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

ITEM: 22.5
(ID # 28223)
MEETING DATE:
Tuesday, July 29, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 (GPA240078) – Applicant: Paul Onufer – Engineer / Representative: Henry Lozano c/o SP2 & Co. – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Existing Zoning: Light Agriculture (A-1) – Existing Land Use: Rural Residential (R: RR); Proposed Land Use: Community Development: Medium Density Residential (CD: MDR) – Location: north of Scott Rd., east of El Centro Ln., south of Wickerd Rd., and west of Leon Rd. – 152.99 Gross Acres – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR), to allow for submittal of an application for a housing project that will include 831 dwelling units. 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 GPA240078 is initiated by the Board of Supervisors. – APN(s): 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016, and 466-220-033 – Not a Project under CEQA – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 (GPA240078)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 (GPA240078)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy

John Hildebrand, Planning Director 7/13/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240078 and requiring the applicant to submit the implementing project within six (6) months.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	July 29, 2025
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ N/A	$ N/A	$ N/A	$ N/A
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Foundation Component General Plan Amendment No. 240078 (GPA240078) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and Medium High Density Residential (MHDR), on 6 (six) parcels, totaling 152.99 gross acres, in order to allow for submittal of an application for a project consisting of 831 residential units, proposed open space, a proposed park, and proposed drainage mitigation basins.

The six (6) parcels are located north of Scott Road, east of El Centro Road, south of Wickerd Road, and west of Leon Road.

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 (GPA240078) is initiated by the Board of Supervisors. Any FC-GPA initiated by the Board of Supervisors will require the submittal of an implementing project within six (6) months from initiation.

Applicant Proposal

FC-GPA240078 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR). The parcels are located in the Estate Density Residential & Rural Residential, and Highway 79 policy areas, within the Sun City/Menifee Valley Area Plan.

If FC-GPA240078 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 831 residential units, proposed open space, a proposed park, and proposed drainage mitigation basins.

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 (CD: 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 Density Residential (CD: MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. However, intensive animal keeping is discouraged. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed Medium High Density Residential (CD: MHDR) land use designation is intended to allow for single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre, which allows for lot sizes to range from 4,000 to 6,500 sq. ft.

Changes to Applicant Proposal

After the presentation of the project proposal to the GPAC, the Applicant submitted a change to the proposal that is reflected in this staff report. The previous applicant proposal that was considered at the GPAC public hearing was for a change from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR). The current proposed land use map is attached as Exhibit F

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 300 feet of the project site for the General Plan Advisory Committee, Planning Commission, and Board of Supervisors public hearings.

No comments were received as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240078 was held before the General Plan Advisory Committee on December 16, 2024. There were no comments submitted before the General Plan Advisory Committee meeting. At that public hearing, the applicant presented their request for the proposal, the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included concerns about the high-density residential development part of the project.

After discussion, the Committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd District
Against: N/A
Neutral: N/A
Not Present: 3rd and 5th Districts.
Abstain: N/A

Planning Commission Proceedings
A duly noticed public hearing to discuss FC-GPA 240078 was held before the Planning Commission on January 29, 2025. At that public hearing, the applicant presented their request for the proposal, and the Commission opened the hearing for public comments. No members of the public provided testimony.

The Committee discussed the project. Issues that were discussed included buffering, green space, community benefits and providing a sense of community, and capacity and the effect on Liberty High School.

The final result of the Planning Commission's discussion of the initiation is provided below.

Support: 1st, 2nd, 3rd, 4th, and 5th Districts
Against: N/A
Neutral: N/A
Not Present: N/A
Abstain: N/A

Impact on Residents and Businesses
The proposed Foundation Component General Plan Amendment is merely a request to initiate a General Plan Amendment, not the General Plan Amendment itself. Thus, the request today is not a project under the California Environmental Quality Act (CEQA) and no impact on residents will occur at this stage. If the Foundation Component General Plan Amendment request is approved as recommended, within 6 months the applicant must submit an implementing project along with the initiated General Plan Amendment. All impacts on residents and businesses will be considered at the time the implementing project is heard.

Additional Fiscal Information
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

Attachment A – Vicinity Maps
Attachment B - Existing General Plan

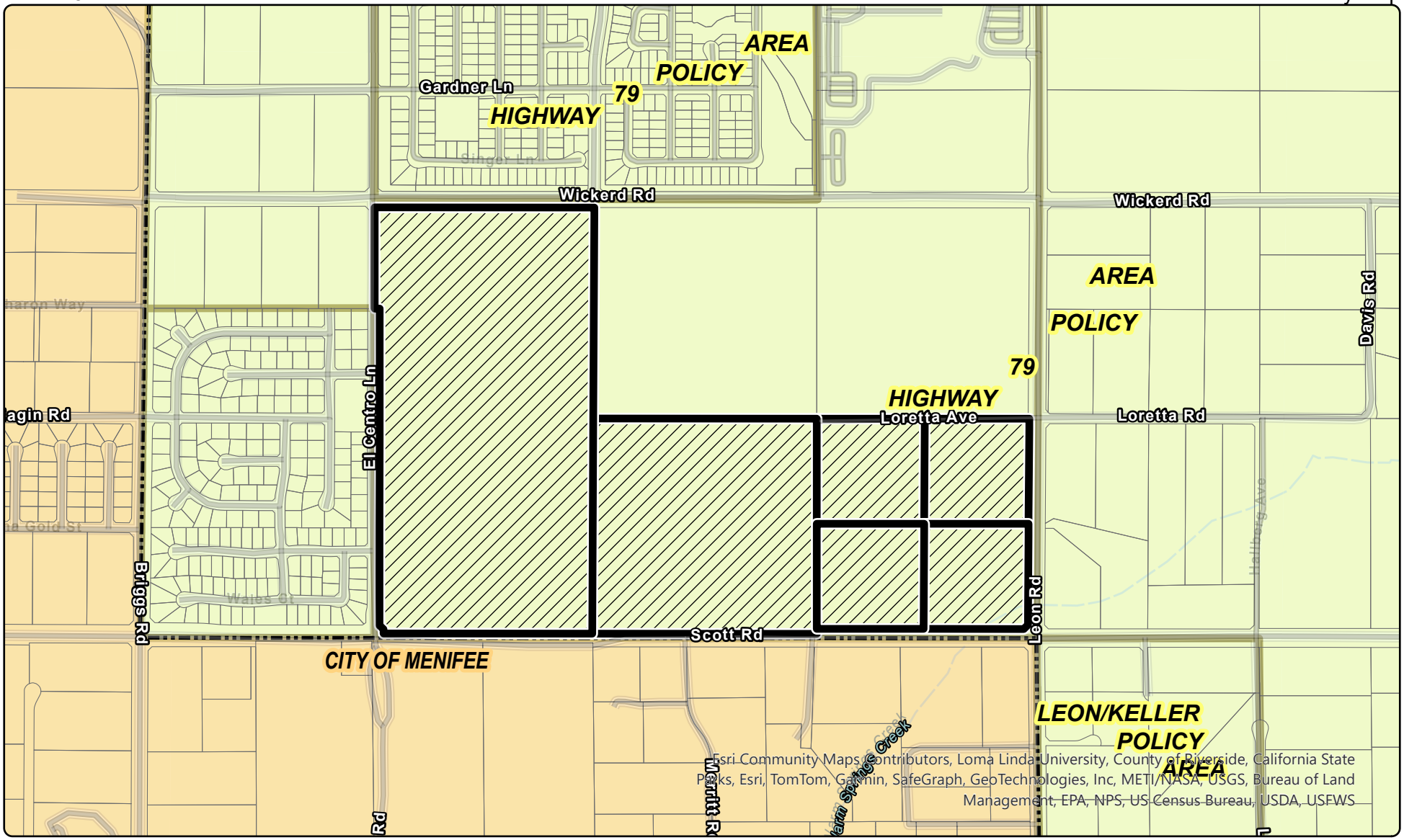
Attachment C – Existing Land Use Designations
Attachment D – Existing Zoning Classifications
Attachment E – Noticing Radius and Labels
Attachment F – Applicant's Exhibits
Attachment G – GPAC Hearing Package
Attachment H – PC Hearing Package

Jason Farin, Principal Policy Analyst 7/24/2025

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA240078
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 6/25/2025
Vicinity Map



Zoning Area: WINCHESTER

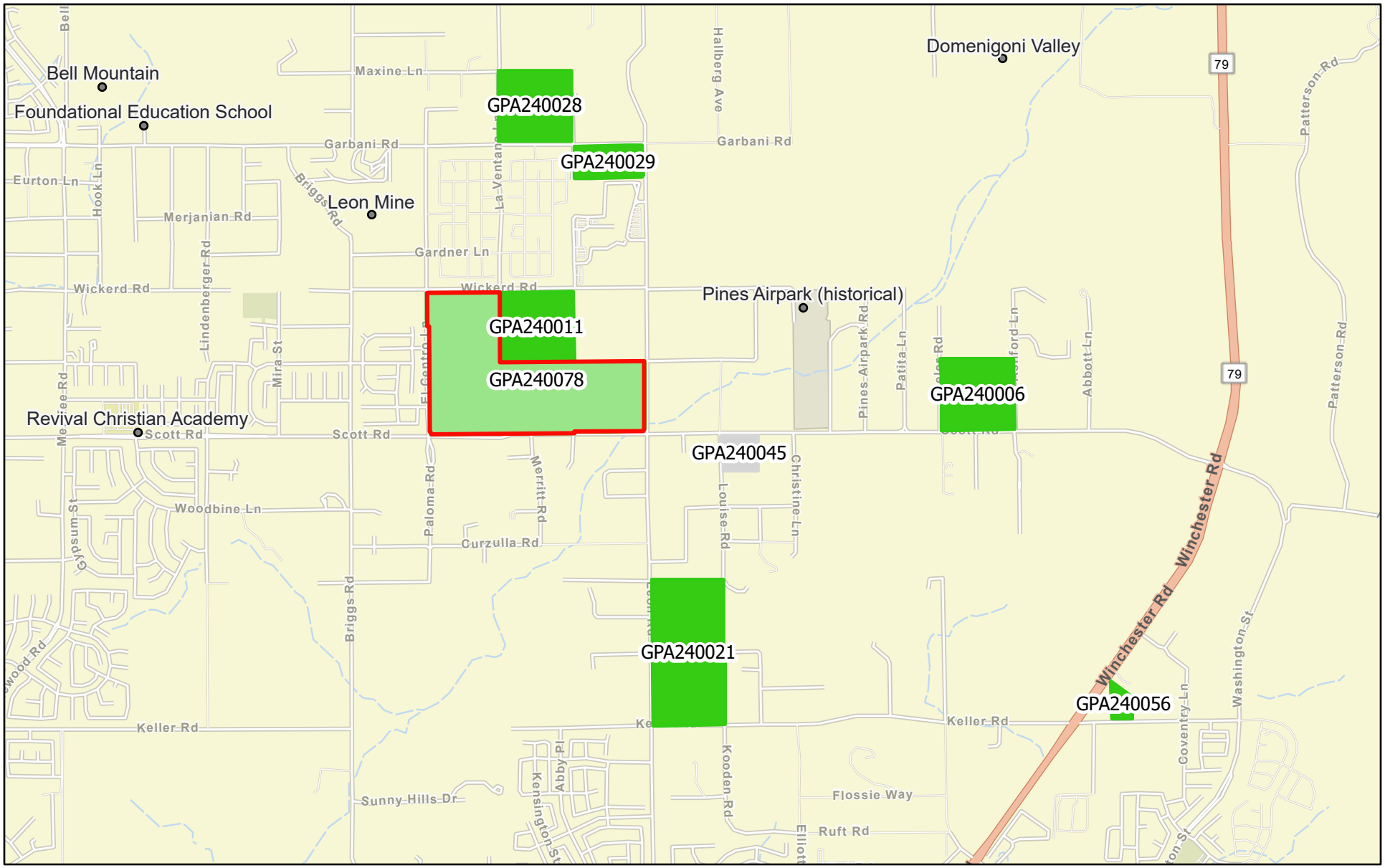
Author: PetePang

N

0 750 1,500
Feet

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

Foundation Component GPA Cycle Map



7/7/2025, 11:57:47 AM

FGPA Web Map _Query result

California Geographic Names Information System

FGPA Web Map

Active

Withdrawn

1:36,112

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

Sources: Esri, TomTom, Garmin, SafeGraph, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TLMA - Planning

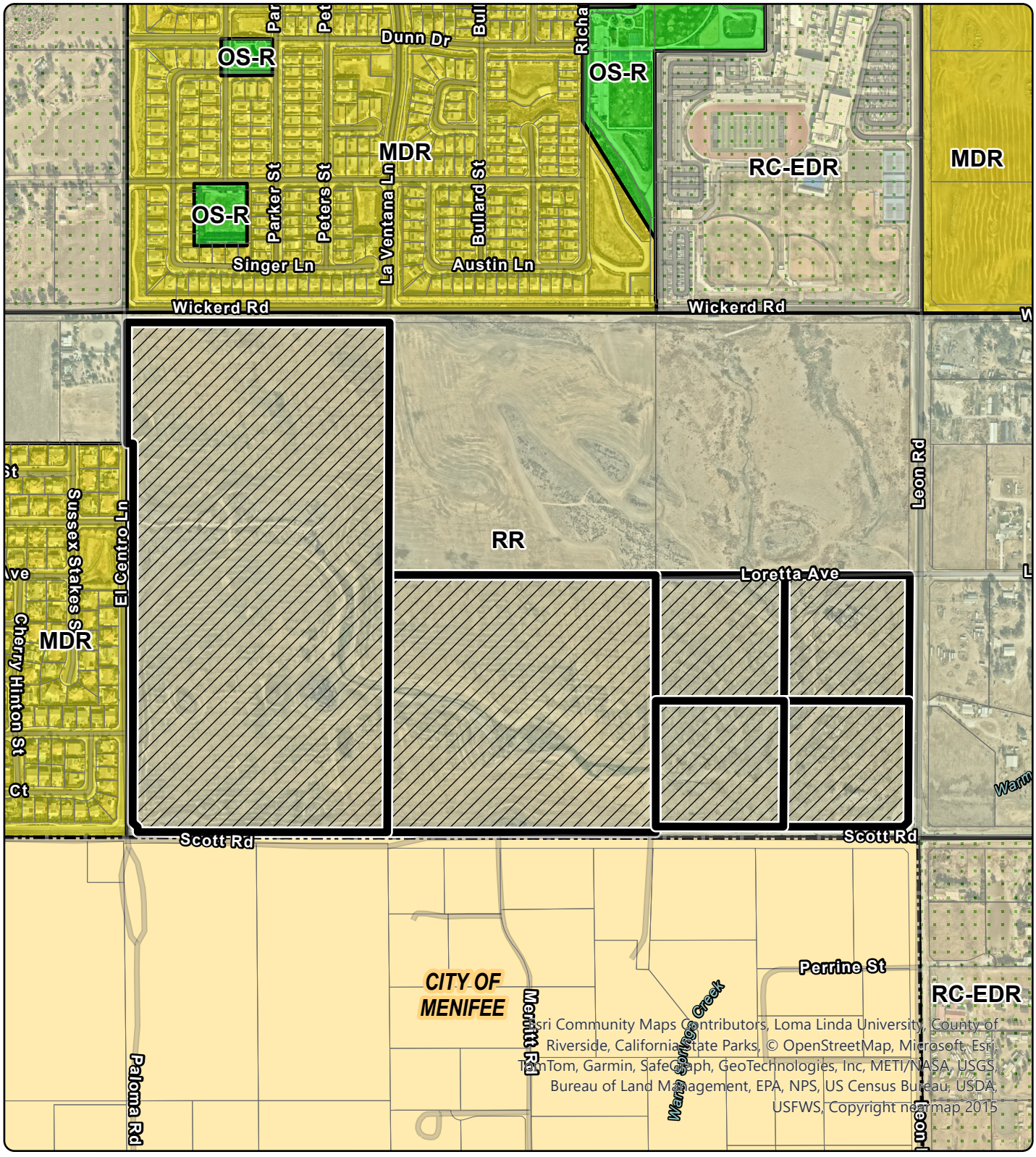
County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | RCIT-GIS | Riverside County Transportation |

