

Query of Active Major P.D. Plans

PROJECT NUMBER	PLAN NUMBER	WORK CLASS	PLAN DESCRIPTION	APPLICANT	MAIN PARCEL	SITUS ADDRESS	TOTAL ACREAGE	PLAN DISTRICT	ASSIGNED TO	APPLIED DATE	MEETING DATES	PLAN STATUS
CC007062	GPA01209	GPA01 - General Plan Amendment- General	County-Initiated General Plan Foundation Component Amendment on 4 parcels owned by the Riverside County Regional Parks and Opens Space District, totaling 630 gross acres, from Open Space (OS) to Community Development (CD) and amend the property's Land Use Designation from Conservation Habitat (CH) to Public Facilities (PF), on four parcels, totaling 630 gross acres.	County of Riverside	413-140-022	0 UNASSIGNED	0	District 5	Richard Marshallian	7/20/2016		Assigned
CC007610	SMP00162R06	SMP02 - Revised SMP/RCL	Revision No. 6 to approved SMP00162 to expand the area of proposed sand and gravel mining activities within the South Expansion Area (Phase III) by 154 acres. Annual maximum extraction of estimated at 4.5 million tons, with a total anticipated extraction of 66.95 million tons (41.85 million cubic yards).	Robertsons Ready Mix	519-200-005	0 UNASSIGNED CABAZON	424.68	District 5	Elizabeth Mora-Rodriguez	6/7/2018	LDC Meeting V.4 04/07/2022* LDC Meeting V.3 07/15/2021* LDC Meeting V.2 04/04/2019* LDC Meeting V.1 07/26/2018*	DAC Review
CC007906	TPM37622	TPM03 - Residential Tentative Parcel Map	A request for a Schedule 'G' subdivision of 5.00 gross acres into 4 residential lots and 1 remainder lot, and other necessary and required improvements on the project site and along the adjacent streets.	Fedelia Daiz	300-070-013	20905 EL NIDO PERRIS	5	District 5	Russell Brady	6/19/2019	LDC Meeting V.2 12/16/2021* LDC Meeting V.1 09/24/2020*	DAC Review
CC008145	TPM37479	TPM04 - Residential (w/out Waiver of Final Map)	Tentative Parcel Map No. 37479 is a request for a Schedule 'H' subdivision of 19.44 acres into two (2) residential parcels with Parcel 1 being 10 gross acres and Parcel 2 being 10 gross acres.	Advanced Civil Group (CONTACT: R. Austin)	537-120-014	14250 HIGHLAND HOME BANNING	19.44	District 5	Jose Luis Aparicio	6/24/2019	LDC Meeting V.2 06/02/2021* LDC Meeting V.1 07/25/2019*	Pend Correction
CC008186	SP00239A01	SP02 - Specific Plan Amendment	The Specific Plan Amendment proposes to amend the existing Specific Plan by redesignating the primary land use within the Specific Plan from various residential land use designations to primarily Light Industrial land use designations. The proposed land use designations of the Specific Plan include Light Industrial, Business Park, Commercial Retail, Open Space: Conservation, and Open Space: Conservation Habitat. The Specific Plan Amendment also proposes to modify the Specific Plan boundaries by removing an approximately 33.0 acre area in the southern portion of Specific Plan No. 239 (portions of current Planning Areas 22, 24, 25). The total amount of planned building area is 8,541366 sq. ft., with 7,350,000 sq. ft. designated within Light Industrial, 1,069,398 sq. ft. designated within Business Park, and 121,968 sq. ft. designated within Commercial Retail. The amended Specific Plan would be named the Stoneridge Commerce Center. The Specific Plan Amendment would also modify the circulation plan.	Richland Developers Inc	307-070-003	0 UNASSIGNED PERRIS	582.9	District 5	Russell Brady	7/12/2019	DAC Meeting V.1 08/31/2023* LDC Meeting V.4 12/02/2021* LDC Meeting V.3 11/04/2021* LDC Meeting V.2 06/18/2020* LDC Meeting V.1 12/05/2019*	DAC Review
	CZ1900024	CZ01 - Change of Zone - All Other	Change of Zone to modify the existing General Plan Land Use Designations of Community Center (CC) MDR,MHDR,OS-R to allow for the development of SP239A1 which proposes Light Industrial, Commercial Retail, Business Park and Open Space-Conservation land uses.	Richland Developers Inc	307-070-003	0 UNASSIGNED PERRIS	592.81	District 5	Russell Brady	7/11/2019	LDC Meeting V.1 12/02/2021*	DAC Review
	GPA190008	GPA01 - General Plan Amendment- General	Modify the existing General Plan Land Use Designations of Community Center (CC) MDR,MHDR,OS-R to allow for the development of SP239A1 which proposes Light Industrial, Commercial Retail, Business Park and Open Space-Conservation land uses.	Richland Developers Inc	307-070-003	0 UNASSIGNED PERRIS	582.9	District 5	Russell Brady	7/11/2019	LDC Meeting V.1 12/02/2021*	DAC Review
