

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

419B



**SUBMITTAL DATE:**  
March 23, 2010

**FROM:** TLMA - Planning Department

**SUBJECT: GENERAL PLAN AMENDMENT NO. 921** – Foundation-Regular – Applicant: Dr. Sook P Choh – Engineer/Representative: Rick Engineering/Mick Ratican - Third Supervisorial District - Winchester Zoning District - Sun City/Menifee Valley Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of El Centro and westerly of Leon Road. - 77.72 Gross Acres - Zoning: Light Agriculture- 5 Acre Minimum Lot Size (A-1-5) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Medium Density Residential (CD:MDR) (2-5 du/ac). - APN(s): 466-220-029

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning

Ron Goldman  
Planning Director

Initials:  
th  
RNG

Continued on attached page

REVIEWED BY EXECUTIVE OFFICE

DATE

3/25/10

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.10: GENERAL PLAN AMENDMENT NO. 921** - Foundation / Regular - Applicant: Dr. Sook P. Choh - Engineer/Representative: Rick Engineering / Mick Ratican - Third Supervisorial District - Winchester Zoning District - Sun City / Menifee Valley Area Plan: Policy Area(s) - Highway 79 Policy Area; Estate Density Residential & Rural Residential Policy Area: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) - Location: North of Scott Road, east of El Centro Lane, south of Wickerd Road, and westerly of Leon Road - 77.72 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum Lot Size (A-1-5) - APN: 466-220-029.

**II. PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development and to amend General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Medium Density Residential (2-5 Dwelling Units per Acre).

**III. MEETING SUMMARY**

The subject proposal did not require a presentation.

Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org).

The following spoke in favor of the subject proposal:

Mick Ratican, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

**INITIATION of the GENERAL PLAN AMENDMENT**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**Agenda Item No.: 5.10**  
**Area Plan: Sun City/Menifee Valley**  
**Zoning District: Winchester**  
**Supervisorial District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: December 2, 2009**

**General Plan Amendment No. 921**  
**Applicant: Dr. Sook P Choh**  
**Engineer/Representative: Rick Engineering**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director's recommendation that the Board of Supervisors adopt an order initiating proceedings for GPA00921 from Rural: Rural Residential to Community Development: Medium Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Commissioner Roth indicated that he was concerned about continuing to allow Community Development designations in rural areas. Mr. Roth indicated that rural areas were being destroyed and eliminated one piece at a time. Mr. Roth inquired as to where the demarcation line would be between Community Development and Rural in the area.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

Agenda Item No.: 5.10  
Area Plan: Sun City/ Menifee Valley  
Zoning District: Winchester Area  
Supervisory District: Third  
Project Planner: Tamara Harrison  
Planning Commission: December 2, 2009

General Plan Amendment No. 921  
Applicant: Dr. Sook P. Choh  
Engineer/Representative: Rick Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation from "Rural Residential" (RR) (5 acre minimum lot size) to "Medium Density Residential" (MDR) (2-5 du/ac) for an approximately 77.72 acre site. The project is located northerly of Scott Road, southerly of Wickerd Road, easterly of Briggs Road and westerly of Leon Road.

### POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "Winchester" community within the "Sun City/ Menifee Valley" area plan. Community Development: Medium Density Residential and Rural: Rural Residential lies to the west of the site and Rural Community: Estate Density Residential lies to the north. Rural: Rural Residential can be found to the east of the site and the City of Menifee lies to the south of the site directly across Scott Road. The proposal would be a reasonable extension of the Community Development Foundation given the site's proximity to the City of Menifee and existing Community Development designations.

Tract Map No. 31347 which lies west of the subject site across El Centro Road, approved 69 lots with a 7,200 square foot minimum lot size in 2004 and demonstrates some change that has occurred in the area since the adoption of the General Plan in 2003. The City of Menifee incorporated in October of 2008 and also presents some change for the area since the adoption of the General Plan. Due to nearby developments, water and sewer are available at the site.

