405-250-005, 405-250-006, 405-250-007,
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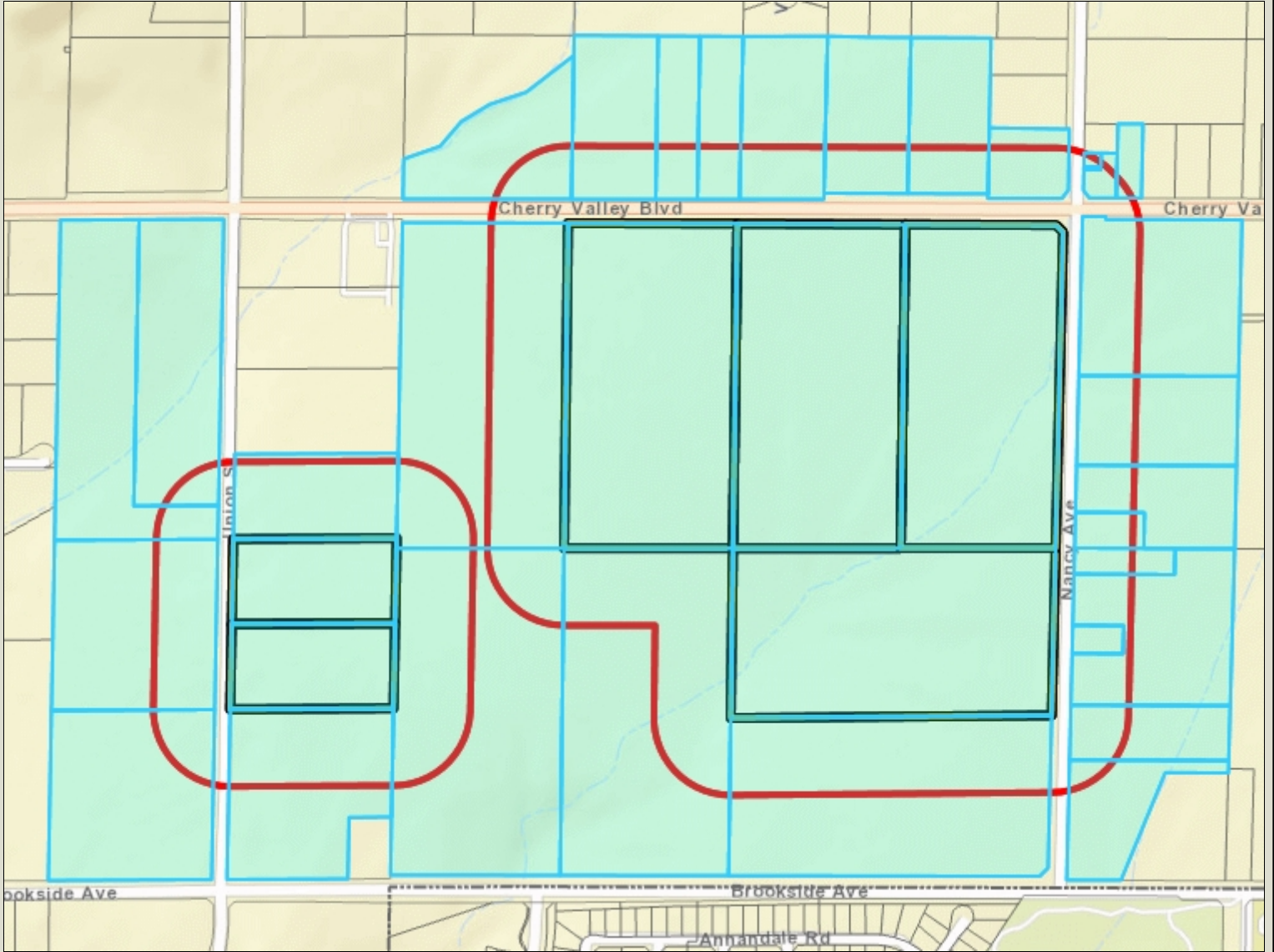
I further certify that the information filed is true and correct to the best of my knowledge.