CC009010	CZ2200032	CZ01 - Change of Zone - All Other	Change of Zone for Tract Map 37851 From Residential Agriculture (R-A) to Rural Residential (R-R) (Project Set CC009010).	FAMILY L PLASTERING LATHING SPECIALIST, INC. (CONTACT: Martin Lopez)	309-321-023	0 UNASSIGNED 309321023 NUEVO	4.81	District 5	John Obing	8/30/2022		Pend Correction
	TTM37851	TTM03 - SFR Not In R-2, R-4, R-6 Zones (Sewered)	Schedule "B" subdivision of 4.77 gross acres into eight (8) single family residential lots ranging from 0.51-0.54 acres and one (1) lettered lot (A) for proposed cul-de-sac.	Martin Lopez	309-321-023	0 UNASSIGNED NUEVO	4.81	District 5	John Obing	6/11/2020	DAC Meeting V.1 02/15/2024* LDC Meeting V.1 07/23/2020*	Pend Correction
CC009207	TPM37205	TPM01 - Commercial/Industrial Tentative Parcel Map	TPM for CUP03778 - 2 DRIVE THRU RESTAURANTS, GAS/CONVENIENCE, RETAIL	James R and Judy R Watson	407-230-016	36015 CHERRY VALLEY BEAUMONT	6.73	District 5	Timothy Wheeler	6/22/2021		Assigned
	CUP03778R01	CUP05 - Revised General CUP	CUP03778 - 2 DRIVE THRU RESTAURANTS, GAS/CONVENIENCE, RETAIL	James R and Judy R Watson	407-230-016	36015 CHERRY VALLEY BEAUMONT	13.46	District 5	Timothy Wheeler	8/18/2020		Assigned
CC009237	PPT1200018	PPT01 - Transmitted - Not CEQA Exempt	Construct a 5,634 square foot Chik-Fil-A restaurant featuring a drive-through, 67 parking stalls, and all other necessary and required improvements on a 1.8-acre site.	Kelsey Wu	519-162-005	48980 SEMINOLE CABAZON	1.8	District 5	Krista Mason	9/9/2020	LDC Meeting V.3 12/15/2022* LDC Meeting V.2 06/09/2022* LDC Meeting V.1 06/17/2021*	Hold
CC009572	CUP210011	CUP09 - Cannabis	Retail - Cannabis Dispensary. Square footage is 1,040. Customer area is 448 sq. ft.	Russia Rahman	548-092-037	44518 Florida Hemet	1.52	District 5	Blanca Bernardino	3/25/2021	LDC Meeting V.1 10/27/2024*	Pend Correction
	DA2100007	DA04 - Cannabis	Development Agreement for CUP210011 (Retail Cannabis Dispensary.)	Russia Rahman	548-092-037	44518 Florida Hemet	1.52	District 5	Blanca Bernardino	3/25/2021		Pend Correction
CC009808	GPA210117	GPA01 - General Plan Amendment- General	Change the General Plan Foundation and Land Use designation for the subject property from Rural: Rural Residential (R: RR) and Rural: Rural Mountainous (R: RM) to Community Development: Industrial Park (CD: IP)(Extraordinary Foundation GPA).	LASSEN DEVELOPMENT PARTNERS LLLP	424-010-008	0 UNASSIGNED BEAUMONT	17.34	District 5	Timothy Wheeler	11/24/2021	BOS Resolution Adoption Hearing V.1 06/25/2024* BOS Public Hearing V.1 06/04/2024* PC Public Hearing V.1 04/19/2023* LDC Meeting V.1 04/28/2022*	Tent. Approved
	CZ2100132	CZ01 - Change of Zone - All Other	Change of zone for the subject property from Controlled Development Areas - 20 Acre Minimum (W-2-20) to Manufacturing - Medium (M-M).	LASSEN DEVELOPMENT PARTNERS LLLP	424-010-008	0 UNASSIGNED BEAUMONT	17.43	District 5	Timothy Wheeler	11/9/2021	BOS Public Hearing V.1 06/04/2024* PC Public Hearing V.1 04/19/2024* LDC Meeting V.1 04/28/2022*	Tent. Approved
CC010210	TPM38319	TPM04 - Residential (w/out Waiver of Final Map)	REQUEST: the Tentative Parcel Map proposes a Schedule H subdivision of a 8.39-acre lot into four 1-acre parcels and one 4.16-acre remainder parcel. – APN: 427-050-015 – Related Case: CEQ220009.	Rod Arsalan	427-050-015	0 UNASSIGNED NUEVO	8.39	District 5	Haide Aguirre	2/1/2022	LDC Meeting V.2 02/29/2024* LDC Meeting V.1 07/28/2022*	Pend Correction
CC010733	CZ2200029	CZ01 - Change of Zone - All Other	Change of Zone No. 2200029 is a proposal to establish the zoning boundaries within Specific Plan No. 246 for planning areas 1, 2A, 2B, 3A, and 4.	KB HOME (CONTACT: CHRISTOPHER COURTNEY)	307-410-001	36310 Inland Valley Dr Wildomar	236.65	District 5	John Obing	8/1/2022	PC Public Hearing V.2 02/05/2025* PC Public Hearing V.1 01/15/2025*	BOS
CC012084	CZ2300023	CZ01 - Change of Zone - All Other	CZ2300023 is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4) – APNs: 309-370-008 and 309-370-009	Lansing Stone Star, LLC (CONTACT: Michael Lansing)	309-370-008	0 UNASSIGNED 309370008 SUN CITY	19.75	District 5	Haide Aguirre	10/23/2023	LDC Meeting V.1 06/13/2024*	Pend Correction
	TTM38801	TTM03 - SFR Not In R-2, R-4, R-6 Zones (Sewered)	REQUEST: TTM38801 is a proposal for a Schedule A subdivision of 19.75-acres into 117 single family lots, 9 open space lots, and 2 channels and 1 basin lots.	Lansing Stone Star, LLC (CONTACT: Michael Lansing)	309-370-008	0 UNASSIGNED 309370008 SUN CITY	19.75	District 5	Haide Aguirre	10/10/2023	DAC Meeting V.1 06/13/2024*	Pend Correction