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: Washington
District 3

GPA240078
EXISTING GENERAL PLAN

Date Drawn: 6/25/2025
Exhibit 5



Zoning Area: WINCHESTER

Author: PetePang

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N

0 700 1,400
Feet

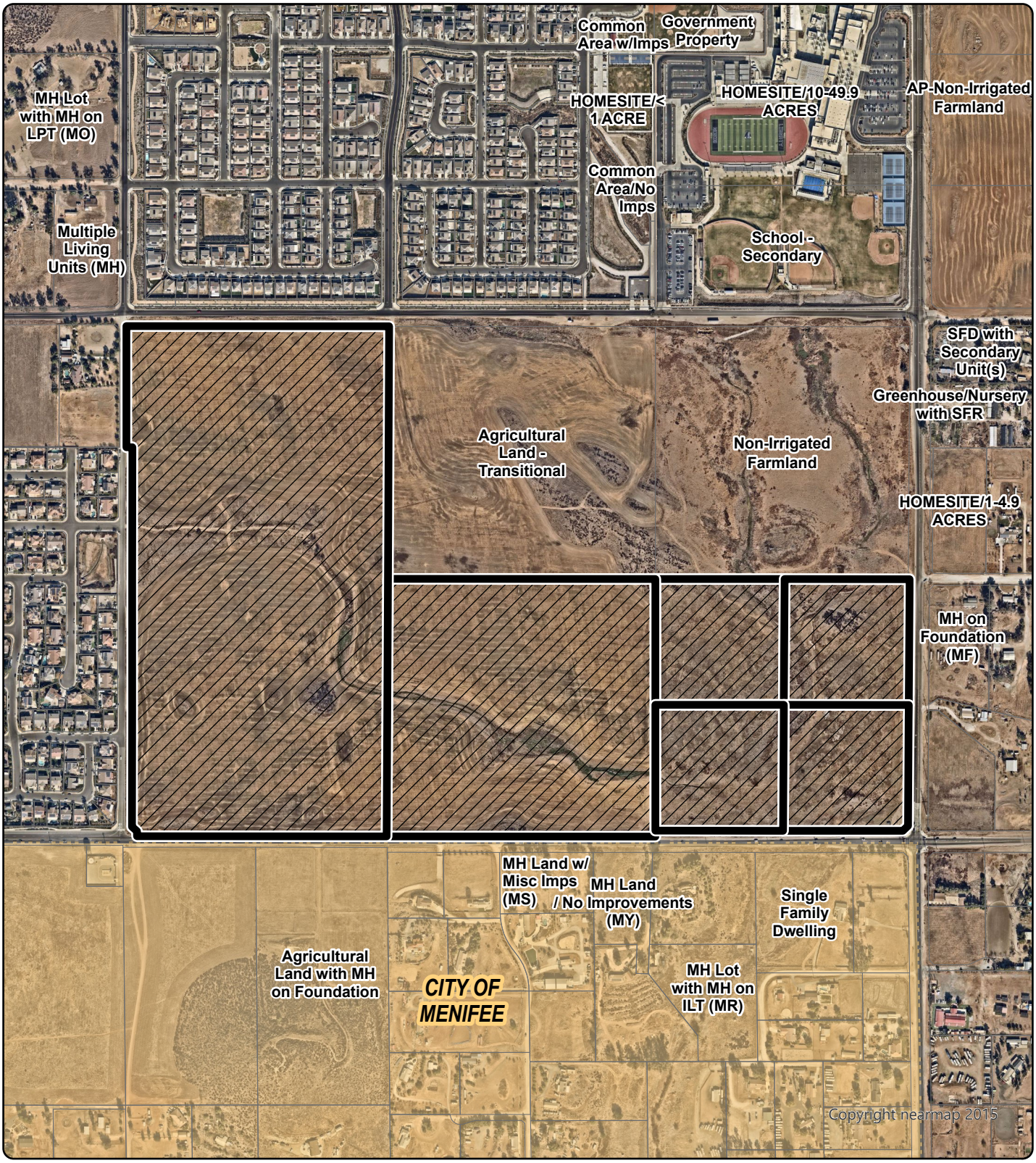
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

Supervisor: Washington
District 3

LAND USE

Date Drawn: 6/25/2025
Exhibit 1



Zoning Area: WINCHESTER

Author: PetePang

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N

0 350 700 1,400
Feet

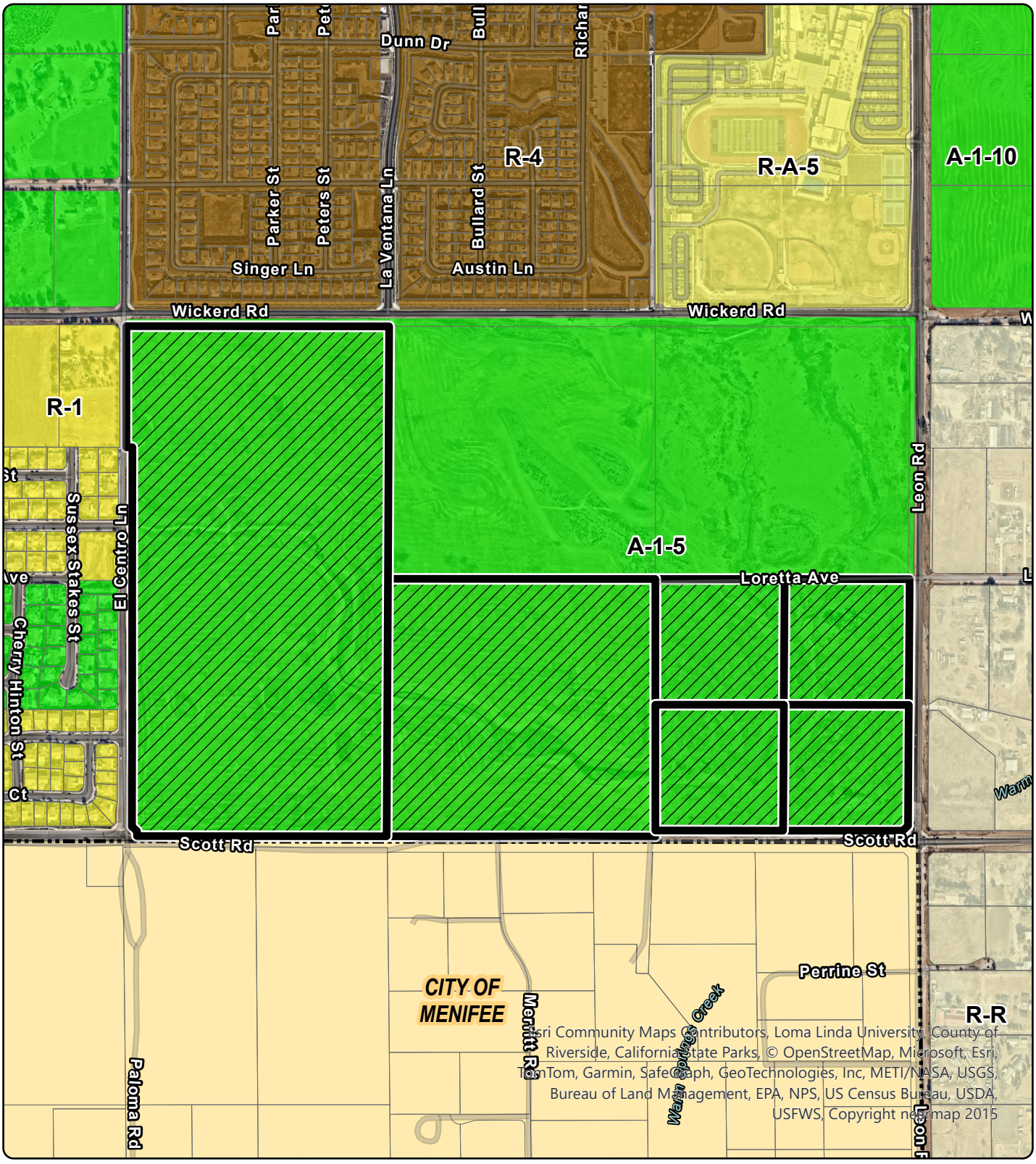
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

Supervisor: Washington
District 3

EXISTING ZONING

Date Drawn: 6/25/2025
Exhibit 2



Zoning Area: WINCHESTER

Author: PetePang

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N

0 350 700 1,400
Feet

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240078)

Planning Case APN(s): 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016, and 466-220-033

I, Edward Lincoln certify that on July 7, 2025, the attached property owners list was prepared pursuant to notification procedures in Subsection 1.7.A.3. of Ordinance 348. Attached list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved.

I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln SIGNATURE: Edward Lincoln

TITLE: Associate Planner

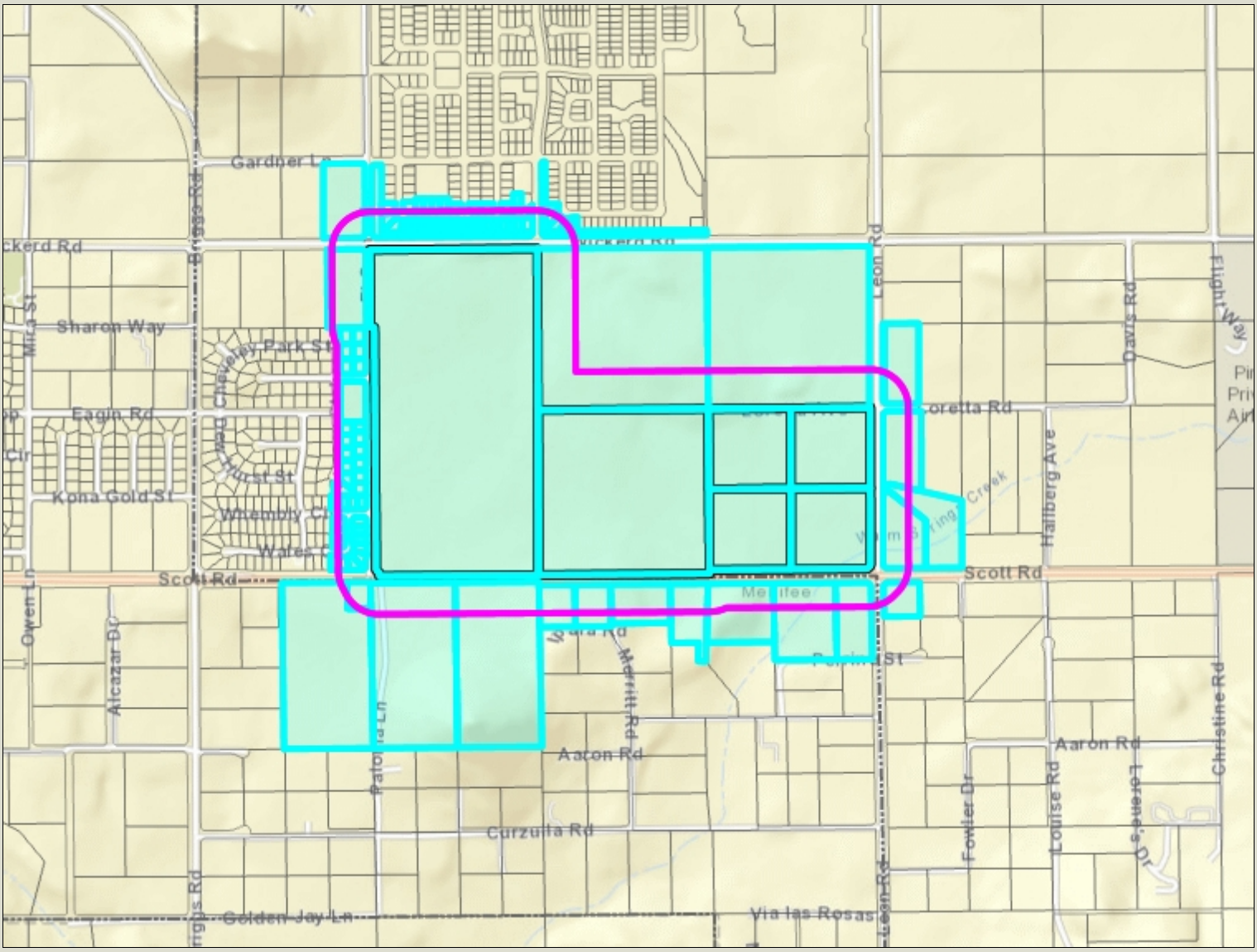
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: (951) 955-8514

EMAIL: elincoln@hotmail.com

Riverside County GIS Mailing Labels

GPA240078





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/26/2024 3:12:12 PM

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466210020
ANTHONY D. CAMPBELL
3000 CRYSTAL RIDGE LN
COLTON CA 92324

466220009
RBCM PARTNERS II
21 S ENCINO RD
LAGUNA BEACH CA 92651

466220013
NARINDAR SINGH
999 N TUSTIN AVE STE 1
SANTA ANA CA 92705

466220022
JACKSON MARK & JENELLE TRUST DTD 05/11/23
32575 EL CENTRO LN
MENIFEE CA 92584

466220032
GK 2020 GIFT TRUST DTD 12/15/20
24615 VANTAGE POINT TER
MALIBU CA 90265

466220033
HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

466220034
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

466230059
MICHAEL C. BEEBE
31025 LORETTA AVE
WINCHESTER CA 92596

466230061
MICHAEL A. LOUPE
32825 LEON RD
WINCHESTER CA 92596

466230062
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

466230082
SOUTHERN CALIFORNIA EDISON CO
2 INNOVATION WAY FL 2ND
POMONA CA 91768

466230083
CHAVEZ FAMILY TRUST DTD 4/14/99
2526 W CENTRAL AVE
SANTA ANA CA 92704

466370001
RAUL SALVADORE CAMPOS
32875 EL CENTRO LN
MENIFEE CA 92584

466370002
LINDA L. GLORE
32855 EL CENTRO LN
MENIFEE CA 92584

466370003
BRANDON KE LIU
32835 EL CENTRO LN
MENIFEE CA 92584

466370004
LELAND HENRY
32815 EL CENTRO LN
MENIFEE CA 92584

466370005
DERRICK JONES
32795 EL CENTRO LN
MENIFEE CA 92584

466370006
JEFFERY LLOYD SZUEBER
32770 SUSSEX STAKES ST
MENIFEE CA 92584

466370007
THINH V. NGUYEN
32790 SUSSEX STAKES ST
MENIFEE CA 92584

466370008
GUTMAN FAMILY TRUST DTD 04/15/24
32810 SUSSEX STAKES ST
MENIFEE CA 92584

466370009
DOUGLAS M. JOHNSON
32830 SUSSEX STAKES ST
MENIFEE CA 92584

466370010
ARMANDO ROJAS
32850 SUSSEX STAKES ST
MENIFEE CA 92584

466370011
ROBERT G. HENSLEY
32870 SUSSEX STAKES ST
MENIFEE CA 92584

466370024
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

466382002
HOBSON KULA TRUST DTD 06/01/12
32670 SUSSEX STAKES ST
MENIFEE CA 92584

466382003
JOSUE E. MORENO
32690 SUSSEX STAKES ST
MENIFEE CA 92584

466382004
TRUAX JAMES A & MELISSA M
REVOCABLE TR DTD 02/17/2020
32695 EL CENTRO LN
MENIFEE CA 92584

466382005
ROBERT HAWKINS
32675 EL CENTRO LN
MENIFEE CA 92584

466382006
BENITO SANCHEZ
10001 W FRONTAGE RD OFC
SOUTH GATE CA 90280

466383001
WL HOMES
1628 JOHN F KENNEDY BLVD S
PHILADELPHIA PA 19103

466390001
IVAN JR JONES
30226 WHEMBLY CIR
MENIFEE CA 92584

466390002
DUONG ANNIE BICHLOAN LIVING TRUST
DTD 11/22/14
4066 PINE LAKE CIR
STOCKTON CA 95219

466390003
ARNOLD ALAGAO
30202 WHEMBLY CIR
MENIFEE CA 92584

466390004
MINH D. TRAN
30190 WHEMBLY CIR
MENIFEE CA 92584

466391045
GERALD FRANKLIN
30191 WALES CT
MENIFEE CA 92584

466391046
JOSE P. DELA CRUZ
30203 WALES CT
MENIFEE CA 92584

466391047
MICHAEL HOWARD WONG
30215 WALES CT
MENIFEE CA 92584

466391048
WADAN NAZARZAI
30227 WALES CT
MENIFEE CA 92584

466391049
KOREY REED
32962 EDINBOROUGH WAY
MENIFEE CA 92584

466391050
MICHAEL R. ALBERTS
32950 EDINBOROUGH WAY
MENIFEE CA 92584

466391051
BRUCE M. DREW
32938 EDINBOROUGH WAY
MENIFEE CA 92584

466391052
BRIGITTE JAVIER-COLLINS
32926 EDINBOROUGH WAY
MENIFEE CA 92584

466392001
RONALD ALVARADO
32931 EDINBOROUGH WAY
MENIFEE CA 92584

466392002
AUTALAVOU VAIAU
32943 EDINBOROUGH WAY
MENIFEE CA 92584

466392003
ERIC TAYLOR RICE
32955 EDINBOROUGH WAY
MENIFEE CA 92584

466400007
THOMAS WILLIAM RIGGS
32803 DAHL JR LN
MENIFEE CA 92584

466400008
JOSE ALBERTO TAPIA ALAMILLA
32825 DAHL JR LN
MENIFEE CA 92584

466400009
ARTHUR KPOLUE TAMBAH
30551 AUSTIN LN
MENIFEE CA 92584

466400010
DARREL DONNELL TURNER
30563 AUSTIN LN
MENIFEE CA 92584

466400011
JAMES YORITO UYEDA
30575 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466420001
NICHOLAS JAMES PROPHET
30295 SINGER LN
MENIFEE CA 92584