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

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240047



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes
300 Foot Radius



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405170010
BAKHTIARI NASSER LIVING TRUST DTD
5/12/10
PO BOX 3224
FULLERTON CA 92834

405170012
JOHN L. KERN
38456 CHERRY VALLEY BLVD
BEAUMONT CA 92223

405170013
HOUSE OF DECISION OPPORTUNITY
38416 CHERRY VALLEY BLVD
CHERRY VALLEY CA 92223

405180003
KRISTINA M. VANDERBRUG
P O BOX 590
BEAUMONT CA 92223

405180004
RONDA L. DINKINS
10756 NANCY AVE
CHERRY VALLEY CA 92223

405180006
OM JOSHUA
904 SILVER SPUR NO 479
ROLLING HILLS CA 90274

405180008
ATENCIO FAMILY TRUST DATED 04/10/2023
10664 NANCY AVE
BEAUMONT CA 92223

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

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

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

405250006
CHERRY VALLEY PARTNERS
32036 LIVE OAK CANYON RD
REDLANDS CA 92373

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

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

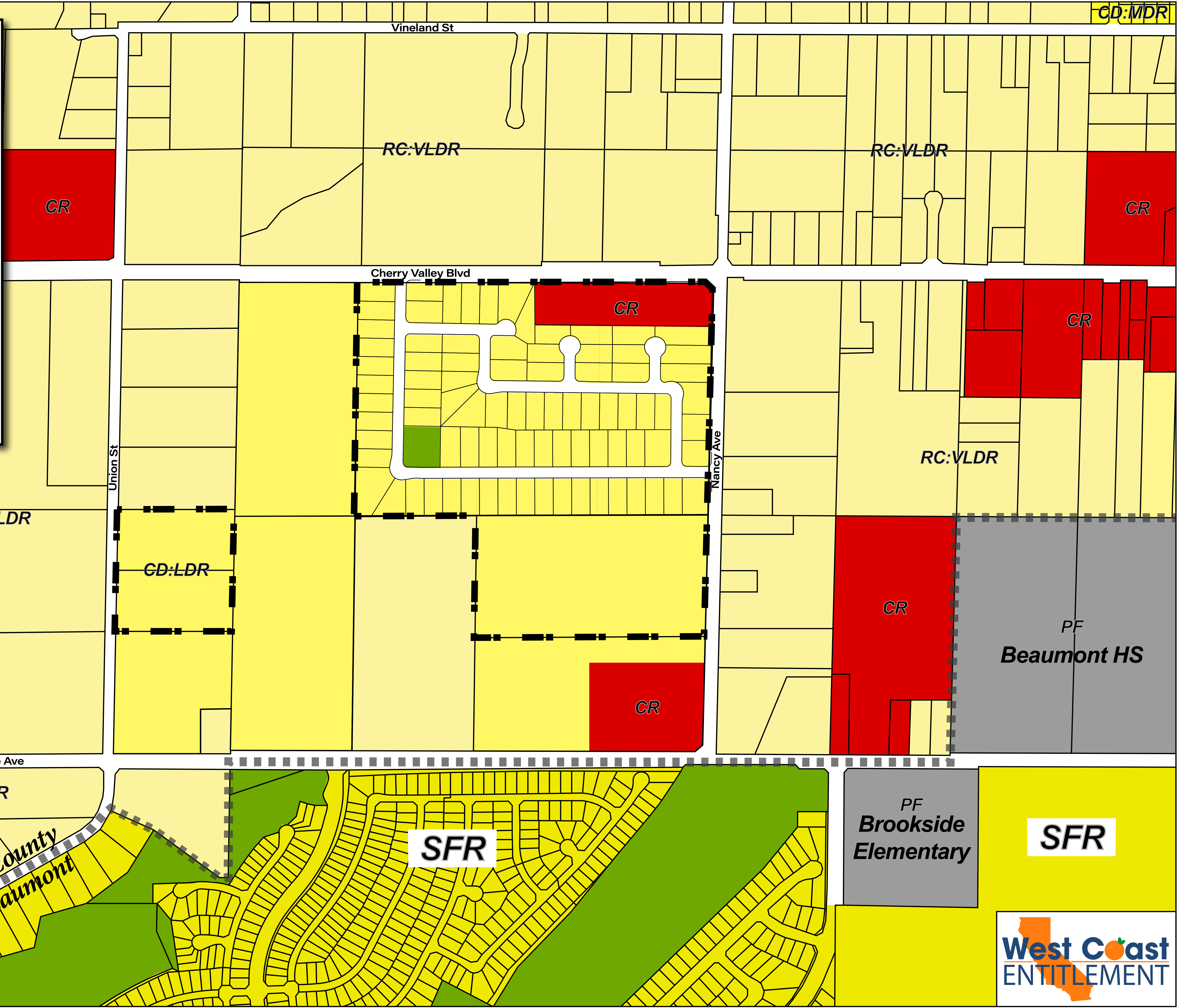
407160009
JOSE MANUEL GOMEZ
7790 HALLBROOK TER
RIVERSIDE CA 92509

407160012
GOMEZ JOSE M & ROSARIO GOMEZ TRUST
5/22/2024
7790 HALBROOK TER
RIVERSIDE CA 92509

407160013
