

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

419B



SUBMITTAL DATE:
March 23, 2010

FROM: TLMA - Planning Department

REVIEWED BY EXECUTIVE OFFICE

DATE

3/23/10

Tina Grande

Departmental Concurrence

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

Continued on attached page

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit, and Ashley
Nays: None
Absent: Tavaglione
Date: April 6, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

419B

DATE: March 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00921

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the 04/06/2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Ron
3/23/10

**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.

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.

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.

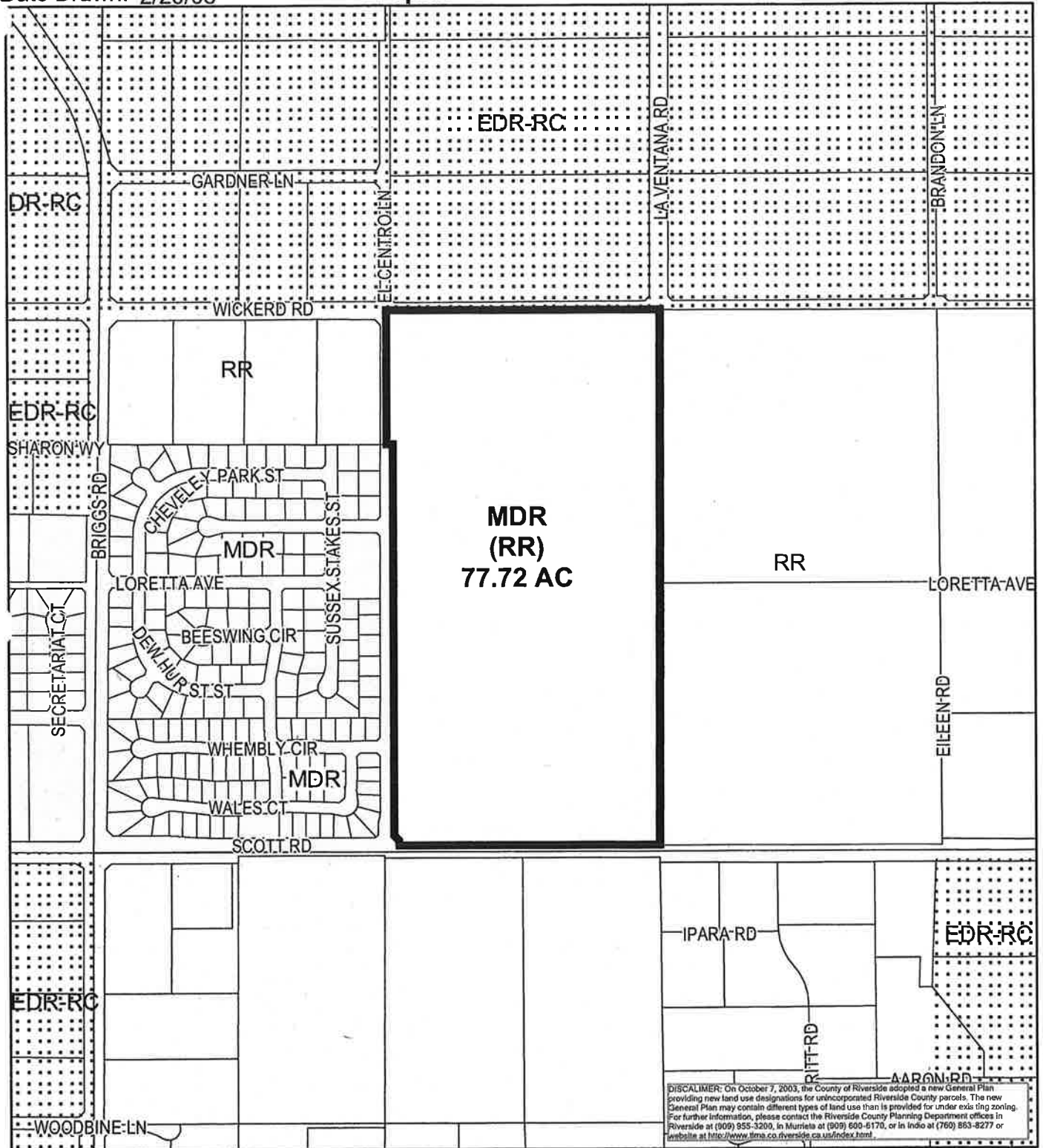
RECOMMENDATION:

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.

