



RIVERSIDE COUNTY PLANNING DEPARTMENT

AGENDA REGULAR MEETING MONDAY, APRIL 14, 2025 RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER Board Chambers 4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least **24 hours** in advance. To submit your request to speak remotely please visit: <https://rivco.org/constituent-speaking-request> and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least **48 hours** prior to the meeting.

Public comments will be accepted remotely by teleconference or email. To submit your comments please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at 951-955-7436 or email planninghearings@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1:30 PM

CALL TO ORDER:

1 CONSENT CALENDAR

NONE

2 PUBLIC HEARING - CONTINUED ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER

- 2.1 27326 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240036 (GPA240036) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240036 to change the General Plan Foundation Component of eight (8) parcels from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium High Density Residential (CD: MHDR), to allow for submittal of an application for residential development for senior housing that will include small lot detached and attached dwellings, a community center, swimming pool, tennis/pickle ball courts and open space areas. 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 GPA240036 is initiated by the Board of Supervisors. – Third Supervisorial District – Little Lake District – San Jacinto Valley Area Plan – Applicant: Kali P. Chaudhuri – KWC Engineers c/o Brandon Barnett – Existing Zoning: Light Agriculture, 5-Acre Minimum (A-1-5) – Existing Land Use: Rural Community: Low Density Residential (RC: LDR) – Location: south of Whittier Avenue, north of Johnston Avenue, east of Lake Street, and west of Pleasant Street – APN(s): 552-190-001, -002, -003, -009, -066, -067, -069, and -070 – 17.5 Gross Acres – Continued from January 13, 2025 Planning Contact: : Elizabeth Mora-Rodriguez at (951) 955-3024 or email at emorarodriguez@rivco.org.
- 2.2 27327 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240053 (GPA240053) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240053 to change the General Plan Foundation Component of Twenty-Two (22) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: High Density Residential (CD: HDR), Community Development: Mixed Use Area (CD: MUA), to allow for submittal of an application for apply for a Specific Plan that will incorporate potential planning areas and associated circulation that maintain adjacent and existing land uses, including rural residential areas and provide a variety of housing options for senior living in a phased development that will include dining, entertainment, and resort/commercial uses within the mixed-used development area. 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 GPA240053 is initiated by the Board of Supervisors. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Applicant: Kali P. Chaudhuri – Engineer / Representative: KWC Engineers c/o Brandon Barnett – Existing Zoning: Residential Agriculture, 5-Acre Minimum (R-A-5) and Open Area Combining Zone – Residential Developments (R-5) – Existing Land Use: Rural: Rural Residential (R:RR) – Location: south of E. Benton Road, north of Calle Azure / Calle Cordova / Calle Arevalo, east of De Portola Road, west of Sage Road.– APN(s): 915-730-001 through -008; 915-730-009; 915-740-001, -002, -003; 915-740-006 through -011; 915-740-013, -015, -016, -017 – 410 Gross Acres – Continued from January 13, 2025 Planning Contact: Elizabeth Mora-Rodriguez at emorarodriguez@rivco.org or (951) 955-3024.