CC012241	PPW220001	PPW01 - Wireless	New AT&T wireless communication facility consisting of an 85 foot high monopine faux tree with 12 antennas and associated equipment at grade within an 8 ft. tall wooden fence enclosure.	Eukon Group (CONTACT: Sonal Thakur)	551-070-010	0 UNASSIGNED	4.77	District 5	Blanca Bernardino	1/5/2022	LDC Meeting V.1 03/03/2022*	Pend Correction
CC012326	CUP230022	CUP09 - Cannabis	Proposed Conditional Use Permit for a new commercial dispensary located on a 2.35 acre site. The existing farmhouse will be demolished and replaced with a new 2,735 square foot building with a lobby, office, breakroom, vault, restrooms and a retail sales area for the commercial cannabis use. No cultivation, manufacturing, or distribution is part of this conditional use permit.	Nesrin Steih	551-200-061	43025 CEDAR HEMET	2.35	District 5	Jose Luis Aparicio	12/29/2023	DAC Meeting V.1 01/25/2024*	Pend Correction
	DA2300011	DA04 - Cannabis	Development Agreement for CUP230022.	Nesrin Steih	551-200-061	43025 CEDAR HEMET	2.35	District 5		12/29/2023	LDC Meeting V.1 01/25/2024*	Pending
	TTM38922	TTM03 - SFR Not In R-2, R-4, R-6 Zones (Sewered)	Tentative Tract Map No. 38922 proposes a schedule A subdivision of approximately 224.5-acres to create the Specific Plan Planning Areas for future development. APN: 256-140-015, 256-040-009, 256-040-012, 258-240-001, 258-240-002, 258-240-003, 258-240-004, 258-240-005, 258-240-006, and 258-240-007.  Single Family Detached (PA1, PA1B, PA2A, PA2B, PA3A, PA3B), Single Family Attached (PA1C, PA1C1, PA45, PA5), Multi-family Residential (PA8A, PA8B, PA9), Parks and Open Space, and Non-Residential Land Uses.	Mason Situ	258-240-001	0 UNASSIGNED	252.23	District 5	Haide Aguirre	6/19/2024	DAC Meeting V.1 06/27/2024*	Pend Correction
	CZ2400014	CZ01 - Change of Zone - All Other	Change of Zone No. 2400014 proposes to modify the Planning Area boundaries to be consistent with the SP002405 University Highlands Specific Plan and GP240017, and to create permitted uses and development standards for the proposed Planning Areas within the Specific Plan. APN: 256-140-015, 256-040-009, 256-040-012, 258-240-001, 258-240-002, 258-240-003, 258-240-004, 258-240-005, 258-240-006, and 258-240-007.	Mason Situ	258-240-001	0 UNASSIGNED	224.56	District 5	Haide Aguirre	4/9/2024	LDC Meeting V.1 06/27/2024*	Pend Correction

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CC012561	GPA240017	GPA01 - General Plan Amendment- General	General Plan Amendment for 224.5 acres from Specific Plan No. 250 (Gateway Center): Community Development: Medium Density Residential (CD:MDR); Very High Density Residential (CD: VHDR); Public Facilities (CD: PF); Commercial Retail (CD: CR); Commercial Office (CD: CO); and Business Park (CD: BP); Open Space: Conservation (OS: Conservation; and Water (OS: W) to Specific Plan No. 405: Community Development: Medium Density Residential (CD: MDR); Medium High Density Residential (CD: MHDR); High Density Residential (CD: HDR); Very High Density Residential (CD:VHDR); Highest Density Residential (CD: HHDR); and Community Center (CD: CC); Open Space : Recreation (OS: R); and Conservation (OS: C).	Mason Situ	258-240-001	0 UNASSIGNED	224.56	District 5	Haide Aguirre	4/9/2024	LDC Meeting V.1 06/27/2024*	Pend Correction
	SP00405	SP01 - Specific Plan	<p>Specific Plan No. 00405 proposes to establish The University Highlands Specific Plan No.00405 replacing previously approved Specific Plan No. 00250 reducing the project site from 318-acres to approximately 224.5-acres, located at APN: 256-140-015, 256-040-009, 256-040-012, 258-240-001, 258-240-002, 258-240-003, 258-240-004, 258-240-005, 258-240-006, and 258-240-007.</p> <p>The planned community consisting of approximately 123.5 acres of residential uses inclusive of POA or HOA maintained hillsides, slopes, culverts, basins, and potential private recreation spaces, 81.5 acres of conserved open space (OS-C), 7.5 of Open Space (OS-R), 5.5 acres of Non-Residential land uses (CC), and 6.5 acres of backbone roads.</p> <p>The project's 123.5-acres proposes to target approximately 1,245 dwelling units among the following Land Uses: Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), and Highest High Density Residential (HHDR).</p> <p>The project is proposing non-residential planning areas including community center, police sub-station, convenience store, lift station, WQB, and fire station of approximate 5.5-acres.</p> <p>Approximately 89-acres will include park, open space and dedication, and 6.5-acres proposed as backbone road.</p>	Mason Situ	258-240-001	0 UNASSIGNED	224.56	District 5	Haide Aguirre	4/9/2024	DAC Meeting V.1 06/27/2024*	Pend Correction