The site is located within the boundaries of the Multiple Species Habitat Plan (MSHCP); however, the site does not fall within a criteria cell. The site will be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The subject site also falls within the General Plan's "Highway 79" policy area. The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

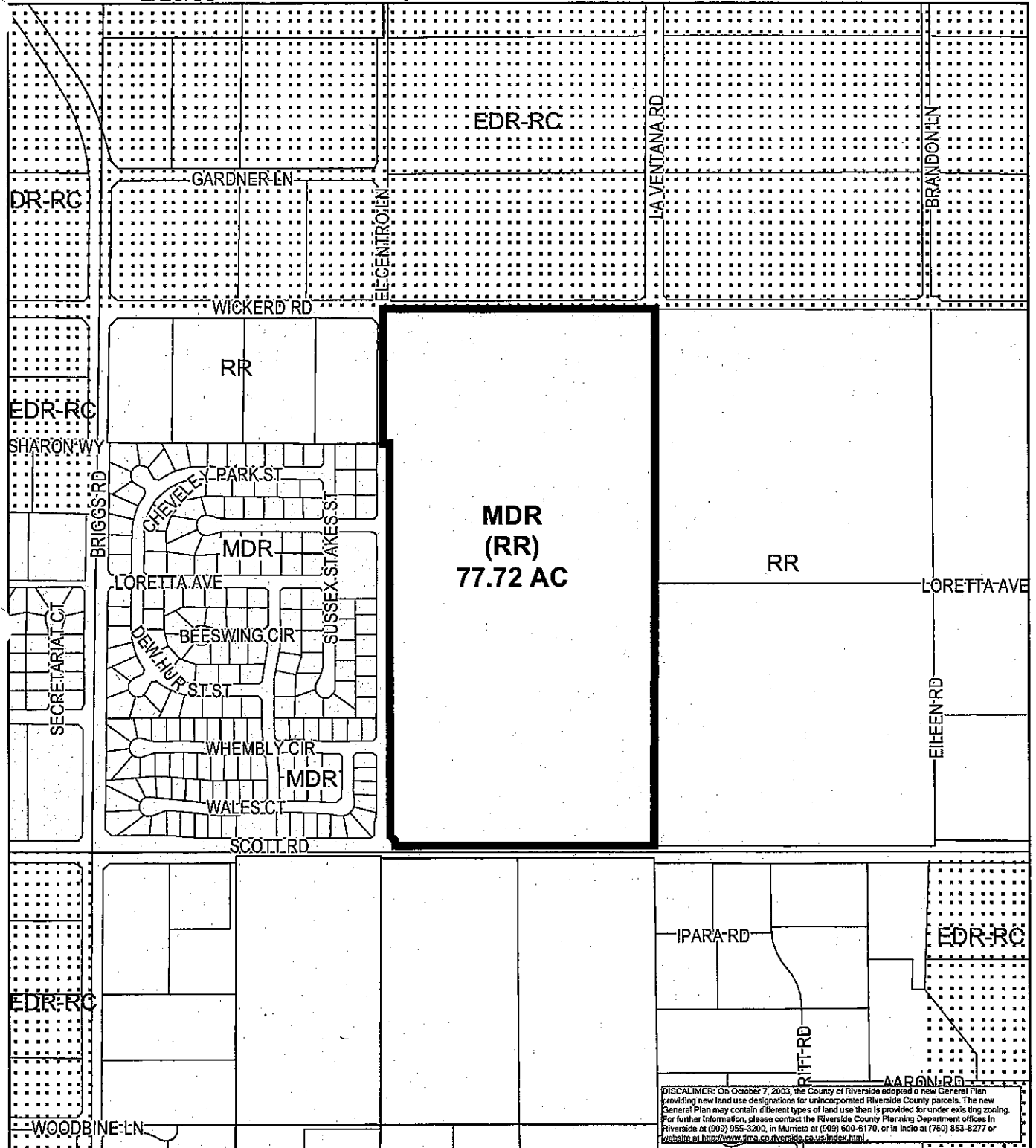
The parcel is also located at the southwestern edge of the General Plan's "Estate Density Residential and Rural Residential Area East of Interstate 215" policy area. The policy requires that "residential development in this area shall retain its existing estate density and rural character." The current proposal is inconsistent with the policy and the subject site would need to be removed from the policy area as part of the General Plan Amendment.