3 PUBLIC HEARINGS: NEW ITEMS: 1:30 P.M. OR AS SOON AS POSSIBLE THEREAFTER

NONE

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

- 4.1 27378 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240003 (GPA240003) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240003 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: Very Low Density Residential (CD:VLDR), to allow for submittal of an application for a 10-lot subdivision. Each single-family home would be located on its own lot, with lot sizes ranging from 1.81 to 1.98 acres. The homes would feature either three- or four-bedroom floor plans and include an enclosed two-car garage. 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 GPA240003 is initiated by the Board of Supervisors. Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant & Engineer: Armando Magana c/o Maestro Engineering– Existing Zoning: W-2 (Controlled Development Areas)– Existing Land Use: Rural Residential (R:RR)– Location: north of Avenida Esparza, east of Shadow Mountain Lane, generally south of Tchoupitoulas Lane, and west of Thousand Palms Canyon Road – APN: 651-080-003 – 20.75 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721
- 4.2 27379 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240009 (GPA240009) –REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240009 to change the General Plan Foundation Component of three (3) parcels from Rural: Rural Residential (R:RR) & Community Development: Light Industrial (CD:LI) to Community Development: Light Industrial (CD:LI), to allow for submittal of an application for an implementing project consisting of one (1) 29,600 sq/ft industrial building for a steel fabrication facility. 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 GPA240009 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Thousand Palms Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Alfredo Rangel c/o Rangel Steel – Engineer / Representative: Daniel Patneau c/o DRP Enterprises LLC – Existing Zoning: M-SC (Manufacturing – Service Commercial) & W-2-5 (Controlled Development Areas, 5-acre minimum) – Existing Land Use: Rural Residential (R:RR) & Light Industrial (CD:LI) – Location: north of 30th Avenue, east of Rio del Sol Road, south of Vista Chino, and west of Sierra del Sol – APN(s): APN: 648-110-013 & -016 and 648-120-001 – 30.72 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

- 4.3 27382 INITIATION OF GENERAL PLAN AMENDMENT NO. 240061 (GPA240061) Foundation Component – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240061 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R:RR) to Community Development: High Density Residential (CD:HDR), to allow for a submittal of an application for an implementing project consisting of a 50-acre mobile home community with approximately ten dwelling units per acre, each lot will be about 50'x70' in order to maintain private, spacious living conditions. Central to the development will be a community center that serves as the focal point for social activities and gatherings such as walking trails, picnic areas, pickle ball courts, barbeque areas, and recreational spaces. 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 GPA240061 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Sky Valley Zoning Area/District – Western Coachella Valley Area Plan – Applicant: Lilly Ortega c/o Pro Landscaping, Inc – Engineer / Representative: Madeline Luke c/o The Altum Group – Existing Zoning: R-A-1 ¼ (Residential Agriculture, 1 ¼ acre minimum) – Existing Land Use: Rural Residential (R:RR) – Location: north of 22nd Ave, east of Henry Road, south of Ocotillo , and west of Longvue Road – APN: 647-100-004 – 50± Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721
- 4.4 27386 INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240075 (GPA240075) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240075 to change the General Plan Foundation Component of five (5) parcels from Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:RUR), Rural: Rural Residential (R:RR), and Rural: Rural Desert (R:RD) to Community Development: Commercial Retail (CD:CR) & Medium Density Residential (CD:MDR), to allow for submittal of an application to build affordable single-family detached and attached residences on parcels designated Medium Density Residential. As for the Commercial Retail portion, the applicant plans to build facilities to accommodate retail and service use, Light Industrial, warehousing, vehicle storage, etc. 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 GPA240075 is initiated by the Board of Supervisors. – Fourth Supervisorial District – Chuckwalla Area Zoning Area/District – Desert Center Area Plan – Applicant: Allen Grant c/o Grant Development – Engineer / Representative: Benjamin Egan c/o Egan Civil, Inc. – Existing Zoning: C-P-S (Scenic Highway Commercial), N-A (Natural Assets), R-3 (General Residential), and W-2-10 (Controlled Development Areas; 10-acres minimum) – Existing Land Use: Commercial Retail (CD: CR), Medium Density Residential (CD: MDR), Rural (OS: RUR), Rural Desert (R: RD), and Rural Residential (R: RR) – Location: northwest of State Highway-177 (SH-177), east of Eagle Mountain Road, and south of Investor Avenue – APN(s): 808-022-006, 808-161-001, 808-170-020, 808-230-002 & -004 – 335.63 Gross Acres – Planning Contact: Jordan Leffew at jleffew@rivco.org or (951) 955-9721

5 SCOPING SESSION: 1:30 P.M. OR SOON AS POSSIBLE THEREAFTER

NONE

6 PUBLIC COMMENTS

ADJOURNMENT