CC012709	CZ2400027	CZ01 - Change of Zone - All Other	Zone Change for a 0.97 acre property from Controlled Development Areas (W-2) to Mixed Use (M-U).	Doug Sadler	422-020-005	12150 Theodore Moreno Valley	0.97	District 5	Russell Brady	5/1/2024		Assigned
	GPA240073	GPA01 - General Plan Amendment- General	2024 Foundational Component GPA for a 0.97 acre property from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development (CD) : Light Industrial (LI). To allow for the development of a Construction yard with no storefront.	Doug Sadler	422-020-006	12150 Theodore Moreno Valley	0.97	District 5	Victoria Gomez	4/24/2024	DH GPIP Comment Solicitation Meeting V.2 04/21/2025* DH GPIP Comment Solicitation Meeting V.1 02/10/2025*	DH
CC012732	CUP240007	CUP01 - General	Construct approximately 318 rental units (modular community homes) and 1 office/ clubhouse. Amenities will include walking trails, tennis courts, basketball court, playground, swimming pool, & barbecue picnic areas.	Youhanna Mikhail	473-120-002	0 UNASSIGNED 473120002 MORENO VALLEY	38	District 5	Gustavo Gomez	5/10/2024		Assigned
	CZ2400029	CZ01 - Change of Zone - All Other	Existing Zone: RA-1 (Residential Agricultural 1 acre per lot) Proposed Zone: R-T (Mobilehome Subdivision & Mobilehome Park) OR Proposed Zone: R-T-R (Rural Mobilehome Subdivision & Mobilehome Park)	Youhanna Mikhail	473-120-002	0 UNASSIGNED 473120002 MORENO VALLEY	38	District 5	Gustavo Gomez	5/10/2024		Assigned
	GPA240074	GPA01 - General Plan Amendment- General	2024 Foundational Component GPA for 2 properties totaling 38 acres from Rural: Rural Residential (R: RR) and Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: High Density Residential (CD: HDR). To allow do the development of a manufactured home park consisting of 350 rental units and one office/clubhouse.	Youhanna Mikhail	473-120-002	0 UNASSIGNED 473120002 MORENO VALLEY	38	District 5	Victoria Gomez	5/10/2024	PC GPIP Comment Solicitation Meeting V.1 03/19/2025* DH GPIP Comment Solicitation Meeting V.1 02/10/2025*	PC
CC013039	CZ2400046	CZ01 - Change of Zone - All Other	Change of Zone for 16 parcels totaling approximately 129 acres from Controlled Development (W-2) to Industrial Park (I-P) phase development of 5 warehouse buildings to be annexed into the City of Beaumont.	IHC JURUPA LLC (CONTACT: Taylor Leseth)	428-010-002	120 CALIFORNIA BEAUMONT	239.16	District 5	Elizabeth Mora-Rodriguez	10/2/2024		Assigned
	GPA240090	GPA01 - General Plan Amendment- General	Extraordinary Foundation GPA on 16 parcels totaling approximately 129 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Light Industrial (CD: LI) for a two-phase development of 5 warehouse buildings to be annexed into the City of Beaumont.	IHC JURUPA LLC (CONTACT: Taylor Leseth)	428-010-002	120 CALIFORNIA BEAUMONT	239.16	District 5	Elizabeth Mora-Rodriguez	10/2/2024		Assigned
	PPT240036	PPT01 - Transmitted - Not CEQA Exempt	Two-phase development of 5 warehouse buildings to be annexed into the City of Beaumont  428-010-001 through -011, 424-080-008, 424-080-009, 424-080-015, 424-080-016, and 424-080-007 are all parcels that are included within this project.	IHC JURUPA LLC (CONTACT: Taylor Leseth)	428-010-002	120 CALIFORNIA BEAUMONT	239.16	District 5	Elizabeth Mora-Rodriguez	10/2/2024		Assigned
CC013096	CZ2400044	CZ01 - Change of Zone - All Other	Zone change for 15 parcels totaling 492 acres from Rural Commercial (C-R), Heavy Agriculture - 10 Acre Minimum (A-2-10), Residential Agricultural (R-A), Controlled Development Areas (W-2) and Watercourse, Watershed and Conservation Areas (W-1) to Rural Commercial (C-R) and Manufacturing - Service Commercial (MSC).	Jason Lee	425-110-004	0 UNASSIGNED	767.2	District 5	Elizabeth Mora-Rodriguez	10/22/2024		Assigned
	PPT240034	PPT01 - Transmitted - Not CEQA Exempt	Plot Plan to develop 7 industrial buildings totaling 4,291,265 sq. ft., and 3 business park buildings totaling 166,000 sq. ft.	Jason Lee	425-110-004	0 UNASSIGNED	767.2	District 5	Elizabeth Mora-Rodriguez	10/22/2024		Assigned