**RECOMMENDATION:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 921 from Rural: Rural Residential to Community Development: Medium Density Residential. The initiation of proceedings for the amendment of the General Plan does not imply that any such amendment will be approved.

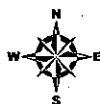
**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 6, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3912.76.
3. The project site is currently designated as Assessor's Parcel Number: 466-220-029.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**Area:** Winchester  
**Township/Range:** T6SR2W  
**Section :** 18

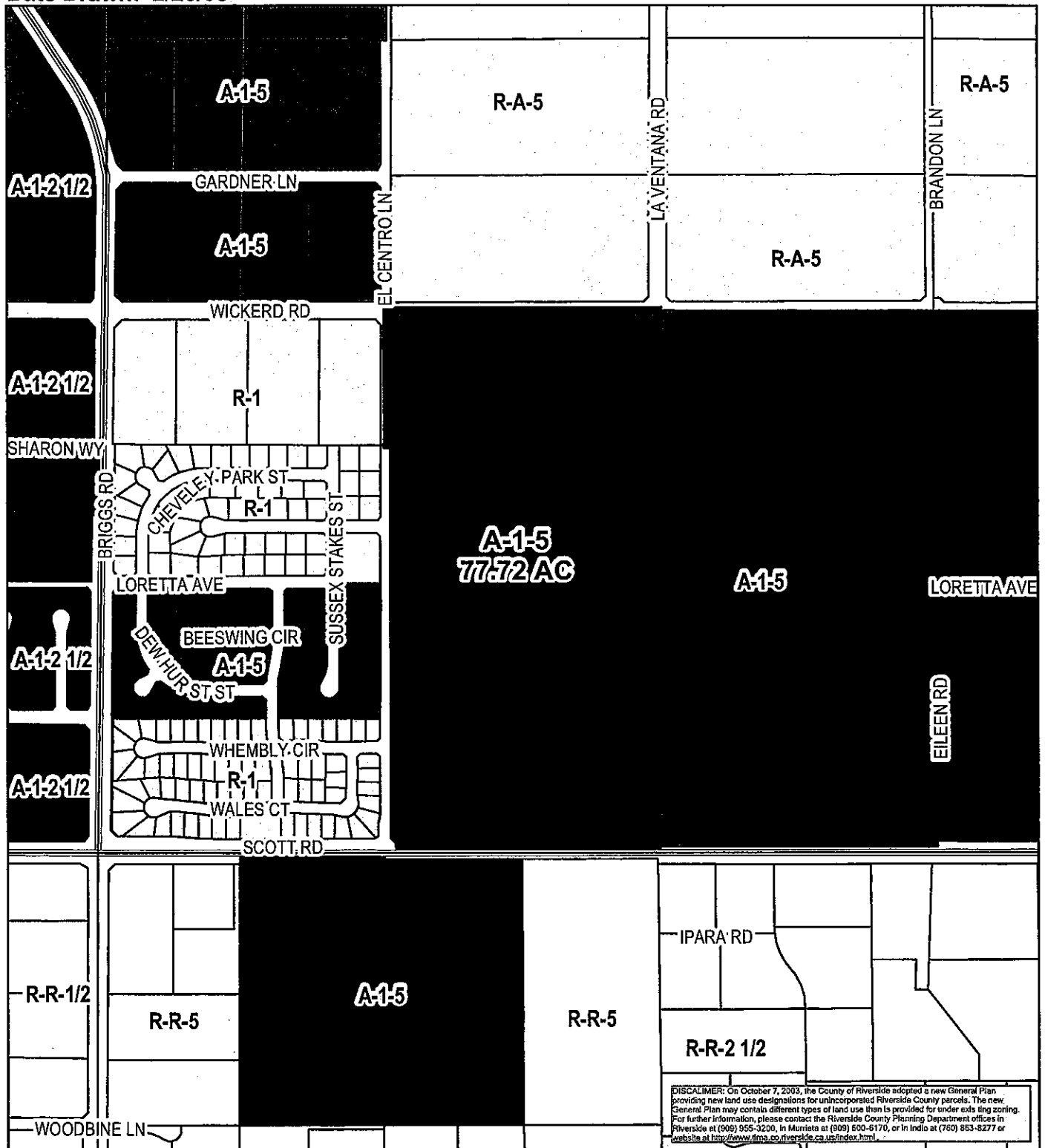


**Assessors**  
**Bk.Pg.** 466-22  
**Thomas**  
**Bros. Pg.** 869 A7

Supervisor Stone  
 District 3  
 Date Drawn: 2/20/08

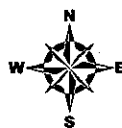
**GPA00921**  
**EXISTING ZONING**

Planner: Amy Aldana  
 Date: 2/21/08  
 Exhibit 2



Zone  
 Area: Winchester  
 Township/Range: T6SR2W  
 Section: 18

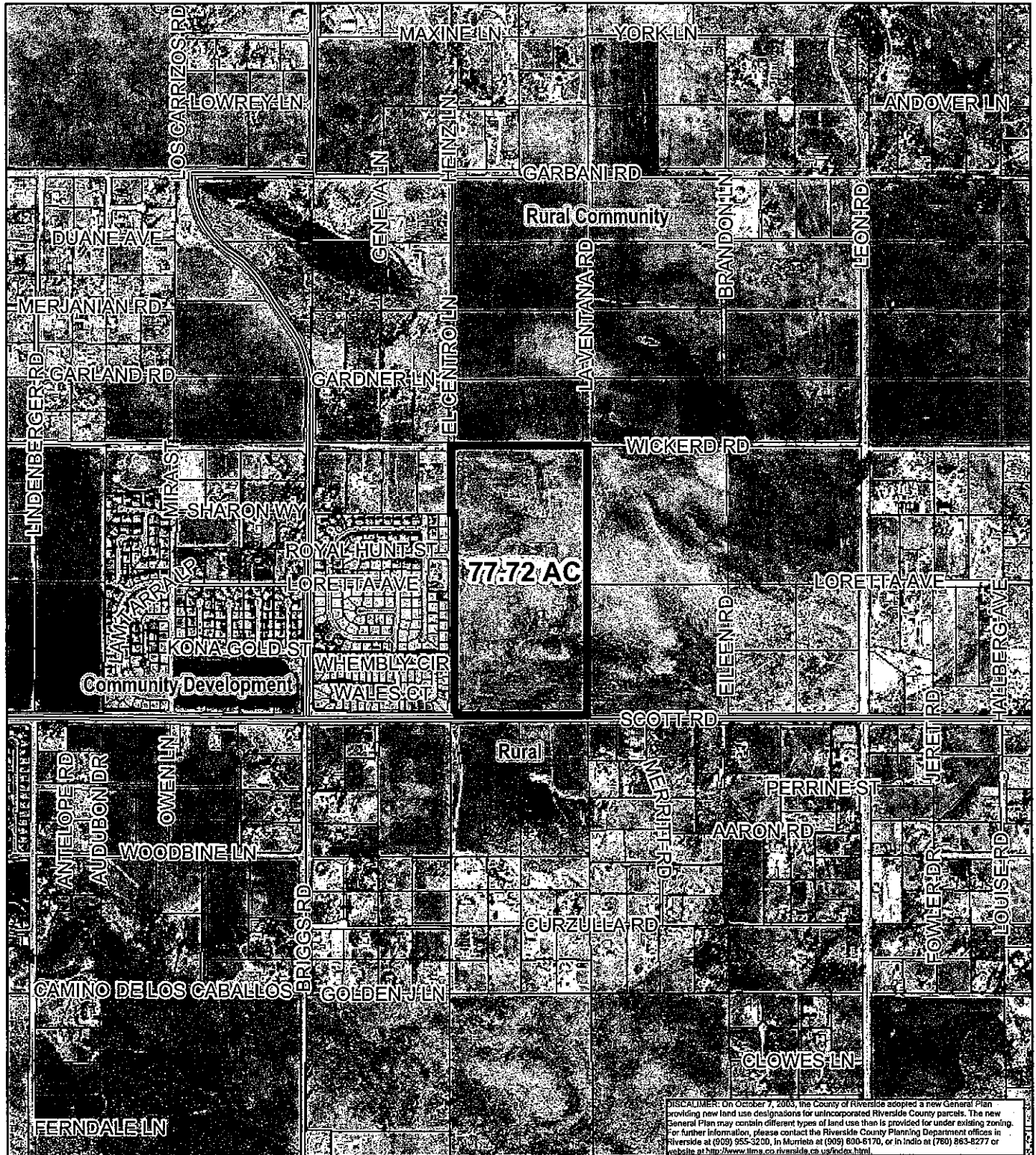
**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Assessors  
 Bk. Pg. 466-22  
 Thomas  
 Bros. Pg. 869 A7