466420002
ZHIXIAN XU
30307 SINGER LN
MENIFEE CA 92584

466420003
ZHUDAN XU
30319 SINGER LN
MENIFEE CA 92584

466420004
JOANNA MARTINEZ PEREZ
30331 SINGER LN
MENIFEE CA 92584

466420005
SECOYA JHAUNEE DENSON
30343 SINGER LN
MENIFEE CA 92584

466420006
KATELYN MAE SEIEROE
30355 SINGER LN
MENIFEE CA 92584

466420007
PHI T. PHAM
30367 SINGER LN
MENIFEE CA 92584

466420008
AMELIA CORONA
30379 SINGER LN
MENIFEE CA 92584

466420009
MICHAEL SARPONG OTCHERE
30391 SINGER LN
MENIFEE CA 92584

466420010
MARLENE NICOLE MIGUEL
30403 SINGER LN
MENIFEE CA 92584

466420011
RONALYN MAGTANONG NICART
30415 SINGER LN
MENIFEE CA 92584

466420012
MARK FAVERON
30427 SINGER LN
MENIFEE CA 92584

466420013
ROBERT J. MOORE
30439 SINGER LN
MENIFEE CA 92584

466420014
ADRIANA NOEMI LARA
30451 SINGER LN
MENIFEE CA 92584

466420015
HEATH ROBERT HAWKINS
30463 SINGER LN
MENIFEE CA 92584

466420016
KRISTEN MARIE PETRIE
30475 SINGER LN
MENIFEE CA 92584

466420017
JESSICA LORRAINE MAGNO DICHOSO
30487 SINGER AVE
MENIFEE CA 92584

466420018
VENKATA RAM PRAKASH KOTNI
30499 SINGER LN
MENIFEE CA 92584

466420020
SCOTT DALLAS
30486 SINGER LN
MENIFEE CA 92584

466420021
AWS AJAAJ
PO BOX 3621
CLIFTON AZ 85533

466420031
CHARLES GORZO
30283 SINGER LN
MENIFEE CA 92584

466420032
ABDULLAH HAHRIS
32705 MCKIERNAN LN
MENIFEE CA 92584

466420033
LEBRESCU FAMILY LIVING TRUST
6/20/2023
32683 MCKIERNAN LN
MENIFEE CA 92584

466421006
SATYAVARAPRASAD YERRAMSETTI
32689 PETERS ST
MENIFEE CA 92584

466421007
FERNANDO COBOS
32688 PARKER ST
MENIFEE CA 92584

466422006
REINIER MONIS LOPEZ
32687 PARKER ST
MENIFEE CA 92584

466422007
CASEY ANN CURRAN
30354 SINGER LN
MENIFEE CA 92584

466422008
JOSE ANTONIO CLEMENTE
30342 SINGER LN
MENIFEE CA 92584

466422009
GABRIEL ALEXANDER WATLER
30330 SINGER LN
MENIFEE CA 92584

466422010
WILLIAM HALE MACALUA VALENCIA
30318 SINGER LN
MENIFEE CA 92584

466422018
KRISTY L. BOYLE
32684 MCKIERNAN LN
MENIFEE CA 92584

472010007
CARTER WRIGHT
1904 HOT OAK RIDGE ST
LAS VEGAS NV 89134

472010008
CHEN FAMILY REVOCABLE TRUST
11/3/21
19378 FORTUNE PL
ROWLAND HEIGHTS CA 91748

472010009
FENGTANG SUN
39098 AVENIDA BONITA
MURRIETA CA 92562

472020001
DOLORES SUYAPA MERELES
30550 IPARA RD
MENIFEE CA 92586

472020002
WENTZ TRUST DATED 7/8/2017
33055 MERRITT RD
MENIFEE CA 92584

472020008
GIO GROUP INC
16911 BELLFLOWER NO 210
BELLFLOWER CA 90706

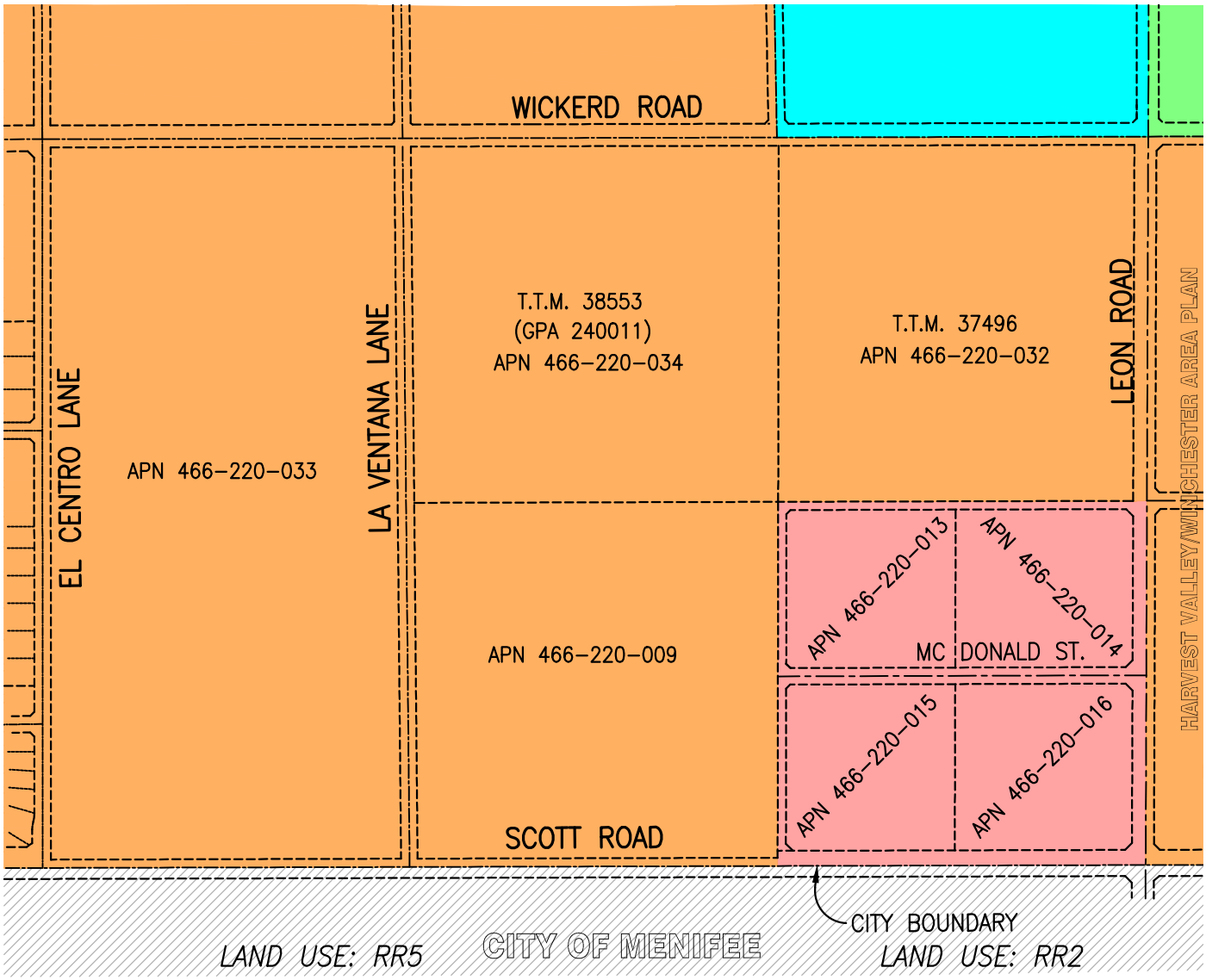
472020011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

472020012
LIYING YANG
30643 SCOTT RD
MENIFEE CA 92584

472020015
MY TUYET NGO KATHRYN
30920 PERRINE ST
WINCHESTER CA 92596

472020016
A PASSION FOR PAWS RESCUE INC
1665 CAMINITO ASTERISCO
LA JOLLA CA 92037

472060001
EASTERN MUNICIPAL WATER DIST
PO BOX 8300
PERRIS CA 92572



600' 300' 0

SCALE: 1"=600'

LEGEND

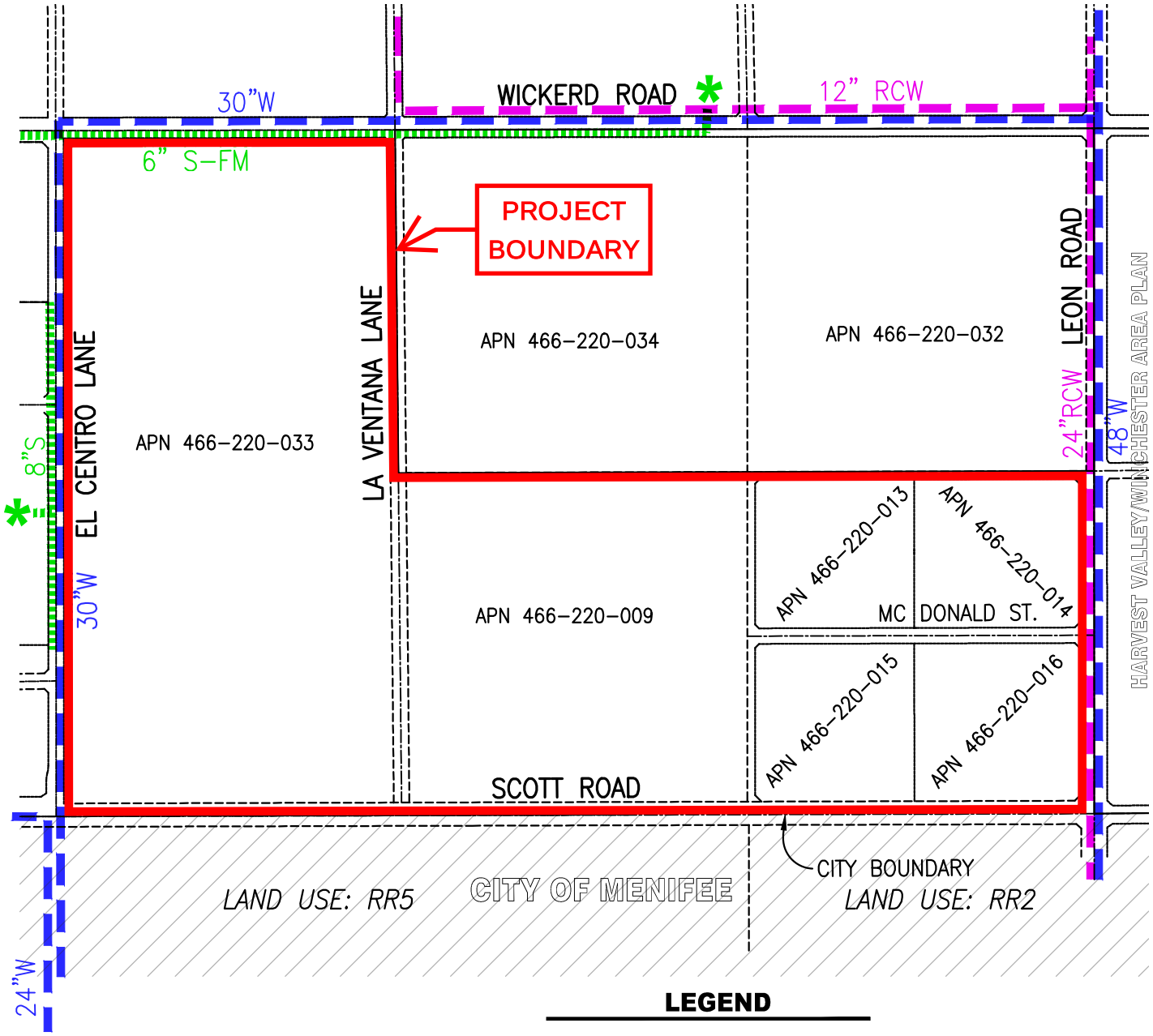
- LAND USE: MHDR (MEDIUM HIGH DENSITY RESIDENTIAL)
- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE: RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- ZONE: PF (PUBLIC FACILITIES)

PREPARED BY (ENGINEER):

A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

PROPOSED LAND USE PLAN EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



LEGEND

- EXISTING SEWER (S) MAIN (SIZE NOTED)
- EXISTING WATER (W) MAIN (SIZE NOTED)
- EXISTING RECYCLED WATER (RCW) MAIN (SIZE NOTED)
- EXISTING SEWER LIFT STATION

600' 300' 0

SCALE: 1"=600'

PREPARED BY (ENGINEER):

SP2 & CO.

A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

EXISTING UTILITIES EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.1
(ID # 26779)
MEETING DATE:
Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240078 (GPA240078) Foundation Component – Applicant: Heide McBroom c/o Heritage27 Management – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) – Proposed: Community Development (CD) – Location: North of Scott Road, east of El Centro Lane, south of Wickerd Road, and west of Leon Road – 152.99 Gross Acres – Existing Zoning: A-1-5 (Light Agricultural, 5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcel from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR). If the initiation is approved, the applicant intends to apply for a housing project that will include 831 dwelling units. 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 GPA240078 is initiated by the Board of Supervisors – APN: 466-220-009, -013 through -016 and 466-220-033. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT	
Case Number(s):	GPA240078
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-220-009, -013, -014, -015, -016, and 466-220-033
Continued From:	

John Hildebrand, Planning Director 12/14/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and High Density Residential (CD-HDR), on 6 parcels, totaling 152.99 gross acres.

The six parcels are located south of Wickerd Road, north of Scott Road, east of El Centro Lane, and west of Leon Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240078 (GPA240078).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area, Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Rural Residential (RR)
South:	City of Menifee
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-4 (Planned Residential) A-1-5 (Light Agriculture, 5-acre minimum)
East:	R-R (Rural Residential)
South:	City of Menifee

West:	R-1 (One-family Dwellings) A-1-5 (Light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-family Residences Vacant
South:	Single-family Residences Vacant
East:	Single-family Residences Vacant
West:	Single-family Residences

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No / Yes – Location
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No
Environmental Justice("EJ") Community:	No

PROJECT LOCATION MAP

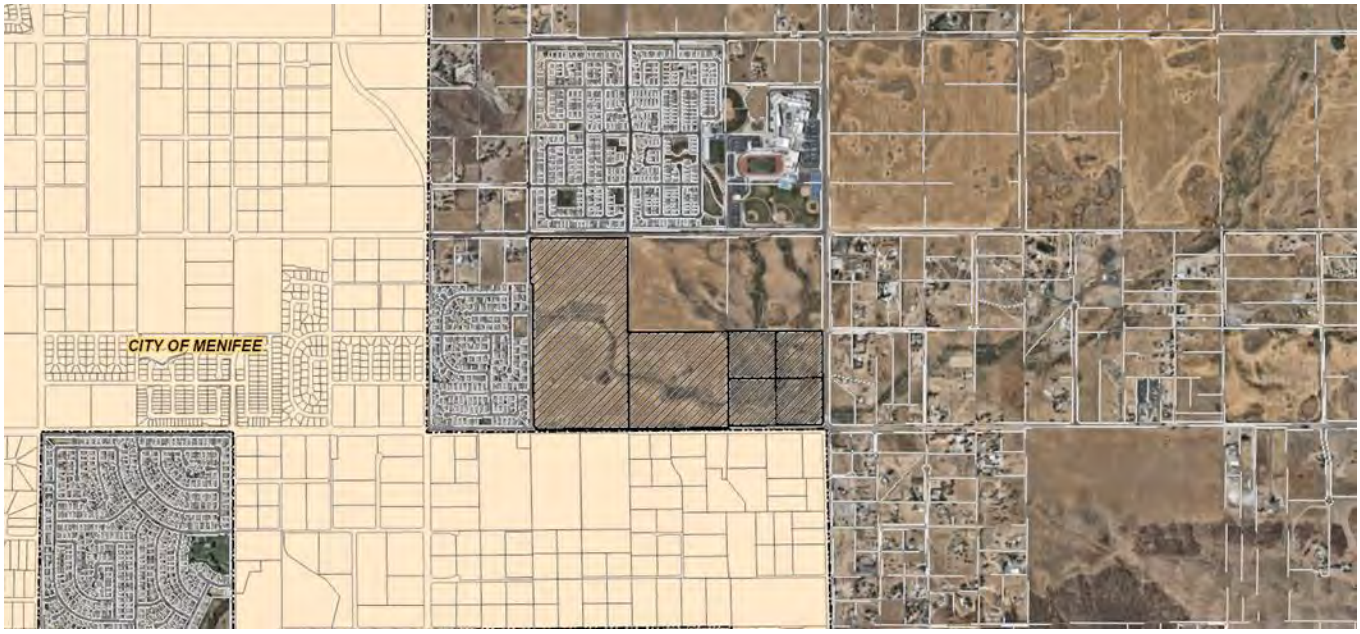


Figure 1: Project Location Map

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 (GPA240078) 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

GPA240078 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR). The parcel is located in the Estate Density Residential & Rural Residential Policy and Highway 79 Policy Area's.