	GPA240013	GPA01 - General Plan Amendment- General	2024 Foundational Component GPA for 15 properties totaling 492 acres from Agriculture: Agricultural (AG: AG), Open Space: Water (OS-W) Open Space: Conservation & Community Development: Commercial Retail (CD: CR) to Community Development: Light Industrial (CD: LI) & Community Development: Commercial Retail (CD: CR) in the San Jacinto River Policy Area and within the San Jacinto Ag. Preserve No. 16. A speculative Light Industrial (LI) development with the remainder being a retail service area.	Jason Lee	425-110-004	34020 RAMONA SAN JACINTO	767.2	District 5	Victoria Gomez	3/19/2024	PC GPIP Comment Solicitation Meeting V.1 03/19/2025* DH GPIP Comment Solicitation Meeting V.1 02/10/2025*	PC
	TPM39185	TPM03 - Residential Tentative Parcel Map	1 Existing lot divided into 4 lots	Ramiro Hernandez	309-050-017	22771 PORTER NUEVO	2.35	District 5		3/19/2025		Payment Pending
	APD250003	APD01 - Disestablish/Diminish Ag Preserve	Agricultural Preserve Diminishment for an approx. 18.72 acre property by cancelling its Williamson Act Land Conservation Contract and diminishing it from the San Gorgonio Pass Agricultural Preserve No. 1.	Crystal Solis	544-250-018	15110 CHIPMUNK BANNING	18.72	District 5	Elizabeth Mora-Rodriguez	3/4/2025		Assigned
	SP00102A01	SP02 - Specific Plan Amendment	1st Amendment to adopted SP00102 (Highland Springs Ranch) See Project Description for details.	Tina Kummerle	408-040-001	10600 HIGHLAND SPRINGS BEAUMONT	5.2	District 5	Krista Mason	3/1/2025	DAC Meeting V.1 04/03/2025*	Assigned
	SMP00159R03	SMP02 - Revised SMP/RCL	3rd Revised Permit to approved SMP00159 is seeking to modify the SMP to accomplish the following: 1) increase the permitted evacuation depth from 1,825-feet above mean sea level (amsl) to 1,650 amsl feet; and, 2) increase the annual tonnage limit from 1,000,000 tons to 2,000,000 tons of material handled per year (inclusive of aggregate and IDEFO). No other modifications to the existing facility boundaries, operations/ design, or on-site equipment are proposed. Gilman Springs Partners, LLC (GSP) operates an existing, aggregate mining/processing facility, known as the Gilman Springs Mine (SMP No. 159). The facility also recycles broken concrete, asphalt, and other inert materials, which are then used as an Inert Debris Engineered Fill Operation (IDEFO).	GILMAN SPRINGS PARTNERS, LLC (CONTACT: Todd Pendergrass)	422-240-007	0 UNASSIGNED 422240007 MORENO VALLEY	689.12	District 5	Elizabeth Mora-Rodriguez	12/6/2024		Assigned
	TTM39126	TTM01 - Multi-Family Residential Condo (Sewered)	Schedule A condominium subdivision of 4.81 acres into 1 lot and 72 condominium units as a non-gated community consisting of 11 two-story 5, 6, 7, and 8-plex units townhome buildings, for individually owned for-sale residences. Each unit will include 3 bedrooms, 2.5 bathrooms, a two-car garage, and private outdoor space. The project will include a shared open space/paseo area of approx. 16,715 sq. ft.	James Walters	310-270-006	0 UNASSIGNED 310270006 PERRIS	4.81	District 5	Gustavo Gomez	11/27/2024		Assigned

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N O T  A P P L I C A B L E	TTM39125	TTM01 - Multi-Family Residential Condo (Sewered)	Schedule A subdivision of 6 properties totaling approx. 7.06 acres into 1 lot and 98 condominium units as a as non-gated community with 17 two-story buildings designed as 4, 5, 6, 7, and 8-plex units with Spanish and Monterey architectural styles. Each unit will include 3 bedrooms, 2.5 bathrooms, a two-car garage, and private outdoor space. The community will include shared open space amenities of approximately 14,962 square feet.	James Walters	307-270-027	27020 NUEVO PERRIS	7.06	District 5	Gustavo Gomez	11/21/2024	DAC Meeting V.1 12/19/2024*	DAC Review
	CZ2400052	CZ01 - Change of Zone - All Other	Zone change for 12 properties totaling approx. 78.69 acres from Rural Residential (R-R ) to Industrial Park (I-P)?.	Evan Moran	310-260-020	0 UNASSIGNED	78.69	District 5		10/15/2024		Payment Pending
	PPT240043	PPT01 - Transmitted - Not CEQA Exempt	Plot Plan for the conversion of existing dwelling into a commercial building for a pest control business.	Julian Valle Vieyra	307-170-010	29570 NUEVO NUEVO	0.14	District 5	Elizabeth Mora-Rodriguez	10/11/2024	DAC Meeting V.1 11/17/2024*	DAC Review