Proposed General Plan



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 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.trimaco.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



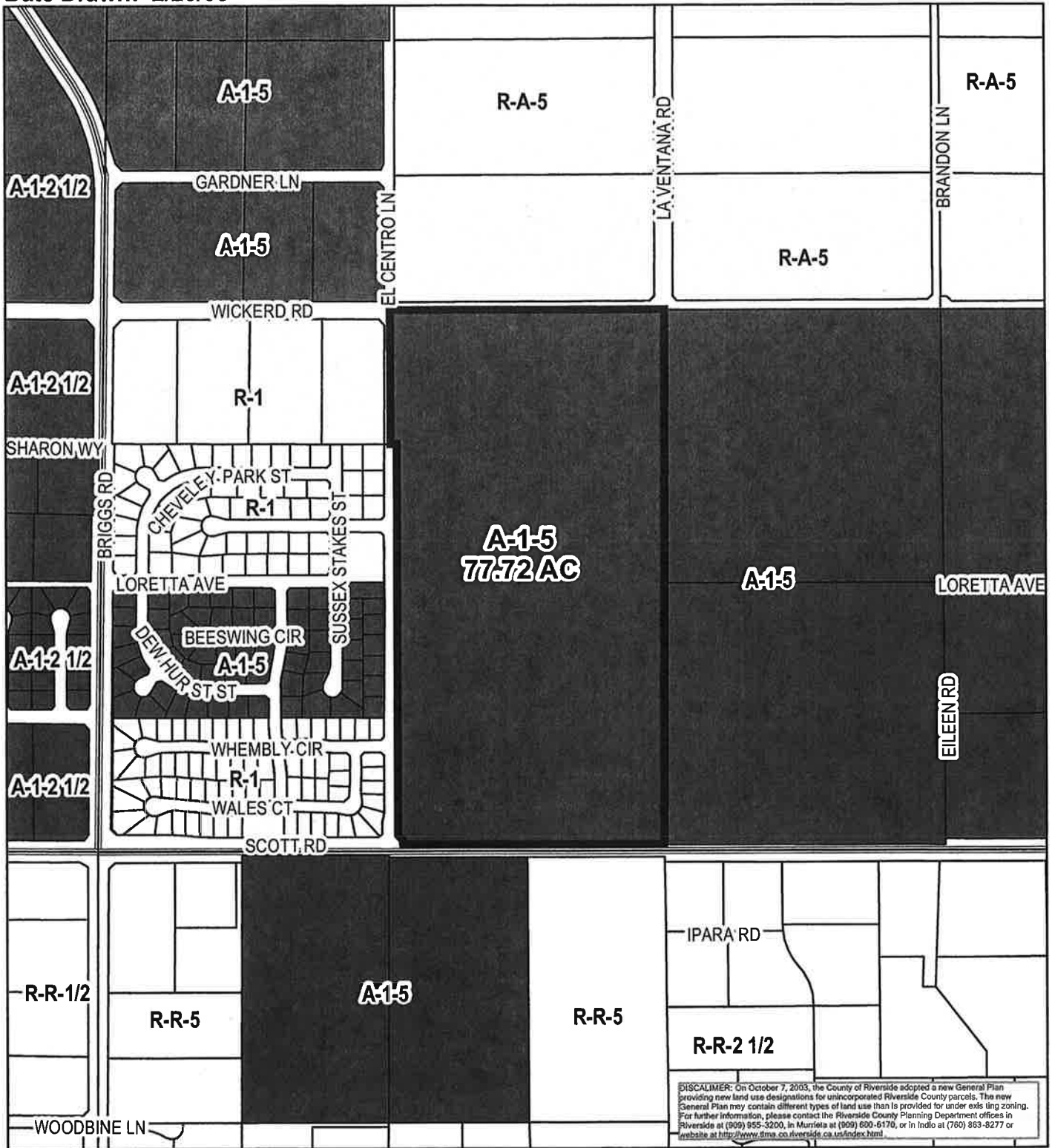
Assessors
Bk.Pg. 466-22
Thomas
Bros. Pg. 869 A7