If the initiation for GPA240078 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 831 Residential units between proposed Medium Density Residential (CD:MDR) and High Density Residential (CD:HDR) zones, proposed open space, a proposed park, and proposed drainage mitigation basins.

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 (CD-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 Density Residential (CD-MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The Proposed High Density Residential (CD-HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

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 both the General Plan Advisory Committee and Planning Commission public hearings.

No comments were received as of the drafting of this staff report.

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Applicant's Exhibits
Exhibit E – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

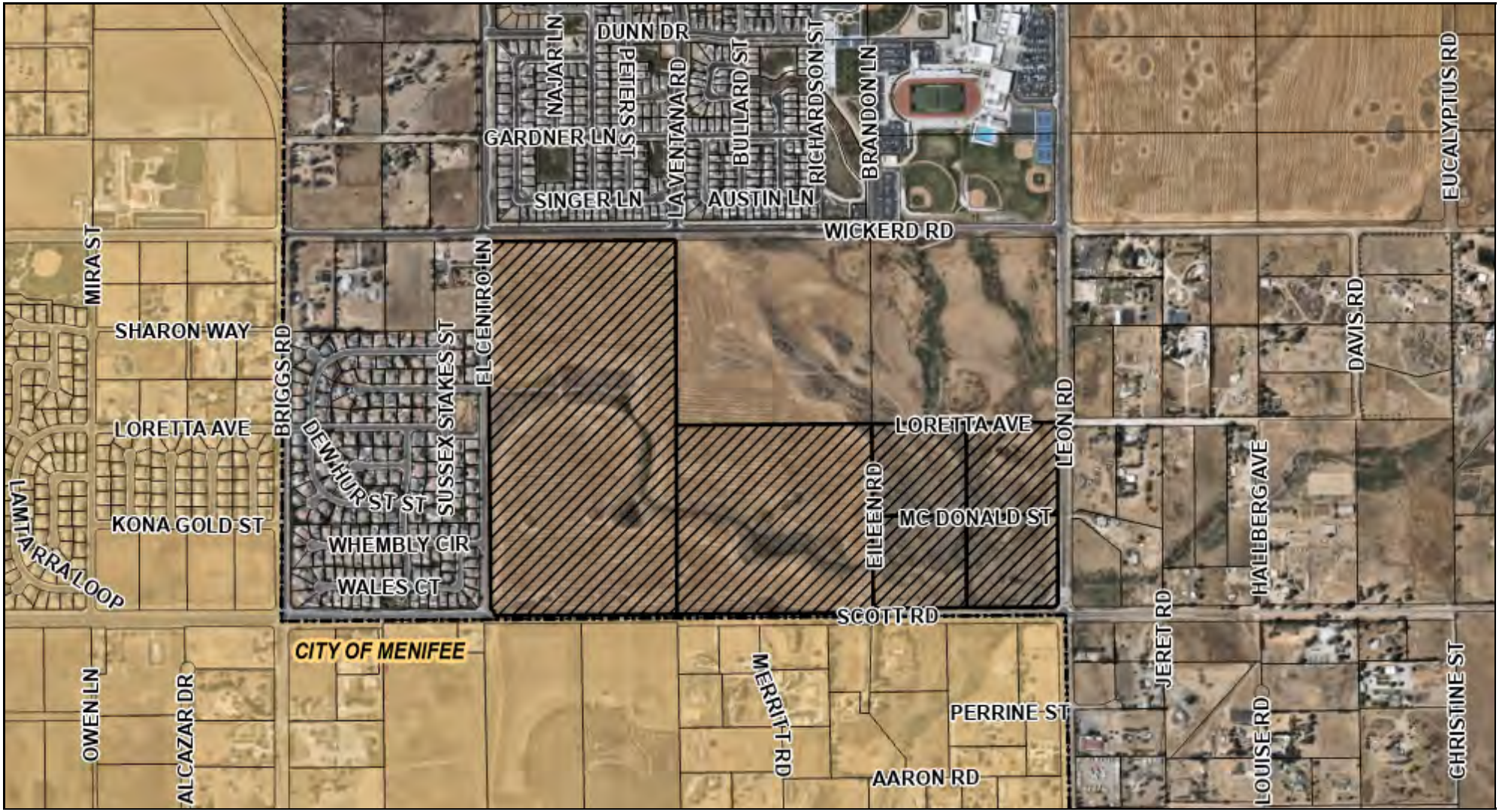
GPA240078

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 11-20-2024

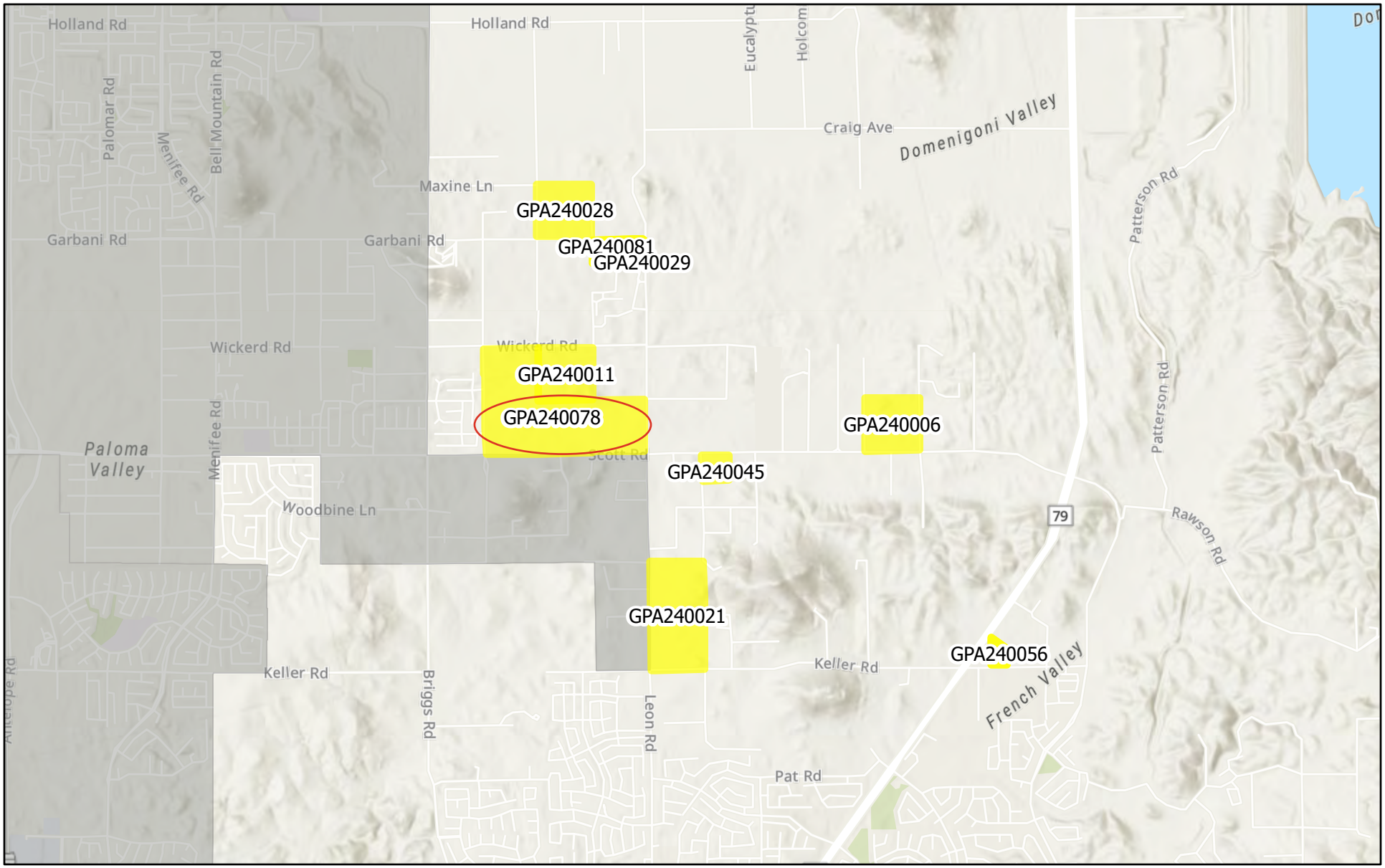


Zoning Area/District: WINCHESTER

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 1000 2000 ft

FGPA Status Map



11/14/2024

FGPA Web Map

Cities - CITIES

World Hillshade

1:48,683

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

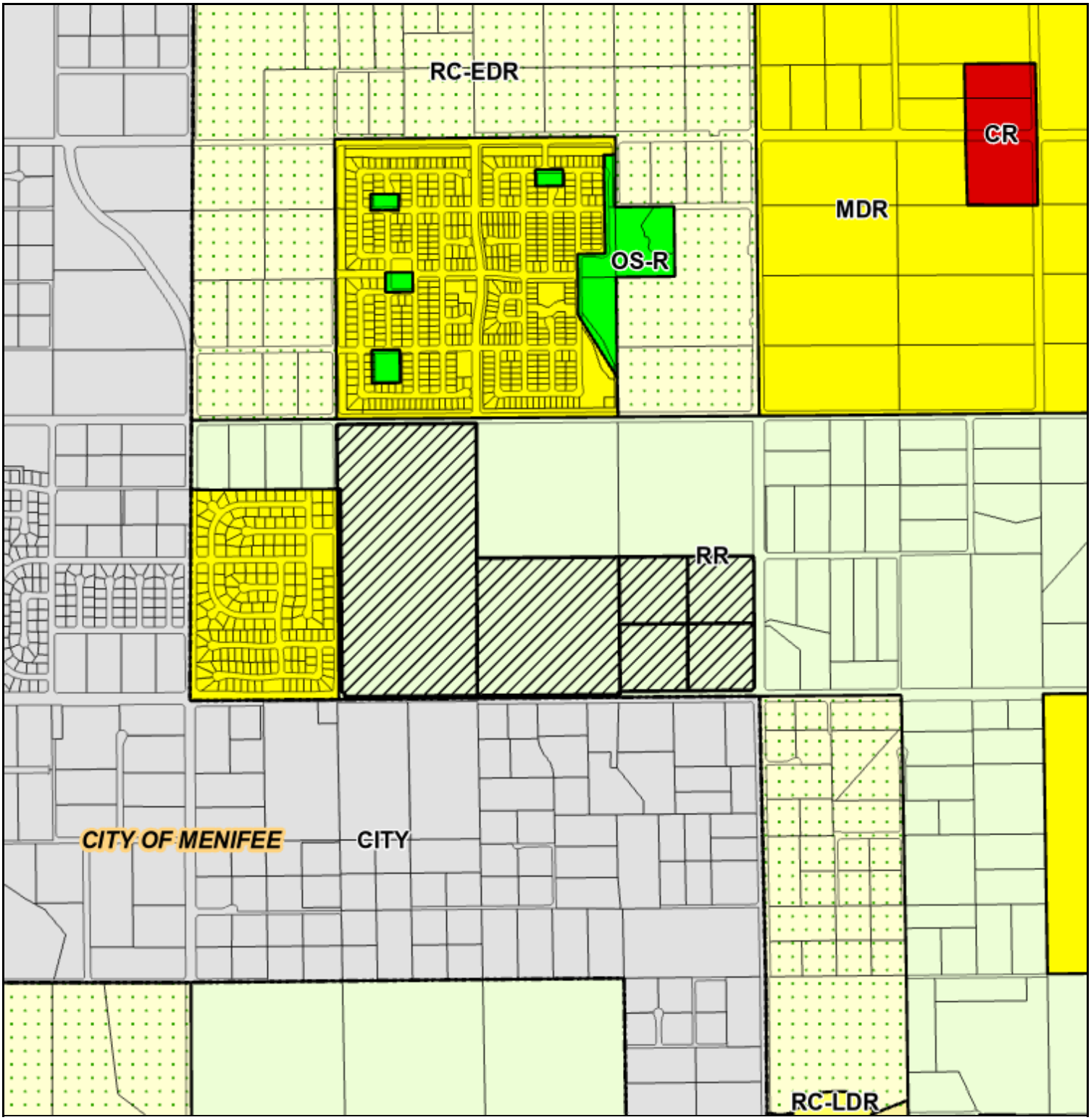
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 11-14-2024
Exhibit: 5



Zoning Area/District: WINCHESTER

Author:

0 1000 2000
ft

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

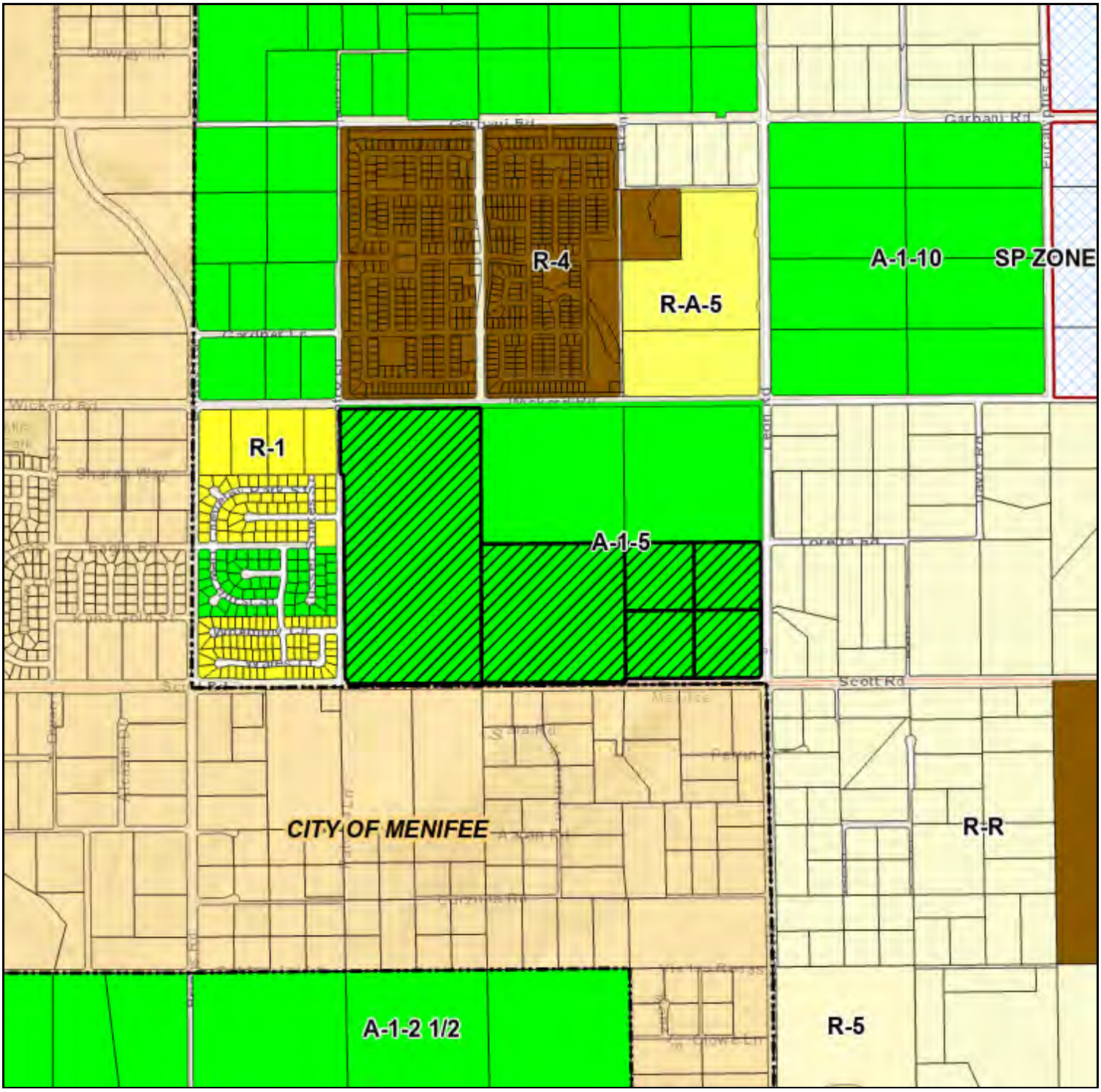
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 11-14-2024
Exhibit: 2