**DEVELOPMENT OPPORTUNITY**



DISCLAIMER: On October 7, 2003, the County of Riverside accepted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types 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, in Murrieta at (951) 600-5170, or in Indio at (760) 863-8277 or website at <http://www.ltrm.ca-riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
 Plan: Winchester  
 Township/Range: T6SR2W  
 Section: 18



Assessors  
 Bk. Pg. 466-22  
 Thomas  
 Bros. Pg. 869 A7

Supervisor Stone  
District 3  
Date Drawn: 2/20/08

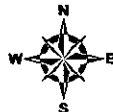
# GPA00921 Land Use

Planner: Amy Aldana  
Date: 2/21/08  
Exhibit 1



## RIVERSIDE COUNTY PLANNING DEPARTMENT

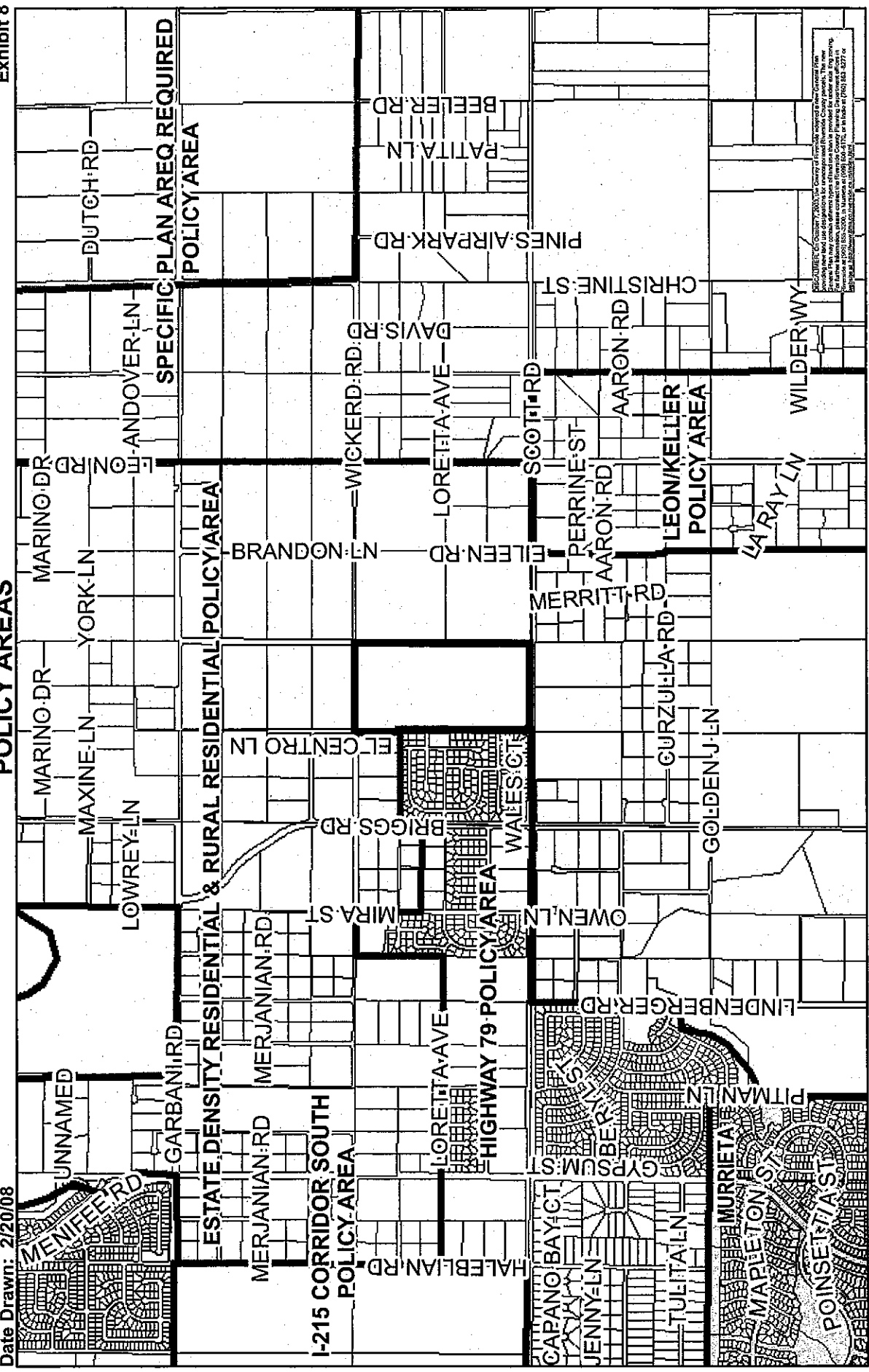
Zone  
Area: Winchester  
Township/Range: T6SR2W  
Section : 18



Assessors  
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Thomas  
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Date Drawn: 2/20/08



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 466-22  
Thomas 869 A7  
Bros. Pg. 13,200

Zone Winchester  
Area: T6SR2W  
Section : 18





**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

It is felt that amending Assessor Parcel Number 466-220-029 from Rural Foundation Component with a Land Use Designation of Rural Residential to Community Development Foundation Component with a Land Use