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

GPA00921

EXISTING ZONING

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

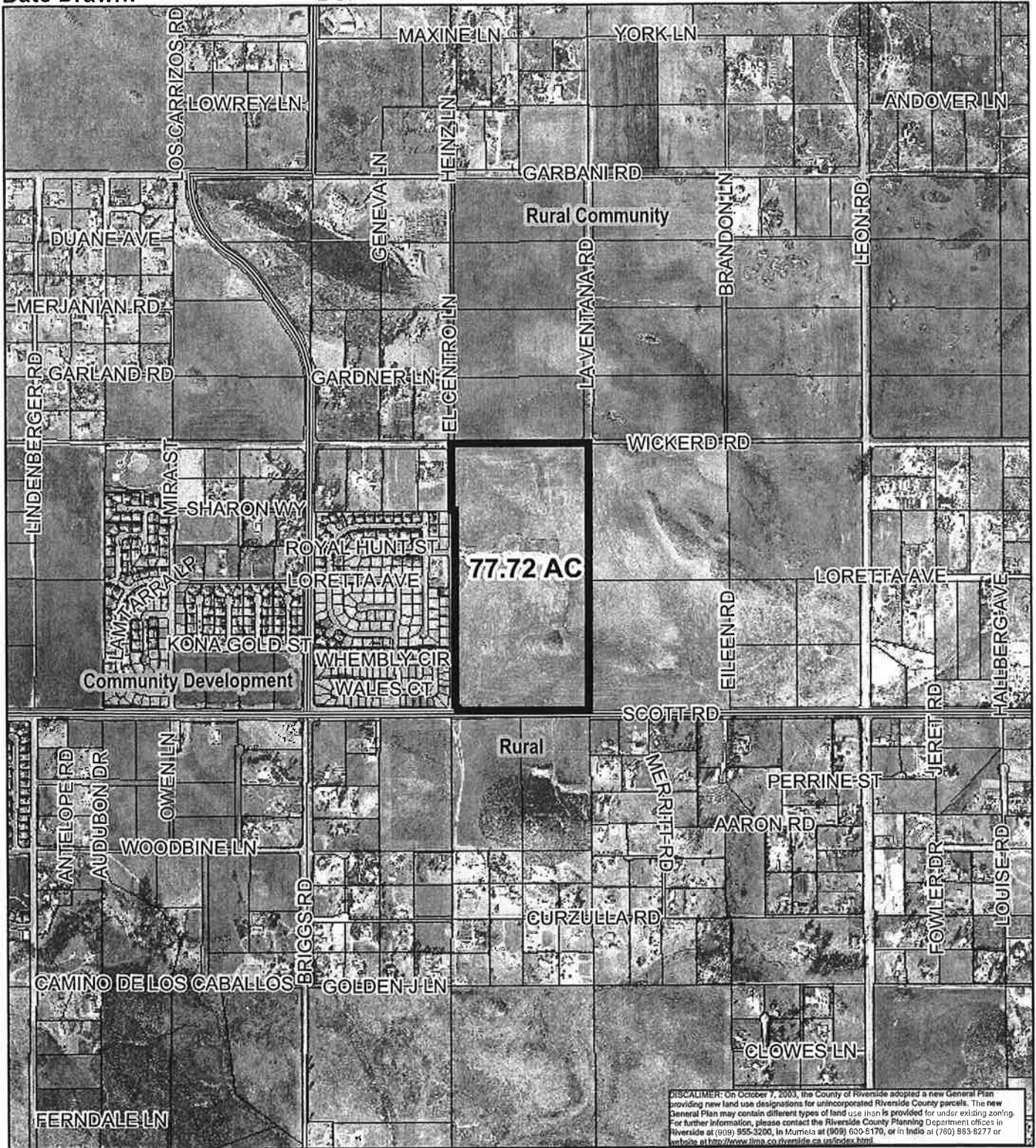


Zone
Area: Winchester