Zoning Area/District: WINCHESTER

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0 1000 2000 ft



1,200' 600' 0

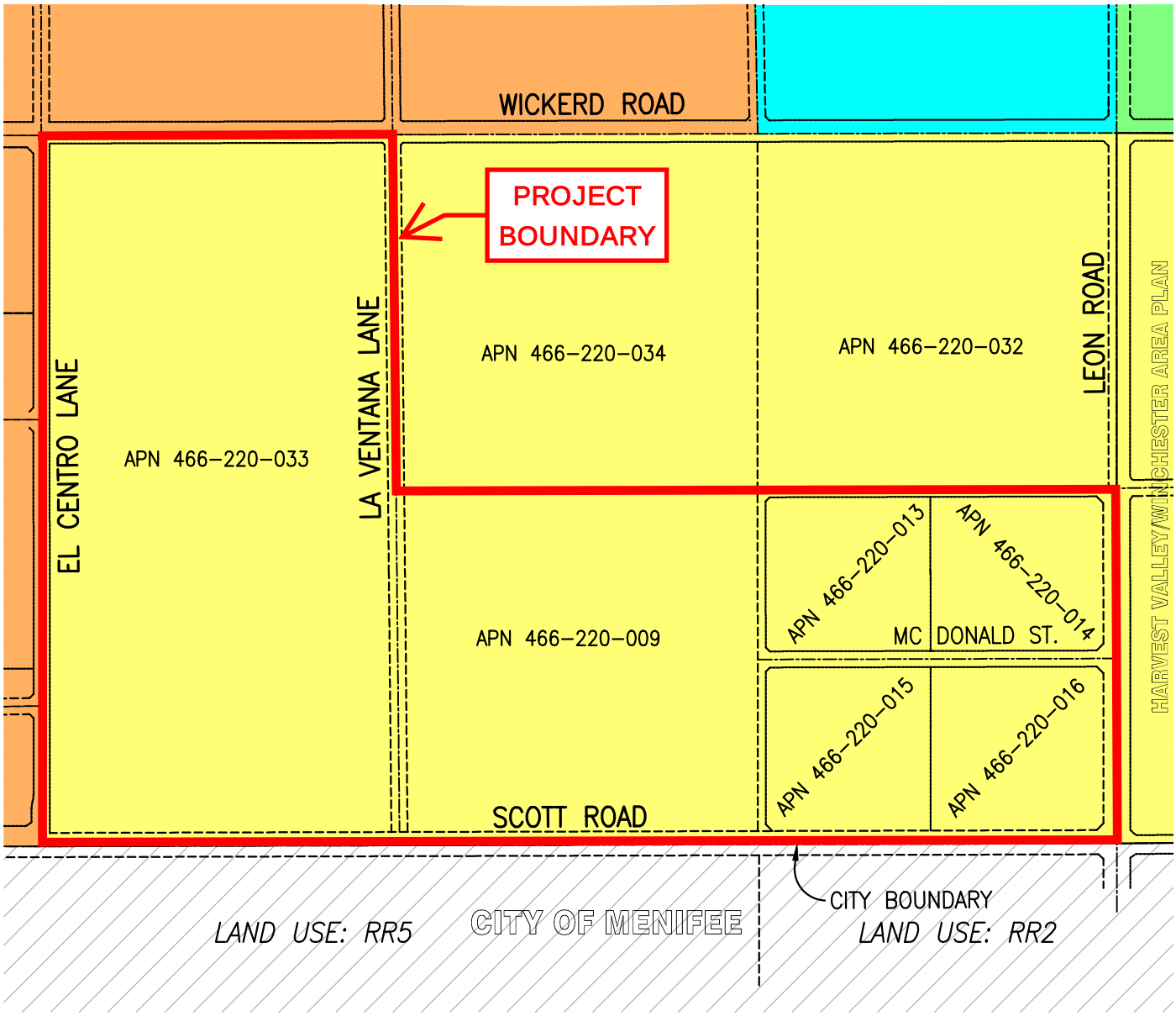
SCALE: 1"=1200'

PREPARED BY (ENGINEER):

SP2 & CO.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

AERIAL OVERLAY EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



600' 300' 0

SCALE: 1"=600'

LEGEND

- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE: RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- ZONE: PF (PUBLIC FACILITIES)

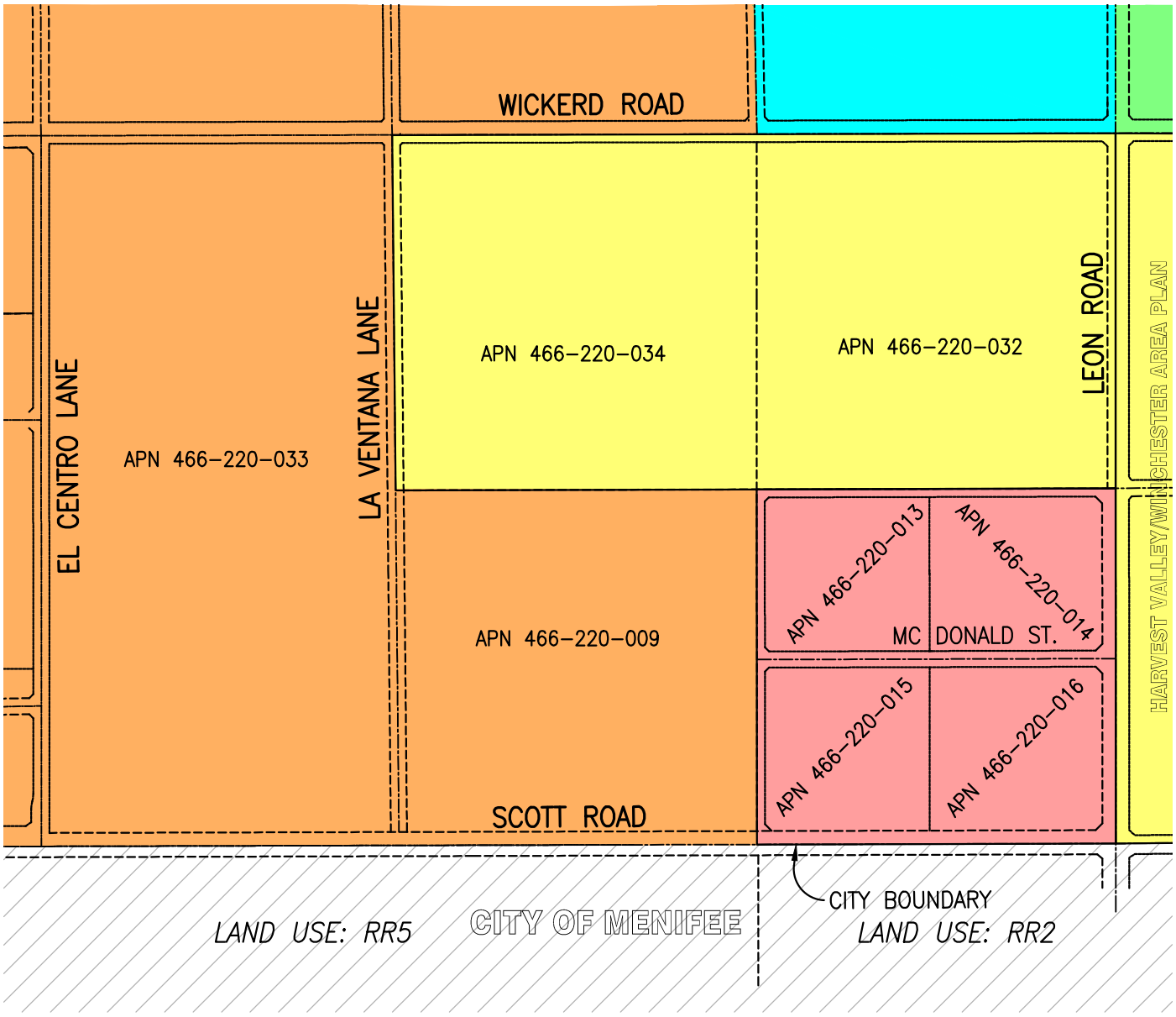
PREPARED BY (ENGINEER):

SP2 & CO.

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BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

EXISTING LAND USE EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



600' 300' 0

SCALE: 1"=600'

LEGEND

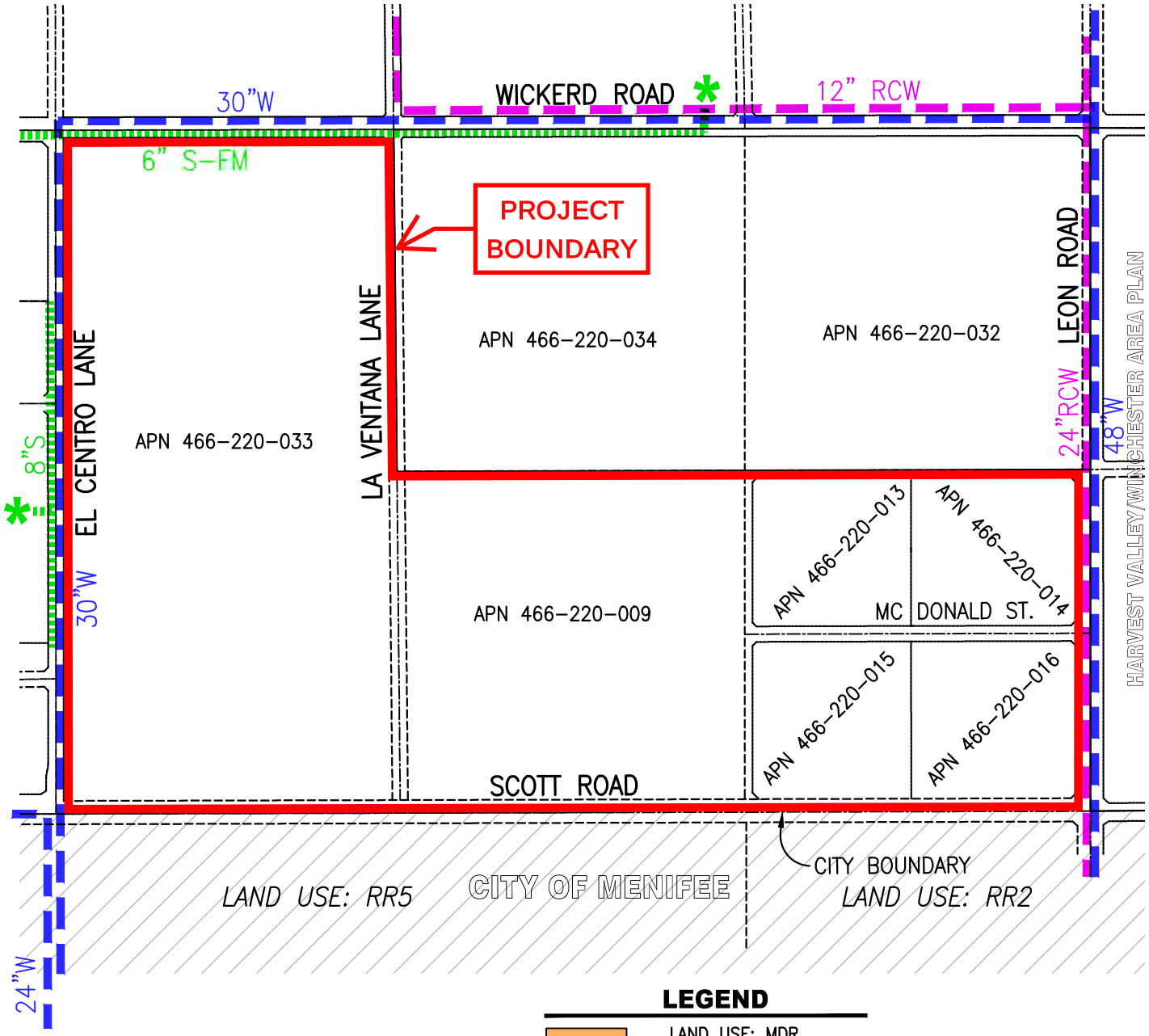
- LAND USE: HDR (HIGH DENSITY RESIDENTIAL)
- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE: RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- ZONE: PF (PUBLIC FACILITIES)

PREPARED BY (ENGINEER):

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A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

PROPOSED LAND USE PLAN EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



600' 300' 0

SCALE: 1"=600'

LEGEND

- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- EXISTING SEWER (S) MAIN (SIZE NOTED)
- EXISTING WATER (W) MAIN (SIZE NOTED)
- EXISTING RECYCLED WATER (RCW) MAIN (SIZE NOTED)
- EXISTING SEWER LIFT STATION

PREPARED BY (ENGINEER):

SP2 & CO.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

EXISTING UTILITIES EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE

The Scott Road 160 Acres FGPA Application presents a crucial opportunity for responsible development in the Winchester area of unincorporated Riverside County. This proposed Foundation General Plan Amendment (FGPA) for approximately 160 acres at the northeast corner of Scott Road and El Centro Lane aligns strategically with the area's growth trajectory and existing infrastructure.

Situated adjacent to Liberty High School and the Braverde master planned community, the project benefits from its proximity to essential amenities and infrastructure, including sewer and water access, as well as major roads like Scott Road, El Centro Road, Wickerd Road, and Leon Road. This strategic location underscores its compatibility with the surrounding land uses and supports its proposed transition from Rural Residential to Medium Density residential, which mirrors adjacent developments.

The proposed FGPA contemplates the Estate Density Residential and Rural Residential Policy Areas and assures alignment with established planning principles. The necessity for accommodating the increasing population demands a proactive approach, and this project seamlessly integrates into the broader growth pattern of the region.

The importance of this project is underscored by its potential to address the pressing need for adding families and students which support school facilities within the district, thereby enhancing educational opportunities for the community's youth by its expansion and utilization. Additionally, this proposal is consistent with a portion of the project site previously approved for Medium Density Residential and aligns with the changing landscape of development in the area.

