



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
2.1  
(ID # 27326)  
**MEETING DATE:**  
**Monday, April 14, 2025**

**SUBJECT:** 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.

**PROPOSED PROJECT**

Case Number(s):	GPA240036 (Initiation Proceeding)
Environmental Type:	Exemption
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Little Lake District
Supervisorial District:	Third District
Project Planner:	Elizabeth Mora-Rodriguez
Project APN(s):	552-190-001, -002, -003, -009, -066, -067, -069, and -070
Continued From:	1/13/2025

*John Hildebrand*  
John Hildebrand, Planning Director 3/26/2025

**PROJECT DESCRIPTION AND LOCATION**

The General Plan Amendment (GPA) is a proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR), on eight (8) parcels, totaling 17.5 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The eight (8) parcels are located south of Whittier Avenue, north of Johnston Avenue, east of Pleasant Street, and west of Lake Street.

<b>PROJECT RECOMMENDATION</b>
-------------------------------

**RECOMMENDATIONS:**

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

**CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. GPA240036 (GPA240036).**

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Low Density Residential (RC:LDR)
Proposed General Plan Land Use Designation:	Medium High Density Residential (CD:MHDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Low Density Residential (RC:LDR)
East:	Low Density Residential (RC:LDR)
South:	Low Density Residential (RC:LDR) Medium Density Residential (CD:MDR)
West:	Low Density Residential (RC:LDR)
Existing Zoning Classification:	Light Agriculture Minimum Five Acre (A-1-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture Minimum One Acre (A-1-1) and One-Family Dwellings (R-1-1800)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

East:	Light Agriculture Minimum One Acre (A-1-1), and Residential Agricultural Minimum Two Acre (R-A-2)
South:	Light Agriculture Minimum One Acre (A-1-1) and Light Agriculture Minimum Five Acre (A-1-5)
West:	Light Agriculture Minimum One Acre (A-1-1),
Existing Use:	Residential and Vacant Land
Surrounding Uses	
North:	Single-Family Homes
East:	Single-Family Homes
South:	Single-Family Homes
West:	Single-Family Homes

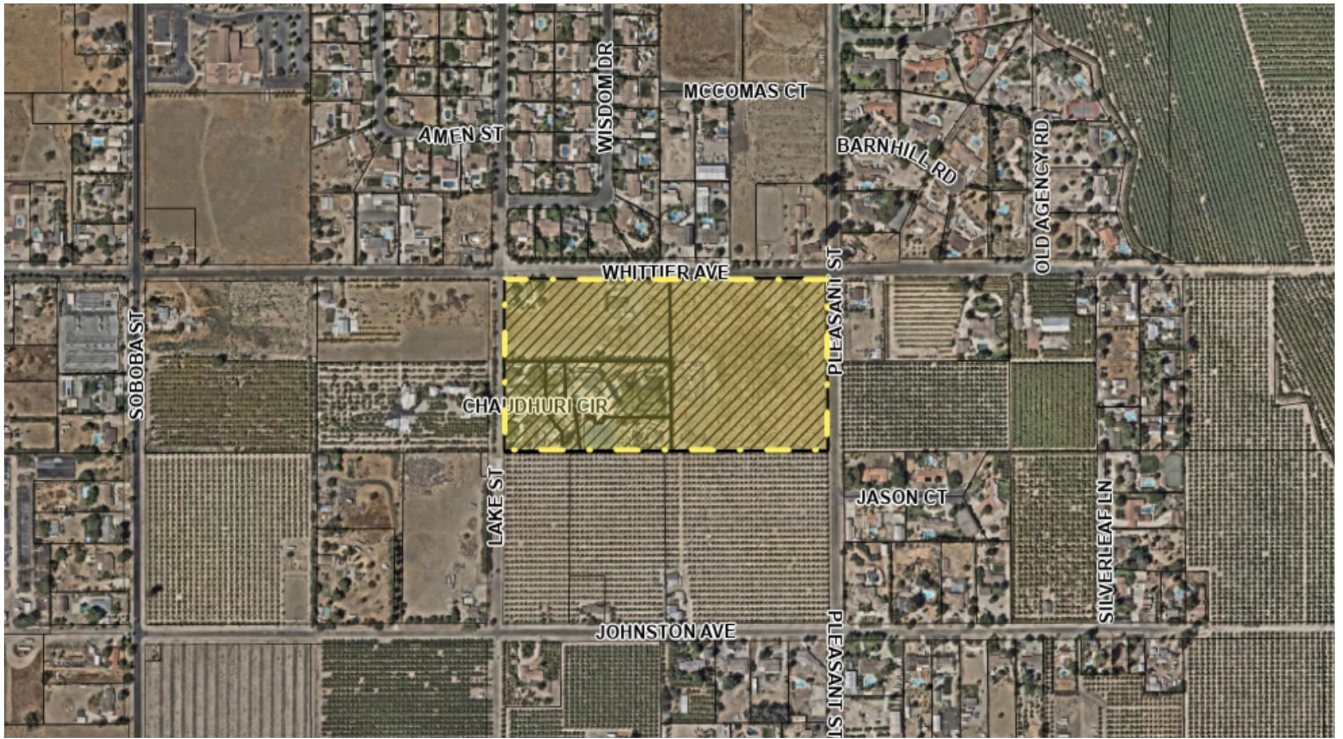
**Located Within:**

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area (“CSA”):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – San Jacinto
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B (15-45 Miles)
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – Location
Airport Influence Area (“AIA”):	No
Environmental Justice (“EJ”) Community	No

**PROJECT LOCATION MAP**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---



**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 (GPA240036) 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-GPA240036 is a proposal to change the Foundation Component Land Use Designation from Low Density Residential (LDR) to Medium High Density Residential (MHDR). The applicant proposes to amend the land use designation from Rural Community (RC): Low Density Residential (LDR) to Community Development (CD): Medium High Density Residential (MHDR), to allow for a 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.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

If the initiation for FC-GPA240036 is approved, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map, Change of Zone and subsequent applications and technical studies as required.

**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 (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 Medium High Density Residential (MHDR) Land Use Designation is intended to allow for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

**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 public hearing.

Twenty-nine (29) comment letters with a total of ninety-three (93) public comments were received as of the drafting of this staff report. Of the public comments received, ninety-two (92) were against initiation of a General Plan Amendment, and one (1) was neutral. Comments against the initiation of the GPA Comments indicated opposition and concerns about increase in traffic and population, incompatibility with the area, infrastructure, lack of water resources, protection of the environment, inconsistency with the surrounding parcels, no benefit to the community and ruining of the AG use. Neutral comment cited additional water studies, fire safety and infrastructure.

**General Plan Advisory Committee Proceedings**

A duly noticed public hearing to discuss FC-GPA 240036 was held before the General Plan Advisory Committee on January 13, 2025. At the opening of the public hearing, the Planning Director continued the public hearing for GPA240036 to a date certain of April 14, 2025.

**ATTACHMENTS**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

- 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 – Public Comments**