	TTM39013	TTM03 - SFR Not In R-2, R-4, R-6 Zones (Sewered)	Tentative Tract Map No. 39013 is a proposal to allow for the subdivision of 66.19-acre site into 261 single-family residential lots ranging in size a minimum of 4,000 square feet to a maximum of 11,850 square feet, 9.80 acres of open space, 0.8 acres for a park, and two (2) water quality basins.	Richland Communities (CONTACT: Brian Hardy)	307-270-021	0 UNASSIGNED 307270021 PERRIS	65.08	District 5	Elizabeth Mora-Rodriguez	10/9/2024		Assigned
	TPM38486	TPM04 - Residential (w/out Waiver of Final Map)	Schedule H subdivision of a 2.19 acre property, with 2 existing SFRs into 2 parcels, each 1.25 gross acres in size with one residence on each parcel. APN: 426-220-015	George Lopez	426-220-015	20948 HANSEN NUEVO	2.19	District 5	Jake Roberts	10/4/2024	DAC Meeting V.1 03/20/2025* LDC Meeting V.1 10/31/2024*	DAC Review
	TPM38462	TPM04 - Residential (w/out Waiver of Final Map)	Schedule "H" subdivision of an approx. 9.63 acre property into 4 residential parcels ranging in size from 2.37 to 2.62 gross acres and 6 lettered lots for the purposed of right-of-way dedication to the County (Lots "A", "B", "C", "D", "E", and "F").	George Lopez	307-260-017	0 UNASSIGNED	9.63	District 5	Elizabeth Mora-Rodriguez	9/24/2024	DAC Meeting V.1 04/10/2025* LDC Meeting V.1 10/31/2024*	DAC Review
	CUP240017	CUP01 - General	A proposal to operate a pen fed cattle operation and use an existing 2,000 square foot building for truck delivery and storage of unsold produce and food products that will be processed (ground) for cattle feed	Coco Ranch (CONTACT: Sal Coco)	425-150-010	32100 RAMONA NUEVO	49.11	District 5	Elizabeth Mora-Rodriguez	9/5/2024	DAC Meeting V.1 10/10/2024*	DAC Review
	PUP240001	PUP01 - Public Use Permit	Public Use Permit to convert a property that contains four (4) existing buildings comprised of a 2-story building containing 14,116 square feet (Building 1), a single-story building containing 18,155 square feet (Building 2), a single-story building containing 1,892 square feet (Building 3), and a single-story building containing 1,983 square feet (Building 4) from an existing place of religious worship (Church) to an educational institution (River Springs Charter School) that will serve approximately a maximum of 600 people (551 students) and provide in-person classes Monday through Friday, with a minimum day on Wednesday, and provide an outdoor soccer field and six (6) Pickleball Courts.	River Springs Charter School, Inc. (CONTACT: Dave Black)	548-170-013	45252 FLORIDA HEMET	6.66	District 5	Elizabeth Mora-Rodriguez	8/27/2024	DAC Meeting V.2 04/10/2025* DAC Meeting V.1 09/26/2024*	DAC Review
	TPM39010	TPM04 - Residential (w/out Waiver of Final Map)	A schedule H proposal to subdivide a parcel containing 9.92 gross acres into four (4) individual parcels : parcel 1 would consist of 3.50 gross acres; parcel 2 would consist of 2 gross acres; parcel 3 would consist of 2 gross acres; parcel 4 would consist of 2.42 gross acres.	Gilberto Duran	531-050-004	0 UNASSIGNED 531050004 BANNING	9.7	District 5	Elizabeth Mora-Rodriguez	8/6/2024	LDC Meeting V.1 09/05/2024*	Pend Correction
	GPA240047	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for 3 discontiguous properties totaling 52.62 acres from Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Highest Density Residential (CD: HHDR).	Tony Hicks	405-250-010	0 UNASSIGNED 405250010 BEAUMONT	52.62	District 5	Edward Lincoln	5/8/2024		Assigned
	GPA240058	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for 3 properties totaling 54.33 acres from Agriculture: Agriculture (AG: AG) to Community Development: Light Industrial (CD: LI) located in The Pass Area Plan and within the City of Banning Sphere of Influence and within San Gorgonio Pass Agricultural Preserve No. 1, Map No. 161.	Jeff Smith	537-130-016	42557 BOBCAT BANNING	54.33	District 5	Edward Lincoln	4/19/2024	DH GPIP Comment Solicitation Meeting V.1 03/10/2025*	DH
	GPA240048	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for 11 properties totaling 389.51 acres from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Light Industrial (CD: LI) for development of warehouse and distribution uses. Within the Sphere of Influence of the City of Beaumont.	Grant Ross	428-020-001	0 UNASSIGNED 428020001 BEAUMONT	383.8	District 5	Edward Lincoln	4/11/2024	DH GPIP Comment Solicitation Meeting V.1 03/10/2025*	DH