Township/Range: T6SR2W
Section : 18



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

DEVELOPMENT OPPORTUNITY

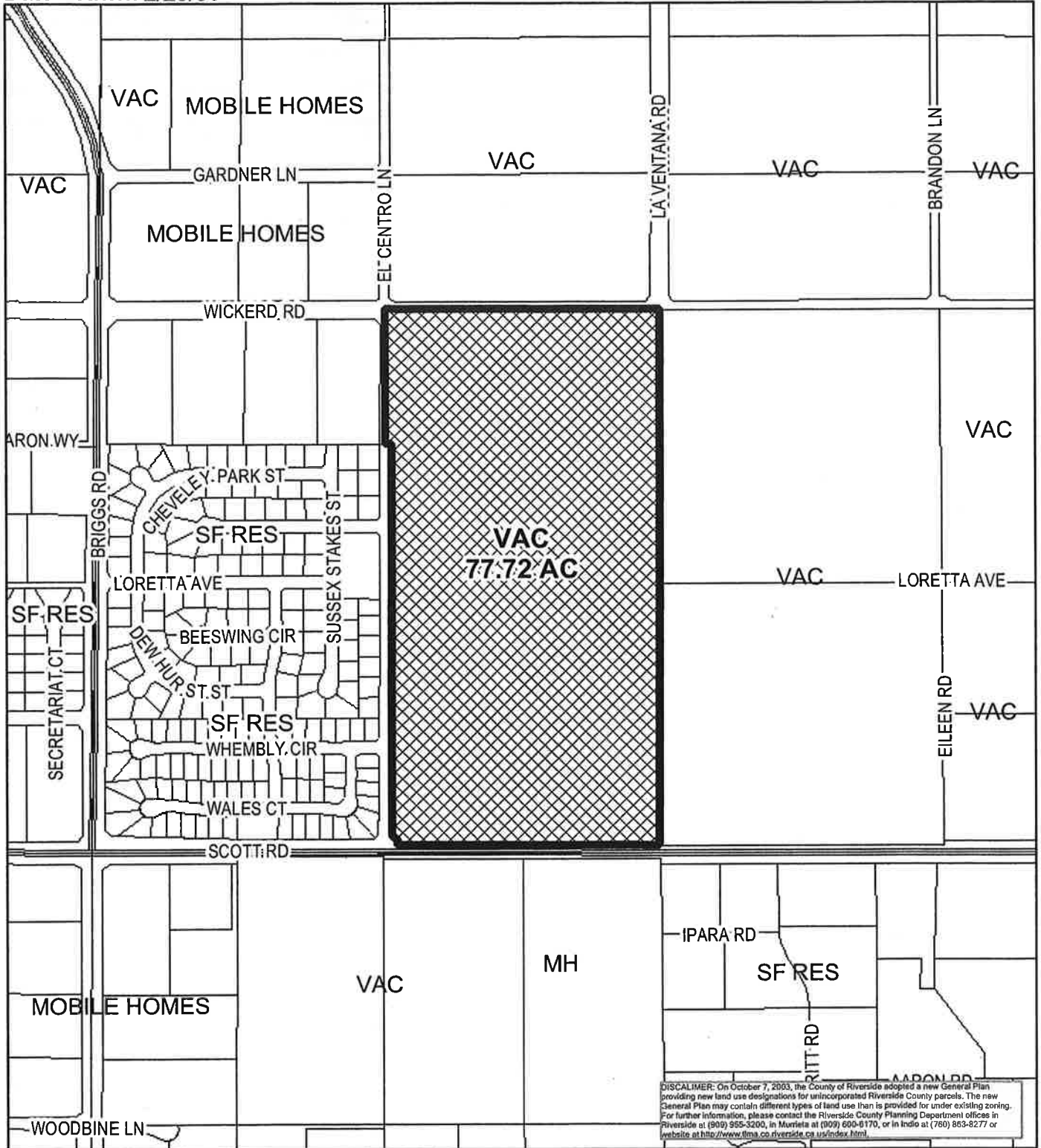


RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