ESFANDI FAMILY TRUST
718 WARNER AVE
LOS ANGELES CA 90024

LEGEND

- Very Low Density Res.
- Low Density Res.
- Medium Density Res.
- Commercial Retail
- Agriculture
- Public Facilities
- County Limits
- Project Boundary



Ronda Dinkins

06/25/2025

10756 Nancy Ave.

Cherry Valley, Ca. 92223

951(533-8161)

Re: Plan Amendment No. 240047

To: Edward Lincoln

This letter is in regards to the proposed changes to the zoning of this property. Cherry Valley needs to stay with the one-acre parcels. Changing it to allow more housing and commercial ventures changes the way of life we bought into years ago.

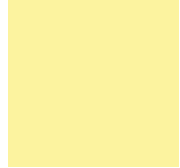
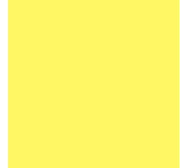
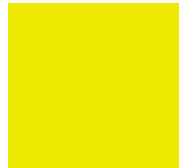

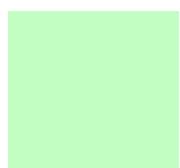

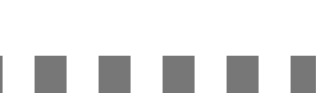

The traffic is already horrendous due to the proximity of three schools. We are currently on septic service in this location and don't need to pollute the water table with more residents. Beaumont will try to annex all the property so they can add sewer service and then we lose another piece of Cherry Valley.

Please save our community.

Thank you

Ronda Dinkins

LEGEND

-  Very Low Density Res.
-  Low Density Res.
-  Medium Density Res.
-  Commercial Retail
-  Agriculture
-  Public Facilities
-  County Limits
-  Project Boundary