Designation of Medium Density Residential would be in keeping with current development in the area. This parcel is adjacent to areas currently constructed or under construction with a Land Use Designation of Medium Density Residential. Site topography is conducive to Medium Density Residential. Site fronts Scott Road which is a Urban Arterial Highway about 2 miles to access to the I-215 Freeway. All utilities exist at the site, topography lends it self to this type of project, site is close to the freeway, and medium density residential land use designation is consistent with projects in the area.

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: \_\_\_\_\_ Area Plan: \_\_\_\_\_

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

IHM Kyung Hwa Kay  
c/o Joong H Choh  
4N 680 Ware Woods Dr.  
St. Charles, IL 60175  
GPA921-Owner

Jaeihm Hyun  
c/o Joong H. Choh  
4N 680 Ware Woods Dr.  
St. Charles, IL 60175  
GPA921-Owner

Jae E. Han  
c/o Joong H. Choh  
4N 680 Ware Woods Dr.  
St. Charles, IL 60175  
GPA921-Owner

Rick Engineering / Mick Ratican  
1223 University Ave. STE# 240  
Riverside, CA 92507  
GPA921-Engineer

Byongjin Gene Et Al  
c/o Joong H. Choh  
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St. Charles, IL 60175  
GPA921-Owner

Dr. Sook P. Choh  
4N 680 Ware Woods Dr.  
St. Charles, IL 60175  
GPA921-Applicant