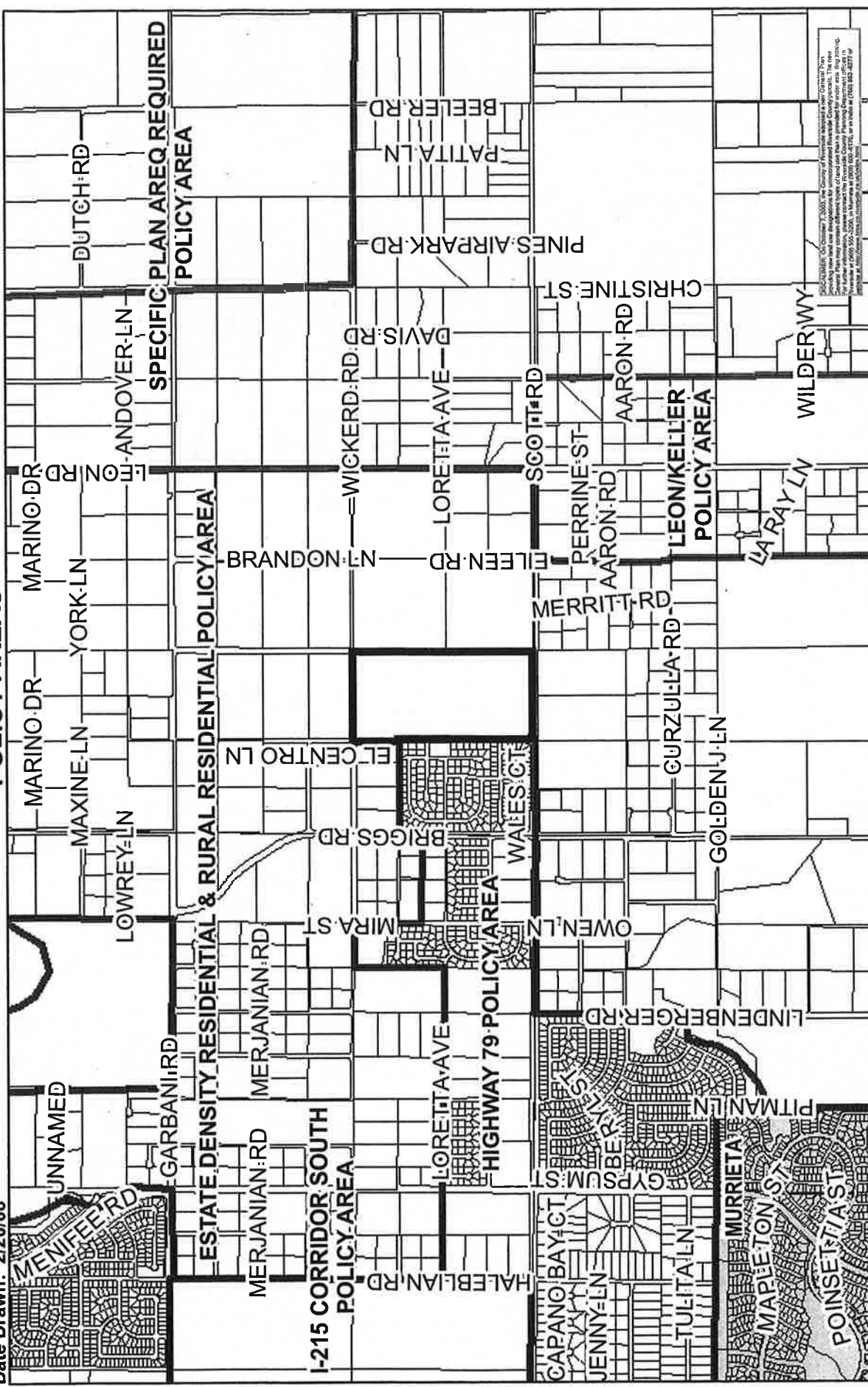
Zone
Area: Winchester
Township/Range: T6SR2W
Section : 18



Assessors
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Thomas
Bros. Pg. 869 A7