In summary, the Scott Road 160 Acres FGPA Application represents a logical progression in the evolution of the Winchester area, balancing the need for growth with the preservation of community character. Its compatibility, strategic location, and alignment and consideration of established policies make it a compelling and logical proposal.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APN: 466-220-009, 466-220-013 through -016 and 466-220-033

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Edward Lincoln **SIGNATURE:** Edward Lincoln

TITLE: Associate Planner

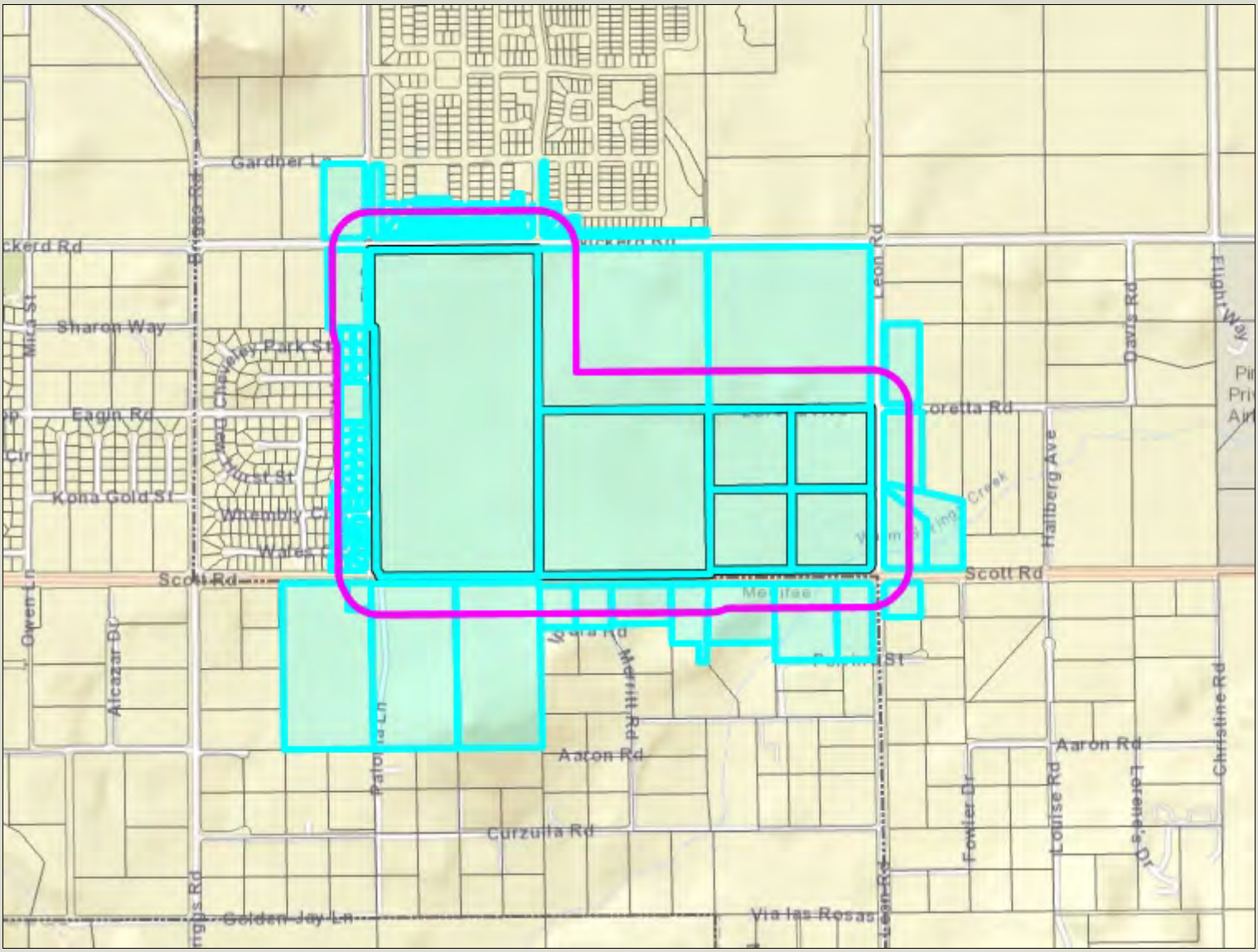
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240078





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/26/2024 3:12:12 PM

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466210020
ANTHONY D. CAMPBELL
3000 CRYSTAL RIDGE LN
COLTON CA 92324

466220009
RBCM PARTNERS II
21 S ENCINO RD
LAGUNA BEACH CA 92651

466220013
NARINDAR SINGH
999 N TUSTIN AVE STE 1
SANTA ANA CA 92705

466220022
JACKSON MARK & JENELLE TRUST DTD 05/11/23
32575 EL CENTRO LN
MENIFEE CA 92584

466220032
GK 2020 GIFT TRUST DTD 12/15/20
24615 VANTAGE POINT TER
MALIBU CA 90265

466220033
HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

466220034
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

466230059
MICHAEL C. BEEBE
31025 LORETTA AVE
WINCHESTER CA 92596

466230061
MICHAEL A. LOUPE
32825 LEON RD
WINCHESTER CA 92596

466230062
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

466230082
SOUTHERN CALIFORNIA EDISON CO
2 INNOVATION WAY FL 2ND
POMONA CA 91768

466230083
CHAVEZ FAMILY TRUST DTD 4/14/99
2526 W CENTRAL AVE
SANTA ANA CA 92704

466370001
RAUL SALVADORE CAMPOS
32875 EL CENTRO LN
MENIFEE CA 92584

466370002
LINDA L. GLORE
32855 EL CENTRO LN
MENIFEE CA 92584

466370003
BRANDON KE LIU
32835 EL CENTRO LN
MENIFEE CA 92584

466370004
LELAND HENRY
32815 EL CENTRO LN
MENIFEE CA 92584

466370005
DERRICK JONES
32795 EL CENTRO LN
MENIFEE CA 92584

466370006
JEFFERY LLOYD SZUEBER
32770 SUSSEX STAKES ST
MENIFEE CA 92584

466370007
THINH V. NGUYEN
32790 SUSSEX STAKES ST
MENIFEE CA 92584

466370008
GUTMAN FAMILY TRUST DTD 04/15/24
32810 SUSSEX STAKES ST
MENIFEE CA 92584

466370009
DOUGLAS M. JOHNSON
32830 SUSSEX STAKES ST
MENIFEE CA 92584

466370010
ARMANDO ROJAS
32850 SUSSEX STAKES ST
MENIFEE CA 92584

466370011
ROBERT G. HENSLEY
32870 SUSSEX STAKES ST
MENIFEE CA 92584

466370024
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

466382002
HOBSON KULA TRUST DTD 06/01/12
32670 SUSSEX STAKES ST
MENIFEE CA 92584

466382003
JOSUE E. MORENO
32690 SUSSEX STAKES ST
MENIFEE CA 92584

466382004
TRUAX JAMES A & MELISSA M
REVOCABLE TR DTD 02/17/2020
32695 EL CENTRO LN
MENIFEE CA 92584

466382005
ROBERT HAWKINS
32675 EL CENTRO LN
MENIFEE CA 92584

466382006
BENITO SANCHEZ
10001 W FRONTAGE RD OFC
SOUTH GATE CA 90280

466383001
WL HOMES
1628 JOHN F KENNEDY BLVD S
PHILADELPHIA PA 19103

466390001
IVAN JR JONES
30226 WHEMBLY CIR
MENIFEE CA 92584

466390002
DUONG ANNIE BICHLOAN LIVING TRUST
DTD 11/22/14
4066 PINE LAKE CIR
STOCKTON CA 95219

466390003
ARNOLD ALAGAO
30202 WHEMBLY CIR
MENIFEE CA 92584

466390004
MINH D. TRAN
30190 WHEMBLY CIR
MENIFEE CA 92584

466391045
GERALD FRANKLIN
30191 WALES CT
MENIFEE CA 92584

466391046
JOSE P. DELA CRUZ
30203 WALES CT
MENIFEE CA 92584

466391047
MICHAEL HOWARD WONG
30215 WALES CT
MENIFEE CA 92584

466391048
WADAN NAZARZAI
30227 WALES CT
MENIFEE CA 92584

466391049
KOREY REED
32962 EDINBOROUGH WAY
MENIFEE CA 92584

466391050
MICHAEL R. ALBERTS
32950 EDINBOROUGH WAY
MENIFEE CA 92584

466391051
BRUCE M. DREW
32938 EDINBOROUGH WAY
MENIFEE CA 92584

466391052
BRIGITTE JAVIER-COLLINS
32926 EDINBOROUGH WAY
MENIFEE CA 92584

466392001
RONALD ALVARADO
32931 EDINBOROUGH WAY
MENIFEE CA 92584

466392002
AUTALAVOU VAIAU
32943 EDINBOROUGH WAY
MENIFEE CA 92584

466392003
ERIC TAYLOR RICE
32955 EDINBOROUGH WAY
MENIFEE CA 92584

466400007
THOMAS WILLIAM RIGGS
32803 DAHL JR LN
MENIFEE CA 92584

466400008
JOSE ALBERTO TAPIA ALAMILLA
32825 DAHL JR LN
MENIFEE CA 92584

466400009
ARTHUR KPOLUE TAMBAH
30551 AUSTIN LN
MENIFEE CA 92584

466400010
DARREL DONNELL TURNER
30563 AUSTIN LN
MENIFEE CA 92584

466400011
JAMES YORITO UYEDA
30575 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466420001
NICHOLAS JAMES PROPHET
30295 SINGER LN
MENIFEE CA 92584

466420002
ZHIXIAN XU
30307 SINGER LN
MENIFEE CA 92584

466420003
ZHUDAN XU
30319 SINGER LN
MENIFEE CA 92584

466420004
JOANNA MARTINEZ PEREZ
30331 SINGER LN
MENIFEE CA 92584

466420005
SECOYA JHAUNEE DENSON
30343 SINGER LN
MENIFEE CA 92584

466420006
KATELYN MAE SEIEROE
30355 SINGER LN
MENIFEE CA 92584

466420007
PHI T. PHAM
30367 SINGER LN
MENIFEE CA 92584

466420008
AMELIA CORONA
30379 SINGER LN
MENIFEE CA 92584

466420009
MICHAEL SARPONG OTCHERE
30391 SINGER LN
MENIFEE CA 92584

466420010
MARLENE NICOLE MIGUEL
30403 SINGER LN
MENIFEE CA 92584

466420011
RONALYN MAGTANONG NICART
30415 SINGER LN
MENIFEE CA 92584

466420012
MARK FAVERON
30427 SINGER LN
MENIFEE CA 92584

466420013
ROBERT J. MOORE
30439 SINGER LN
MENIFEE CA 92584

466420014
ADRIANA NOEMI LARA
30451 SINGER LN
MENIFEE CA 92584

466420015
HEATH ROBERT HAWKINS
30463 SINGER LN
MENIFEE CA 92584

466420016
KRISTEN MARIE PETRIE
30475 SINGER LN
MENIFEE CA 92584

466420017
JESSICA LORRAINE MAGNO DICHOSO
30487 SINGER AVE
MENIFEE CA 92584

466420018
VENKATA RAM PRAKASH KOTNI
30499 SINGER LN
MENIFEE CA 92584

466420020
SCOTT DALLAS
30486 SINGER LN
MENIFEE CA 92584

466420021
AWS AJAAJ
PO BOX 3621
CLIFTON AZ 85533

466420031
CHARLES GORZO
30283 SINGER LN
MENIFEE CA 92584

466420032
ABDULLAH HAHRIS
32705 MCKIERNAN LN
MENIFEE CA 92584

466420033
LEBRESCU FAMILY LIVING TRUST
6/20/2023
32683 MCKIERNAN LN
MENIFEE CA 92584

466421006
SATYAVARAPRASAD YERRAMSETTI
32689 PETERS ST
MENIFEE CA 92584

466421007
FERNANDO COBOS
32688 PARKER ST
MENIFEE CA 92584

466422006
REINIER MONIS LOPEZ
32687 PARKER ST
MENIFEE CA 92584

466422007
CASEY ANN CURRAN
30354 SINGER LN
MENIFEE CA 92584

466422008
JOSE ANTONIO CLEMENTE
30342 SINGER LN
MENIFEE CA 92584

466422009
GABRIEL ALEXANDER WATLER
30330 SINGER LN
MENIFEE CA 92584

466422010
WILLIAM HALE MACALUA VALENCIA
30318 SINGER LN
MENIFEE CA 92584

466422018
KRISTY L. BOYLE
32684 MCKIERNAN LN
MENIFEE CA 92584

472010007
CARTER WRIGHT
1904 HOT OAK RIDGE ST
LAS VEGAS NV 89134

472010008
CHEN FAMILY REVOCABLE TRUST
11/3/21
19378 FORTUNE PL
ROWLAND HEIGHTS CA 91748

472010009
FENGTANG SUN
39098 AVENIDA BONITA
MURRIETA CA 92562

472020001
DOLORES SUYAPA MERELES
30550 IPARA RD
MENIFEE CA 92586

472020002
WENTZ TRUST DATED 7/8/2017
33055 MERRITT RD
MENIFEE CA 92584

472020008
GIO GROUP INC
16911 BELLFLOWER NO 210
BELLFLOWER CA 90706

472020011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

472020012
LIYING YANG
30643 SCOTT RD
MENIFEE CA 92584

472020015
MY TUYET NGO KATHRYN
30920 PERRINE ST
WINCHESTER CA 92596

472020016
A PASSION FOR PAWS RESCUE INC
1665 CAMINITO ASTERISCO
LA JOLLA CA 92037

472060001
EASTERN MUNICIPAL WATER DIST
PO BOX 8300
PERRIS CA 92572

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
4.7
(ID # 26983)
MEETING DATE:
Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240078 (GPA240078) Foundation Component – Applicant: Heide McBroom c/o Heritage27 Management – Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan – General Plan Foundation Component - Existing: Rural (R) - Proposed: Community Development (CD) – Location: north of Scott Road, east of El Centro Lane, south of Wickerd Road, west of Leon Road – 152.99 Gross Acres – Existing Zoning: A-1-5 (Light Agricultural, 5-acre minimum – Existing Land Use: R-R (Rural Residential) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD:HDR). 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 GPA240078 is initiated by the Board of Supervisors. – APN: 466-220-009, -013 through -016 and 466-220-033 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT	
Case Number(s):	GPA240078
Environmental Type:	Exemption
Area Plan No.	Sun City/Menifee Valley
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Edward Lincoln
Project APN(s):	466-220-009, -013, -014, -015, -016, and 466-220-033
Continued From:	

John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA) is a proposal to amend the project site's Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Residential (R: RR) to Medium Density Residential (CD: MDR), on 6 parcel(s), totaling 152.99 gross acres.

The six parcels are located south of Wickerd Road, north of Scott Road, east of El Centro Lane, and west of Leon Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240078 (GPA240078).

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural (R)
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Rural Residential (R: RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Estate Density Residential & Rural Residential Policy Area, Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (CD: MDR)
East:	Rural Residential (R: RR)
South:	City of Menifee
West:	Medium Density Residential (CD: MDR)
Existing Zoning Classification:	A-1-5 (Light Agriculture, 5-acre minimum)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	R-4 (Planned Residential) A-1-5 (Light Agriculture, 5-acre minimum)
East:	R-R (Rural Residential)
South:	City of Menifee

West:	R-1 (One-family Dwellings) A-1-5 (Light Agriculture, 5-acre minimum)
Existing Use:	Vacant
Surrounding Uses	
North:	Single-family Residences
South:	Single-family Residences
East:	Single-family Residences
West:	Single-family Residences

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes – In or partially within
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No
Environmental Justice ("EJ") Community	No

PROJECT LOCATION MAP

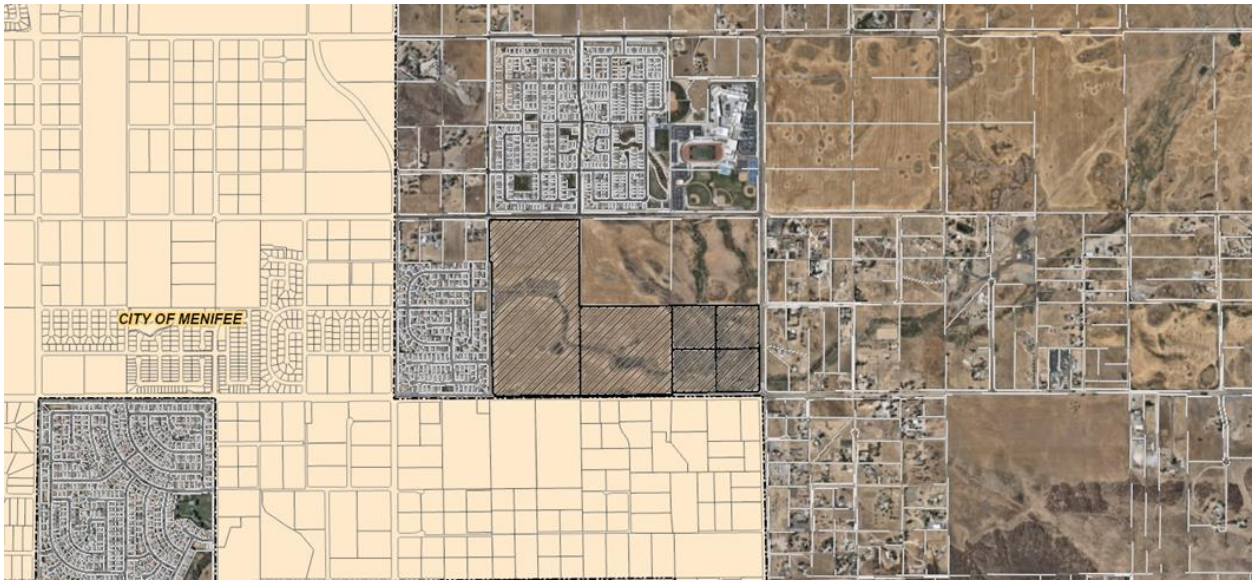


Figure 1: Project Location Map

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 (GPA240078) 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

GPA240078 is a proposal to change the Foundation Component Land Use Designation from Rural: Rural Residential (R: R-R) to Community Development: Medium Density Residential (CD: MDR) and Community Development: High Density Residential (CD: HDR). The parcel is located in the Estate Density Residential & Rural Residential Policy and Highway 79 Policy Area's.