	GPA240052	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for a 9.44 acre property from Rural Community: Verly Low Density Residential (RC: VLDR) to Community Development: High Density Residential (CF: HDR).	JS63 MX INC. (CONTACT: Aaron Cooke)	405-180-006	0 UNASSIGNED	9.44	District 5	Edward Lincoln	4/11/2024	DH GPIP Comment Solicitation Meeting V.2 05/12/2025* DH GPIP Comment Solicitation Meeting V.1 03/10/2025*	DH
	GPA240054	GPA01 - General Plan Amendment- General	2024 Foundational Component GPA for 64 acres (APNs: 405-250-004; 405-250-008; 407-160-016; 405-250-011) from Agriculture: Agriculture (AG: AG) and Rural Community Very Low Density Residential (RC: VLDR)AG/RC to Community Development: Low Density Residential (CD: LDR) and Community Development: Commercial Retail (CD: CR) for a proposed Single-Family Subdivision with half-acre minimum lots and a 5-acre commercial parcel on the northwest corner of Brookside Avenue and Nancy Avenue for a local service retail market. Most of the property is located with San Gorgonio Pass Agricultural Preserve No. 6.	Michael Ramirez	405-250-004	0 UNASSIGNED 405250004 BEAUMONT	64.14	District 5	Edward Lincoln	4/11/2024	DH GPIP Comment Solicitation Meeting V.1 03/10/2025*	Assigned
	TTM38946	TTM04 - SFR Not In R-2, R-4, R-6 Zones (Unsewered)	Schedule B? subdivision of 2 properties totaling into one 5-acre minimum and five 1-acre minimum lots.	Leopoldo Alcala	405-150-002	38114 CHERRY VALLEY BEAUMONT	5.74	District 5		4/10/2024		Payment Pending
	GPA240043	GPA01 - General Plan Amendment- General	2024 Foundation Component General Plan Amendment for 2 properties totaling 36.74 acres from Agriculture: Agriculture (AG:AG) to Community Development: Highest Density Residential (CD: HHDR).	Tony Hicks	405-250-006	0 UNASSIGNED 405250006 BEAUMONT	36.74	District 5	Rosemary Montoya	4/8/2024		Payment Pending
	GPA240038	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for a 57.96 acre property (APN 408-030-003) from Rural: Rural Mountainous (R:RM) to Rural Community: Estate Density Residential (RC: EDR). to allow for the growing of grapes, the processing of grapes into wine, a Winery, and a Wedding Venue.	Robert Hardesty	408-030-003	0 UNASSIGNED	57.96	District 5	Victoria Gomez	4/4/2024		DH
	GPA240031	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for 55 acres adjacent to the City of Moreno Valley in the Pigeon Pass area from Rural Community: Estate Density Residential (RC: EDR) to Community Development: Medium Density Residential (CD: MDR), Open Space: Conservation Habitat (OS:CH), and Open Space: Conservation (OS:C). To allow for the development of Approximately 80 single family residential lots and approximately 15 acres of permanent natural open space.	Brian King	259-230-013	9491 PIGEON PASS MORENO VALLEY	75.66	District 5	Victoria Gomez	4/3/2024	DH GPIP Comment Solicitation Meeting V.1 02/10/2025*	PC
	GPA240016	GPA01 - General Plan Amendment- General	2024 Foundational Component General Plan Amendment for 2 parcels totaling 79.94 acres from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) & Community Development: Estate Density Residential (CD: EDR) located within Winchester Agricultural Preserve No. 24. To allow for the development of multiple large residential lots	Ramona Dairy, LLC (CONTACT: RICHARD MICHAEL)	455-110-016	35650 Hidden Springs Rd Hemet	79.94	District 5	Victoria Gomez	3/28/2024	PC GPIP Comment Solicitation Meeting V.1 03/19/2025* DH GPIP Comment Solicitation Meeting V.1 02/10/2025*	PC
	PPW240004	PPW01 - Wireless	Wireless Telecommunications Facility with a 50' High Mono-palm, with (16) Panel antennas on mono-palm (4 per sector) & (15) LTE RRUs at antenna level (5 per sector) within a 10' high split face concrete masonry unit (CMU) enclosure with an 8 ft. x 8 ft. WIC shelter on concrete pad & a 30kw (190 Gal) Generac diesel generator on concrete pad & (1) GPS antenna & utility panels.	Smartlink on Behalf of AT&T (CONTACT: Greg Macias)	310-230-044	22190 DUNLAP PERRIS	11.54	District 5	John Obing	3/14/2024	DAC Meeting V.1 05/30/2024*	DAC Review
	CUP230020	CUP01 - General	Develop and build a +55 senior living community that comprises of (76) unit community on a 9.5 acre area. The 76 units will consist of the construction of either manufactured homes on permanent foundation or trailer homes on the chassis. Each individual 865 sq. ft. unit will have its own driveway. The gated community amenities will include a recreational and swimming pool to cater to senior residents.	Robert Acosta	526-180-005	50580 DOLORES CABAZON	9.55	District 5	Jose Merlan	1/12/2024	DAC Meeting V.1 02/08/2024*	Pend Correction