GP 0921
POLICY AREAS



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

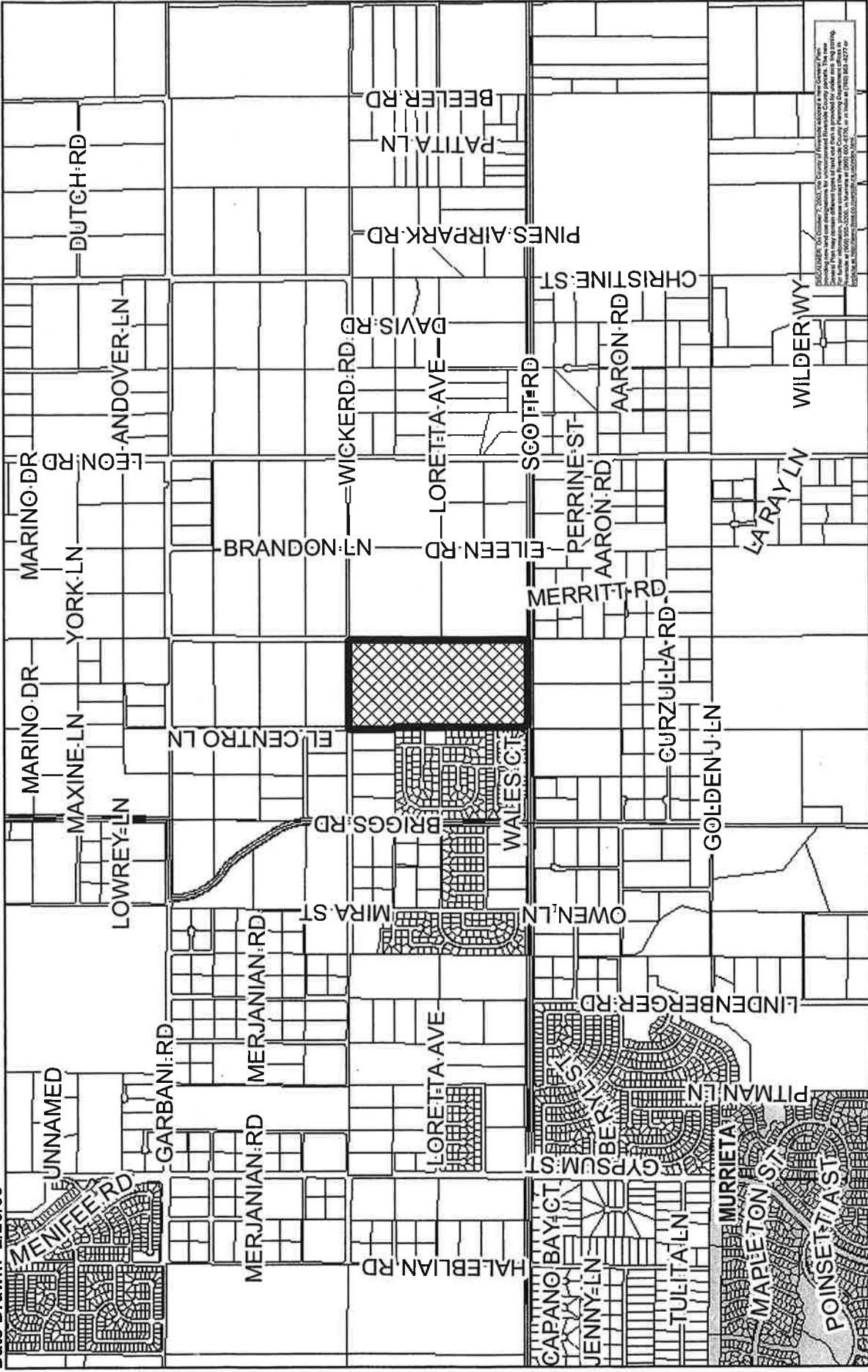
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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GPA00921
 VICINITY MAP



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

RIVERSIDE COUNTY PLANNING DEPARTMENT



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
4N 680 Ware Woods Dr.
St. Charles, IL 60175
GPA921-Owner

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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: MICK RATICAN

Address: 1223 UNIVERSITY Ave 240
(only if follow-up mail response requested)

City: Riverside **Zip:** 92507

Phone #: 782-0707

Date: 4/6/10 **Agenda #** 15.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**
Applicant

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____