If the initiation for GPA240078 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of 831 Residential units between proposed Community Development: Medium Density Residential (CD: MDR) and Community

Development: High Density Residential (CD: HDR) zones, proposed open space, a proposed park, and proposed drainage mitigation basins.

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 (CD: 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 Density Residential (CD: MDR) land use designation is intended to allow for development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The proposed High Density Residential (CD: HDR) land use designation is intended to allow for single-family attached and detached residences. This includes townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes. The density range is 8-14 dwelling units per acre.

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 300 feet of the project site for both the General Plan Advisory Committee and Planning Commission public hearings.

No comments were received as of the drafting of this staff report.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA 240078 was held before the General Plan Advisory Committee on December 16, 2024. At that public hearing, the applicant presented their request for the proposal, and the Committee opened the hearing for public comments. No members of the public provided public testimony.

The Committee discussed the project. Issues that were discussed included concerns about hi-density residential development.

After discussion, the committee closed the public hearing.

The final result of the Committee's discussion of the initiation is provided below.

Support: 2nd District
Against: N/A
Neutral: N/A
Not Present: Districts 1, 3, 4, and 5
Abstain: N/A

ATTACHMENTS

Exhibit A – Vicinity Maps
Exhibit B – Existing Land Use Designations
Exhibit C – Existing Zoning Classifications
Exhibit D – Applicant's Exhibits
Exhibit E – Noticing Radius and Labels

RIVERSIDE COUNTY PLANNING DEPARTMENT

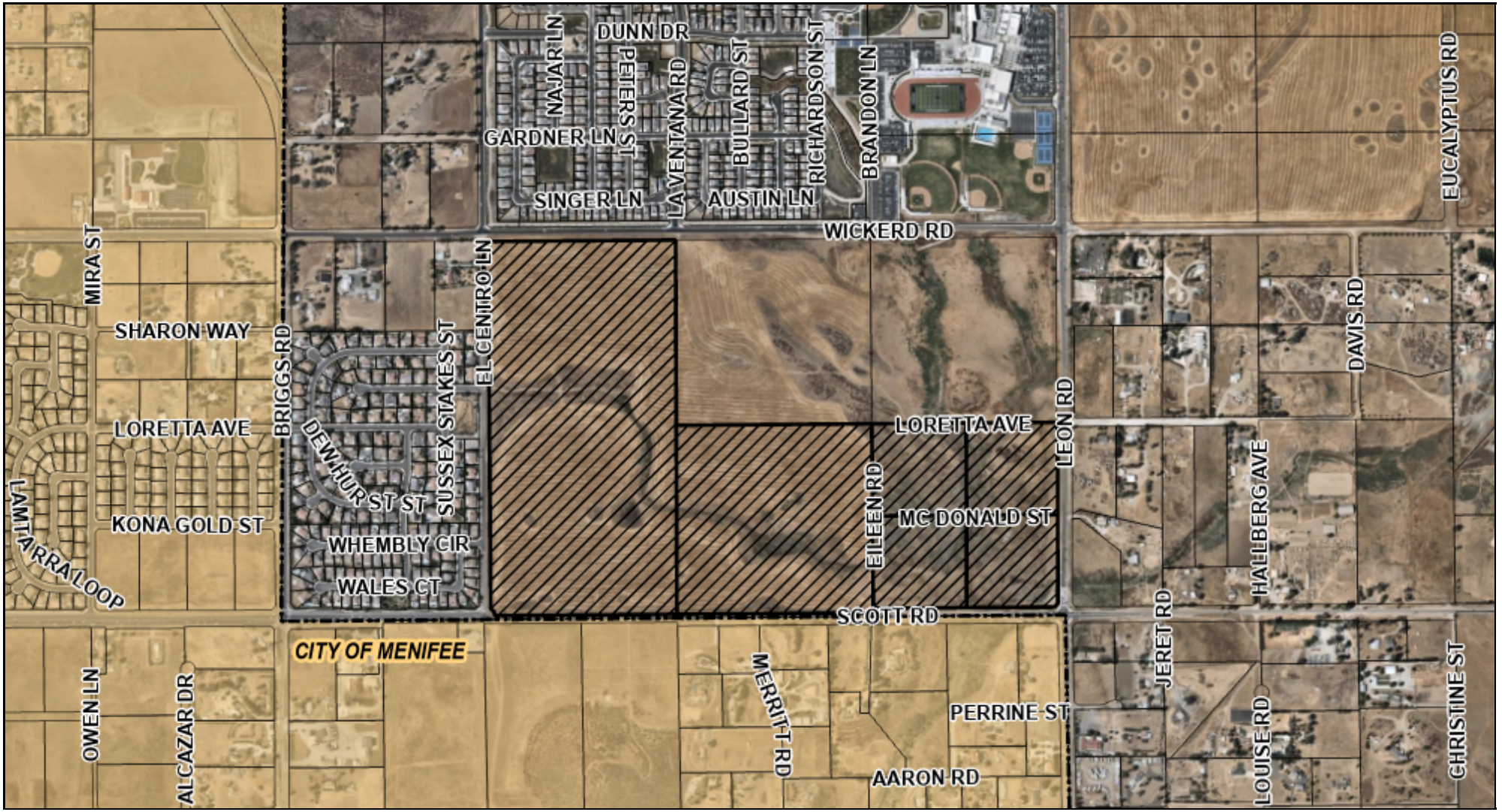
GPA240078

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 11-20-2024

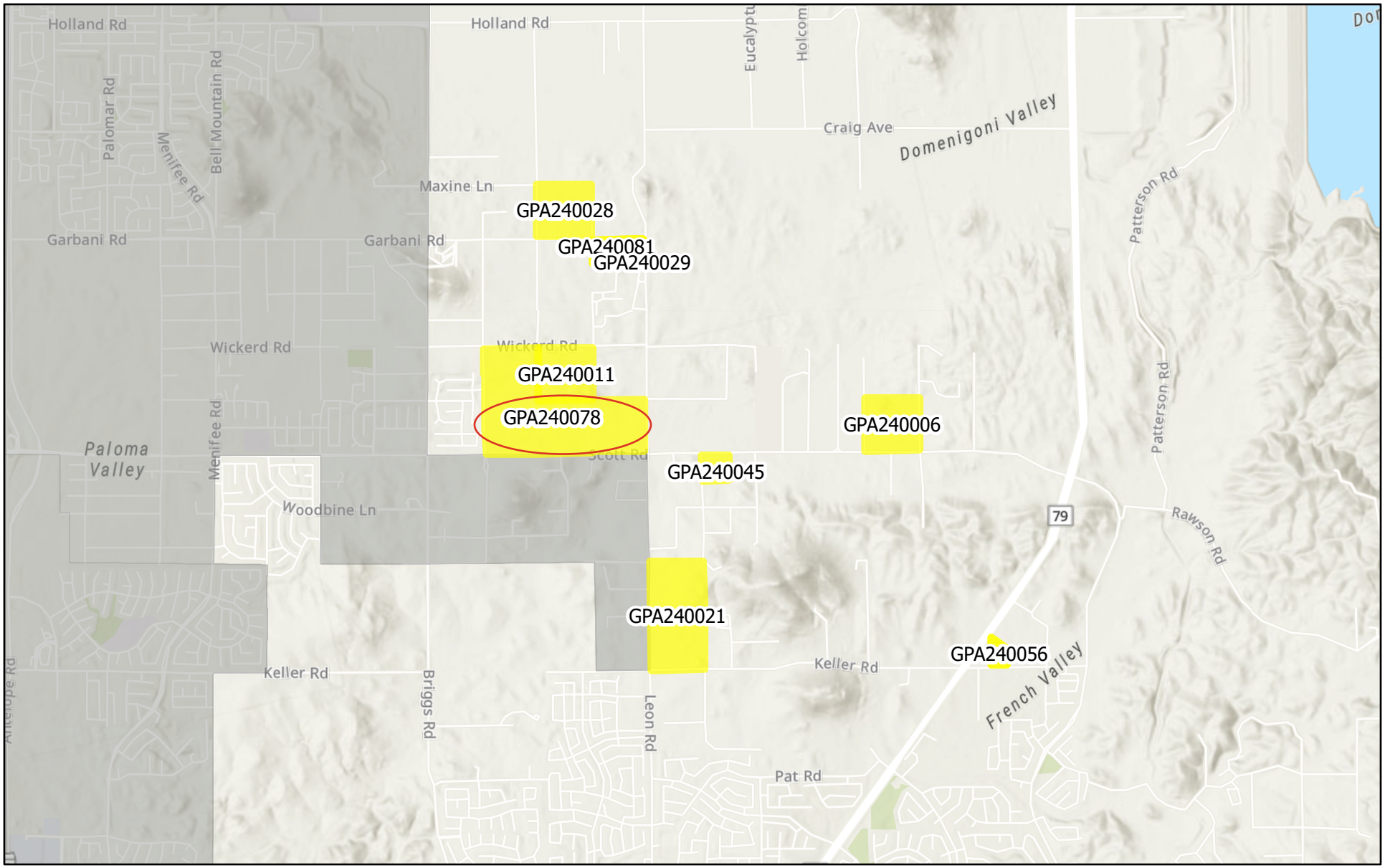


Zoning Area/District: WINCHESTER

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 1000 2000 ft

FGPA Status Map



11/14/2024

FGPA Web Map

Cities - CITIES

World Hillshade

1:48,683

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, FEMA, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

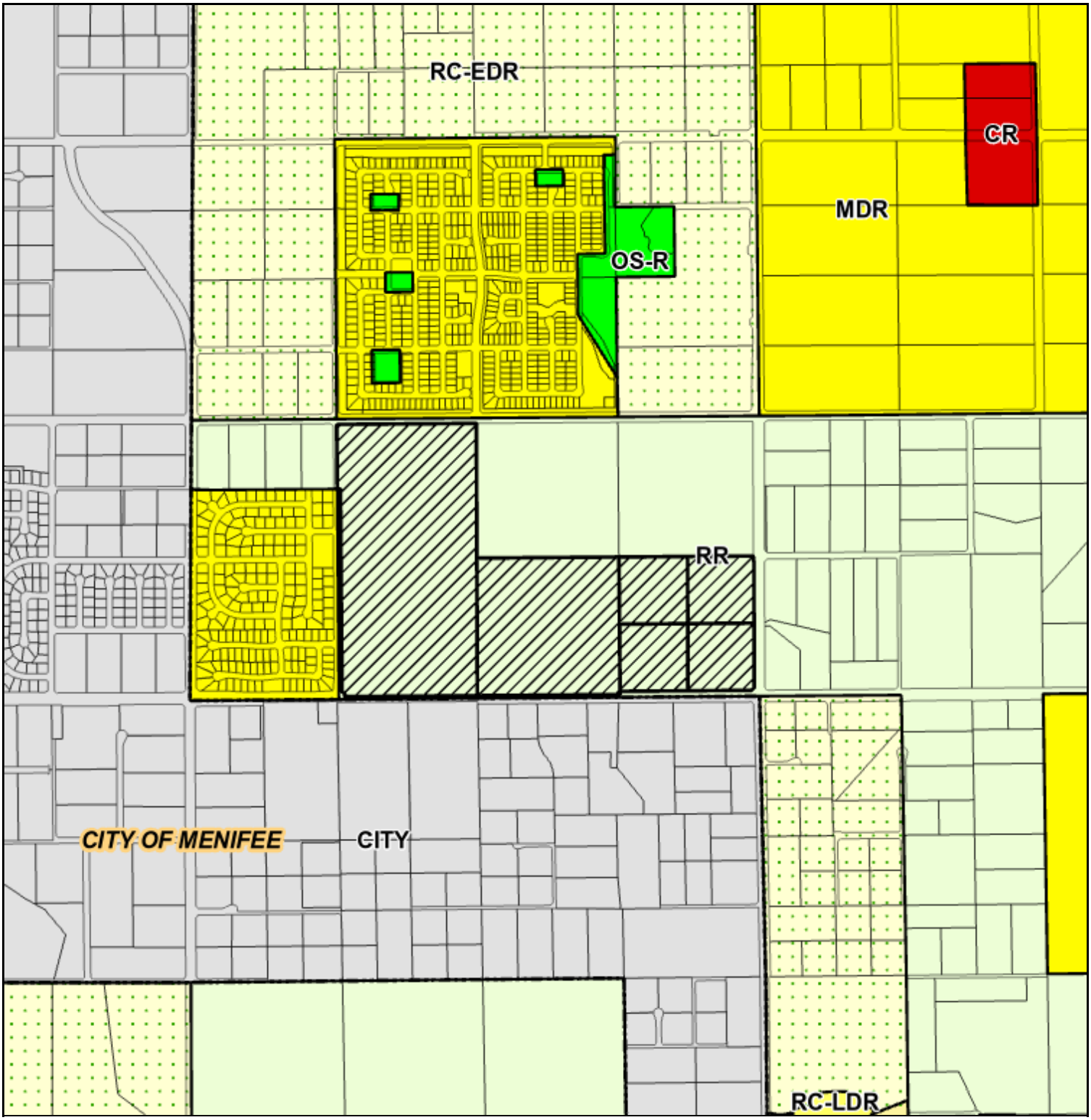
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 11-14-2024
Exhibit: 5



Zoning Area/District: WINCHESTER

Author:

0 1000 2000
ft

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

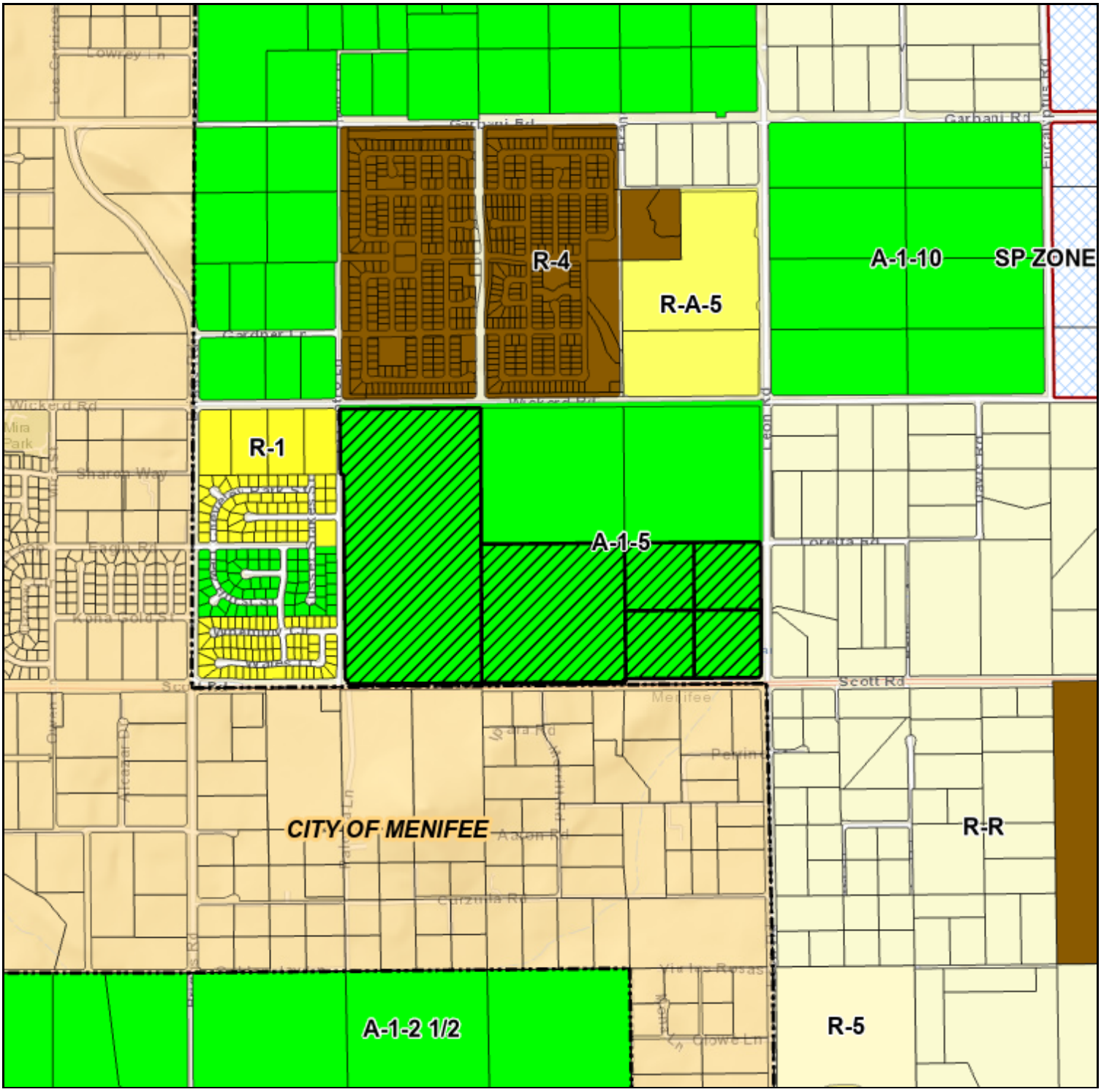
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240078