	TPM38620	TPM04 - Residential (w/out Waiver of Final Map)	Schedule H subdivision of 1 9.54 acre parcel (APN 405-140-003) into 3 parcels, approximately 3.1 acres each.	Dar Manarang, LLC (CONTACT: Dar Manarang)	405-140-003	38249 VINELAND BEAUMONT	9.54	District 5	Jose Luis Aparicio	11/12/2023		Pend Correction

PROJECT NUMBER	PLAN NUMBER	WORK CLASS	PLAN DESCRIPTION	APPLICANT	MAIN PARCEL	SITUS ADDRESS	TOTAL ACREAGE	PLAN DISTRICT	ASSIGNED TO	APPLIED DATE	MEETING DATES	PLAN STATUS
	PPT230029	PPT01 - Transmitted - Not CEQA Exempt	REQUEST: The Project proposes to establish a Church on 15.29-acre site and legalize an existing 4,598 square foot building to be use as the main Church building. The Church activities will include daily mass Monday through Saturday at 8:00 a.m. and Sunday mass at 8:00 a.m. and 4:00 p.m. Additional church activities include Holy Rosary, Sacrament, Novenas, Holidays, and Scriptures in the evening between 6:00 p.m. to 8:00 p.m. The Church is also proposing to legalize six existing residential structures (less than 1,900 square feet/each) to be utilized as accessory buildings for Church activities including small room discussions, support groups, spiritual counseling, storage, and hospitality for visiting priest, and church speakers. The Church will not conduct weddings and baptisms at this site. The proposed project site improvements include but are not limited to parking, landscaping, lighting, street improvements, and a proposed access road to the six accessory structures. HISTORY: The existing six residential units and recreational building were developed from a subdivision approved in the 1960's; however, the property was ultimately reverted to acreage pursuant to TM3690-R, dated August 23, 1967.	Miguel Ceja	401-120-001	9951 ROYAL DUKE BEAUMONT	15.29	District 5	Haide Aguirre	8/21/2023		Pend Correction
	CUP230008	CUP01 - General	A request to establish a working ranch on an existing site that will use an existing barn, a 36,000 square foot open arena with announcer's booth and 6 light poles, and 2 restrooms and will provide services consisting of on-site horse training on a weekly basis for a maximum of 15 people and hosting of monthly equestrian events for 50 people or less. The horses to be used for on-site training are hauled to and from the site by the owners of the horses at the beginning/conclusion of the lessons and are not boarded on the property on any given time. Additionally, there is keeping of cattle with no slaughtering on-site.	Remy Greer	455-120-051	25275 HYATT HEMET	10	District 5	Elizabeth Mora-Rodriguez	4/10/2023	DAC Meeting V.2 12/05/2024* DAC Meeting V.1 09/21/2023* LDC Meeting V.1 05/25/2023*	DAC Review
	CUP220032	CUP09 - Cannabis	Commercial Cannabis microbusiness consisting of a medium mixed light (tier 2) cultivation, distribution & manufacturing. Proposing a 5,000 sq. ft. metal building, a 18 3,000 sq. ft. greenhouses & two 10,000-gallon water tanks.	HJSB INC (CONTACT: Shadee Rahman)	544-250-018	15110 CHIPMUNK BANNING	18.72	District 5	Elizabeth Mora-Rodriguez	9/22/2022	LDC Meeting V.1 10/20/2022*	DAC Review
	TPM38439	TPM04 - Residential (w/out Waiver of Final Map)	Schedule H subdivision of 3 parcels totaling 39.42 gross acres into four 1 gross acre parcels, with a 35.41 gross acre remainder parcel.	Brian Smith Development Inc	426-290-020	0 UNASSIGNED	39.42	District 5	John Obing	9/7/2022	BOS Admin. Action Calendar V.1 03/18/2025* DH Public Hearing V.1 02/10/2025* DAC Meeting V.1 10/19/2023* LDC Meeting V.1 03/09/2023*	Tent. Approved
	TPM38327	TPM04 - Residential (w/out Waiver of Final Map)	Schedule H subdivision of one 4.79 acre parcel (APN: 309-210-024) into four 1.3 acre parcels.	GURINDER DHARNOA	309-210-024	0 UNASSIGNED NUEVO	4.79	District 5	Blanca Bernardino	3/29/2022	LDC Meeting V.2 05/02/2024* LDC Meeting V.1 03/09/2023*	Pend Correction
	TPM38284	TPM04 - Residential (w/out Waiver of Final Map)	Schedule H subdivision of 5.43 gross acres parcel into four (4) residential lots ranging from 1.16 to 1.56 gross acres.	FRANCISCO MARTINEZ NAVARRO	309-170-075	0 UNASSIGNED NUEVO	5.43	District 5	John Obing	3/27/2022	LDC Meeting V.3 01/11/2024* LDC Meeting V.2 03/02/2023* LDC Meeting V.1 04/21/2022*	Pend Correction