Vineland St

RC:VLDR

RC:VLDR

CR

CR

Cherry Valley Blvd

AG

CR

RC:VLDR

VLDR

RC:VLDR

RC:VLDR

CR

PF

Beaumont HS

Brookside Ave

VLDR

SFR

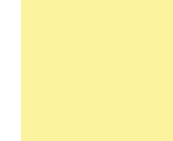



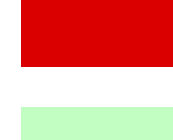



Riverside County
City of Beaumont

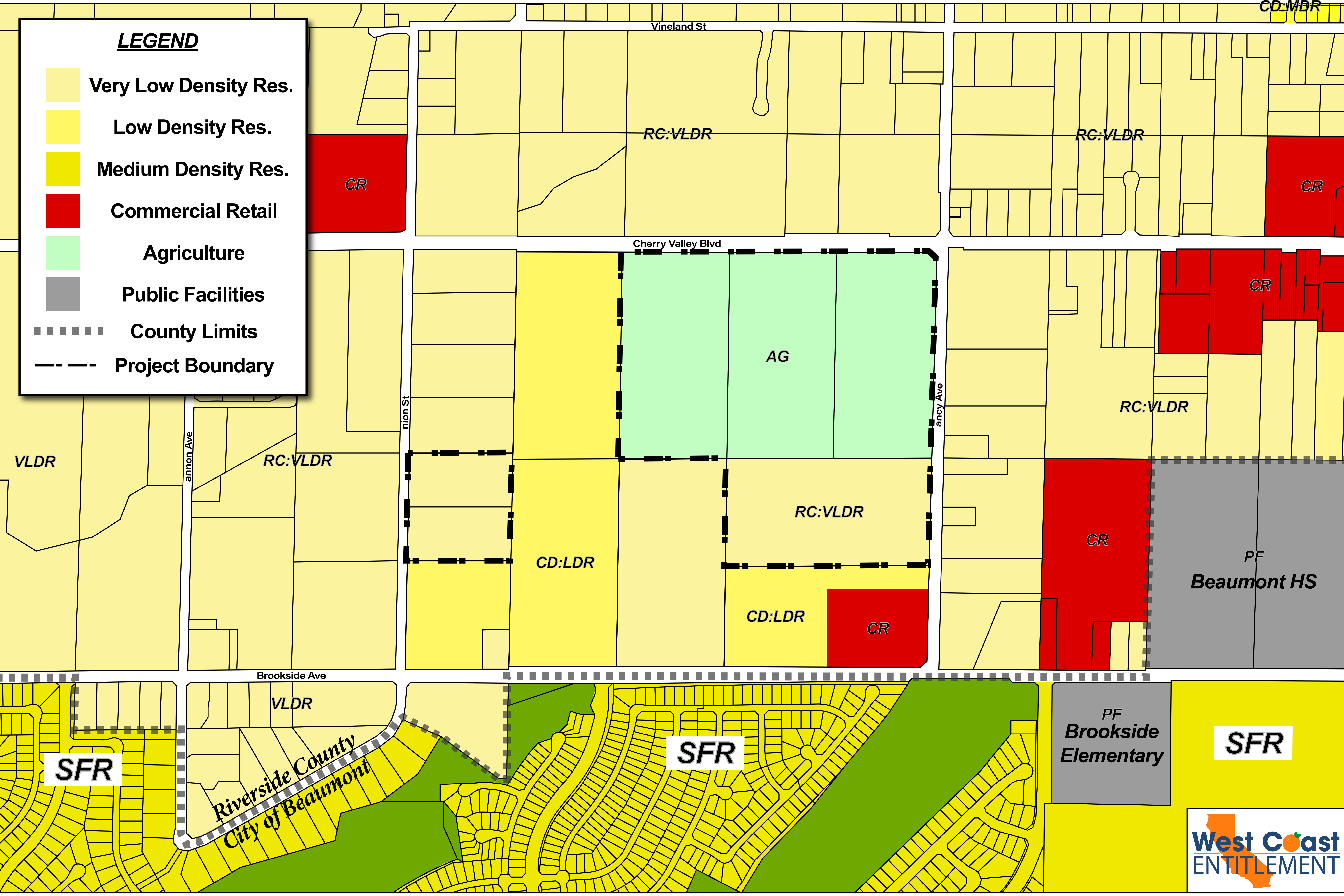
SFR

PF
Brookside
Elementary

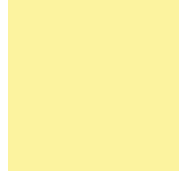
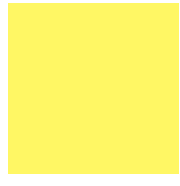
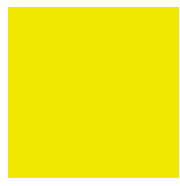
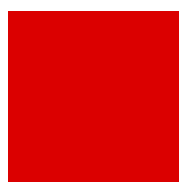
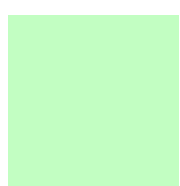
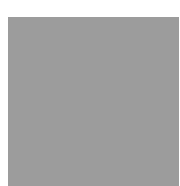


SFR

LEGEND

-  Very Low Density Res.
-  Low Density Res.
-  Medium Density Res.
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Vineland St

RC:VLDR

RC:VLDR

CR

CR

Cherry Valley Blvd

CR

CD:LDR

CR

RC:VLDR

VLDR

RC:VLDR

GD:LDR

CR

PF

Beaumont HS

CR

Brookside Ave

VLDR








SFR

Riverside County
City of Beaumont

SFR

PF
Brookside
Elementary

SFR

	FCGPA Areas		Solera SP		Summerwind SP
	Existing School		Noble Creek SP		
	Sunny-Cal SP		Oak Valley SP		



Regional Connection



7,000 - 20,000 SF

20,000 SF

6,000 - 15,000 SF

4,200 - 7,200 SF

4,000 - 7,000 SF

5,000 - 10,000 SF