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 11-14-2024
Exhibit: 2



Zoning Area/District: WINCHESTER

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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website http://planning.rctlma.org

0 1000 2000 ft



1,200' 600' 0

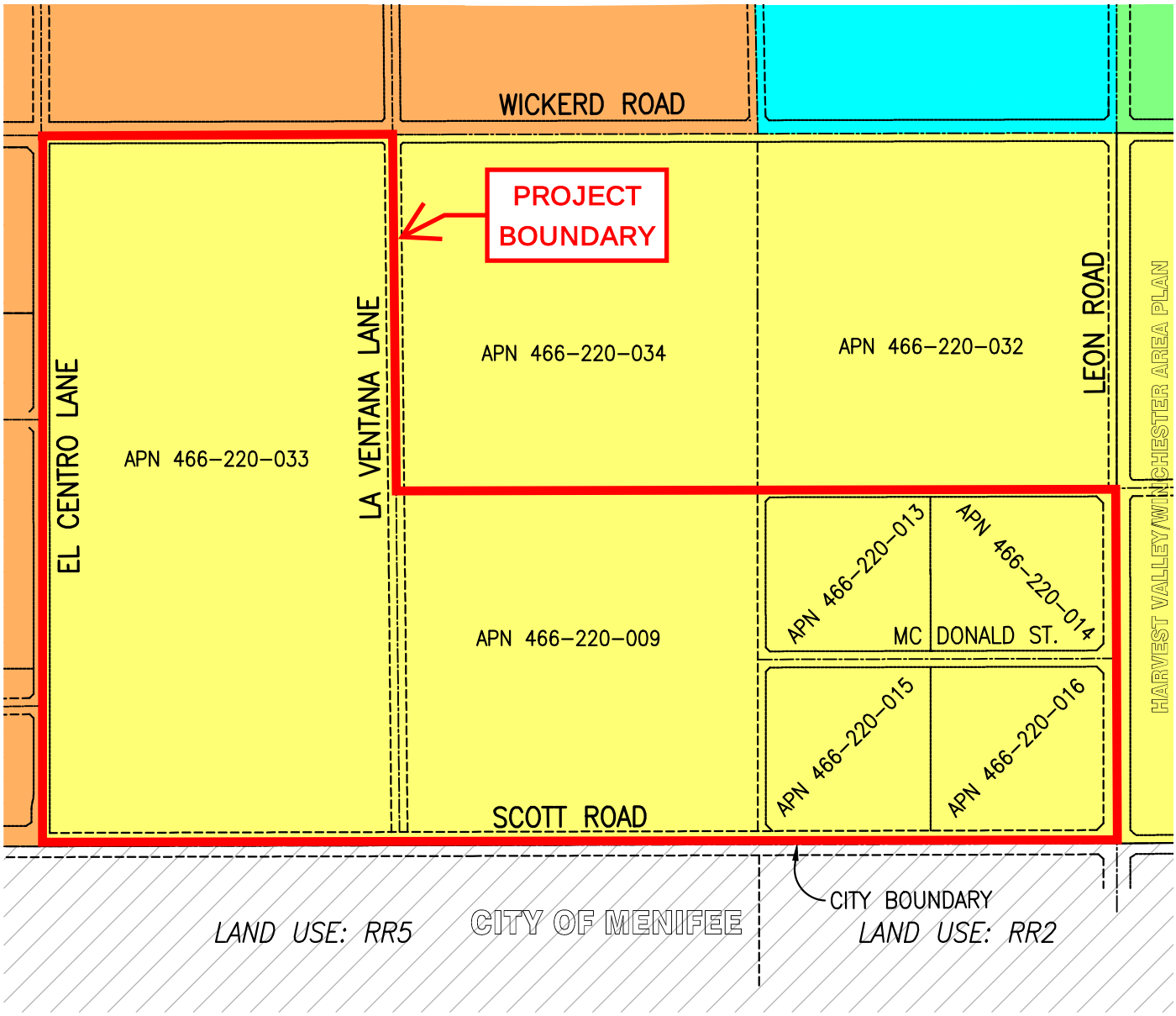
SCALE: 1"=1200'

PREPARED BY (ENGINEER):

SP2 & CO.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

AERIAL OVERLAY EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



600' 300' 0

SCALE: 1"=600'

LEGEND

- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE: RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- ZONE: PF (PUBLIC FACILITIES)

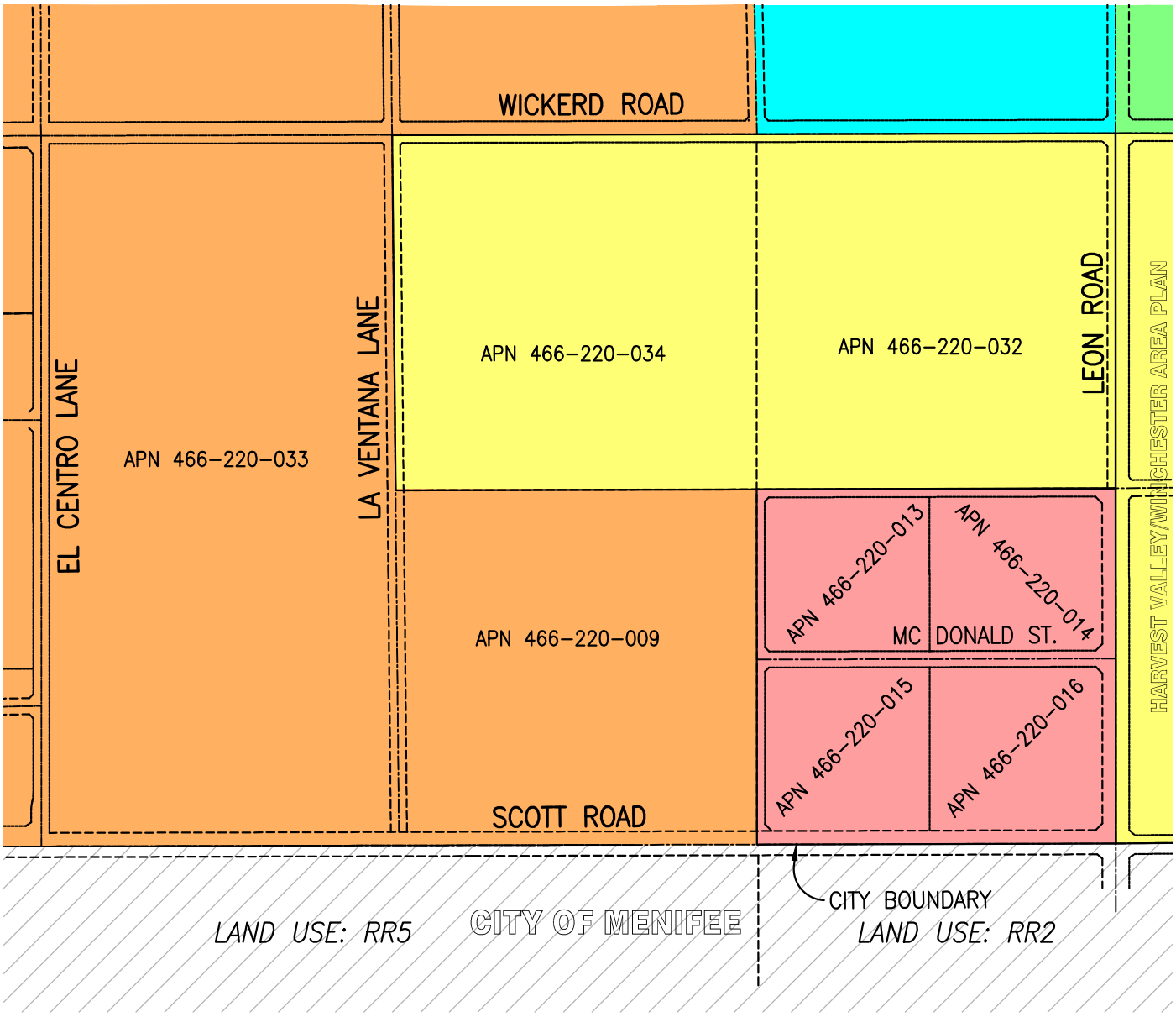
PREPARED BY (ENGINEER):

SP2 & CO.

A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

EXISTING LAND USE EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



600' 300' 0

SCALE: 1"=600'

LEGEND

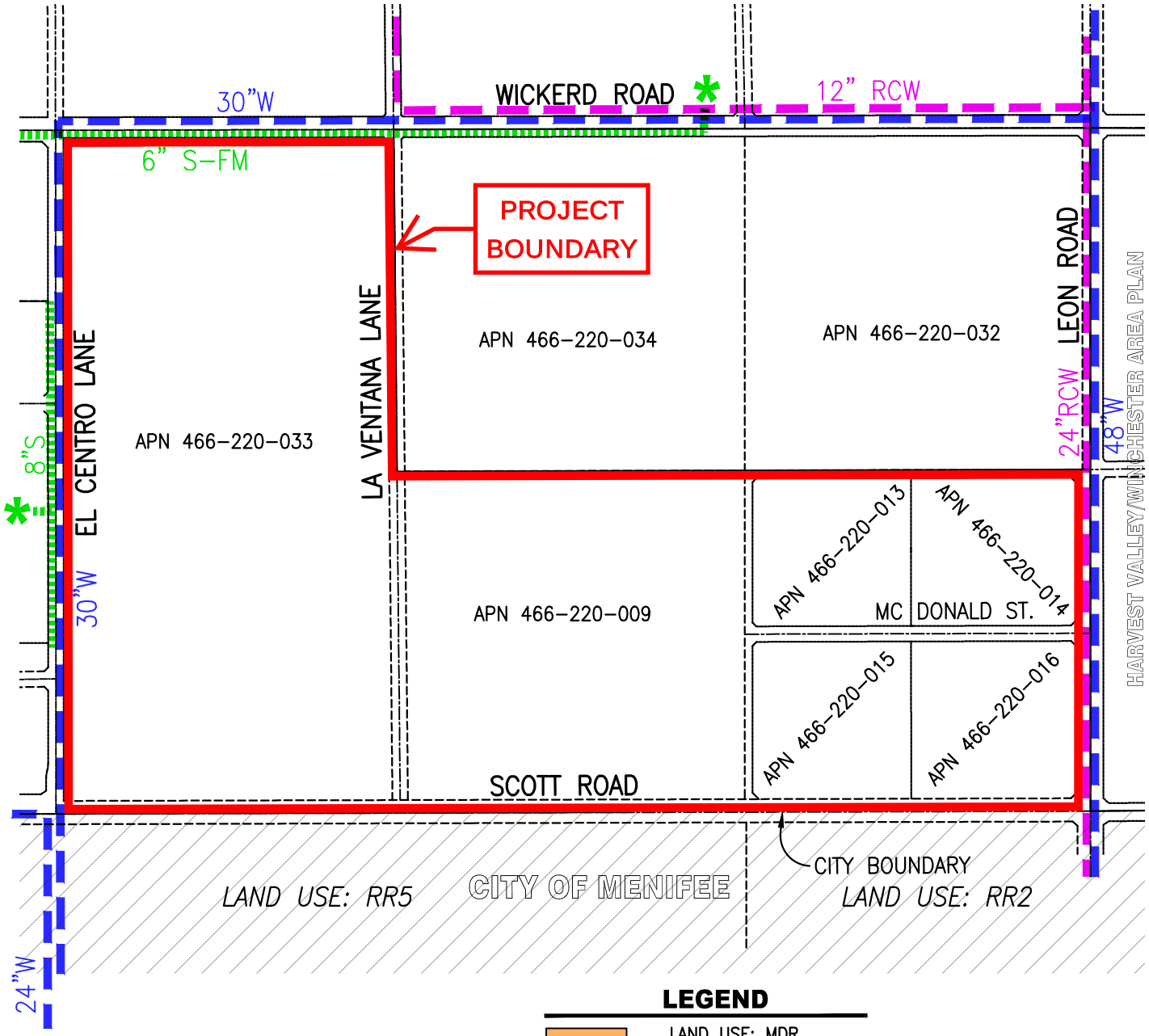
- LAND USE: HDR (HIGH DENSITY RESIDENTIAL)
- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE: RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- ZONE: PF (PUBLIC FACILITIES)

PREPARED BY (ENGINEER):

SP2 & CO.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

PROPOSED LAND USE PLAN EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE



LEGEND

- LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)
- LAND USE: RR (RURAL RESIDENTIAL)
- ZONE RC-EDR (RURUL COMMUNITE-ESTATE RESIDENTIAL)
- EXISTING SEWER (S) MAIN (SIZE NOTED)
- EXISTING WATER (W) MAIN (SIZE NOTED)
- EXISTING RECYCLED WATER (RCW) MAIN (SIZE NOTED)
- EXISTING SEWER LIFT STATION

600' 300' 0

SCALE: 1"=600'

PREPARED BY (ENGINEER):

SP2 & CO.

A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BREA, CALIFORNIA 92821
PHONE: (714) 490-1514

EXISTING UTILITIES EXHIBIT

SUN CITY/MENIFEE VALLEY AREA PLAN
COUNTY OF RIVERSIDE

The Scott Road 160 Acres FGPA Application presents a crucial opportunity for responsible development in the Winchester area of unincorporated Riverside County. This proposed Foundation General Plan Amendment (FGPA) for approximately 160 acres at the northeast corner of Scott Road and El Centro Lane aligns strategically with the area's growth trajectory and existing infrastructure.

Situated adjacent to Liberty High School and the Braverde master planned community, the project benefits from its proximity to essential amenities and infrastructure, including sewer and water access, as well as major roads like Scott Road, El Centro Road, Wickerd Road, and Leon Road. This strategic location underscores its compatibility with the surrounding land uses and supports its proposed transition from Rural Residential to Medium Density residential, which mirrors adjacent developments.

The proposed FGPA contemplates the Estate Density Residential and Rural Residential Policy Areas and assures alignment with established planning principles. The necessity for accommodating the increasing population demands a proactive approach, and this project seamlessly integrates into the broader growth pattern of the region.

The importance of this project is underscored by its potential to address the pressing need for adding families and students which support school facilities within the district, thereby enhancing educational opportunities for the community's youth by its expansion and utilization. Additionally, this proposal is consistent with a portion of the project site previously approved for Medium Density Residential and aligns with the changing landscape of development in the area.

In summary, the Scott Road 160 Acres FGPA Application represents a logical progression in the evolution of the Winchester area, balancing the need for growth with the preservation of community character. Its compatibility, strategic location, and alignment and consideration of established policies make it a compelling and logical proposal.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION
APN: 466-220-009, 466-220-013 through -016 and 466-220-033

I, Edward Lincoln certify that on 11.27.2024, the attached property owners list was prepared by TLMA - Planning Department. (Distance Buffered: 300 feet). Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Edward Lincoln **SIGNATURE:** Edward Lincoln

TITLE: Associate Planner

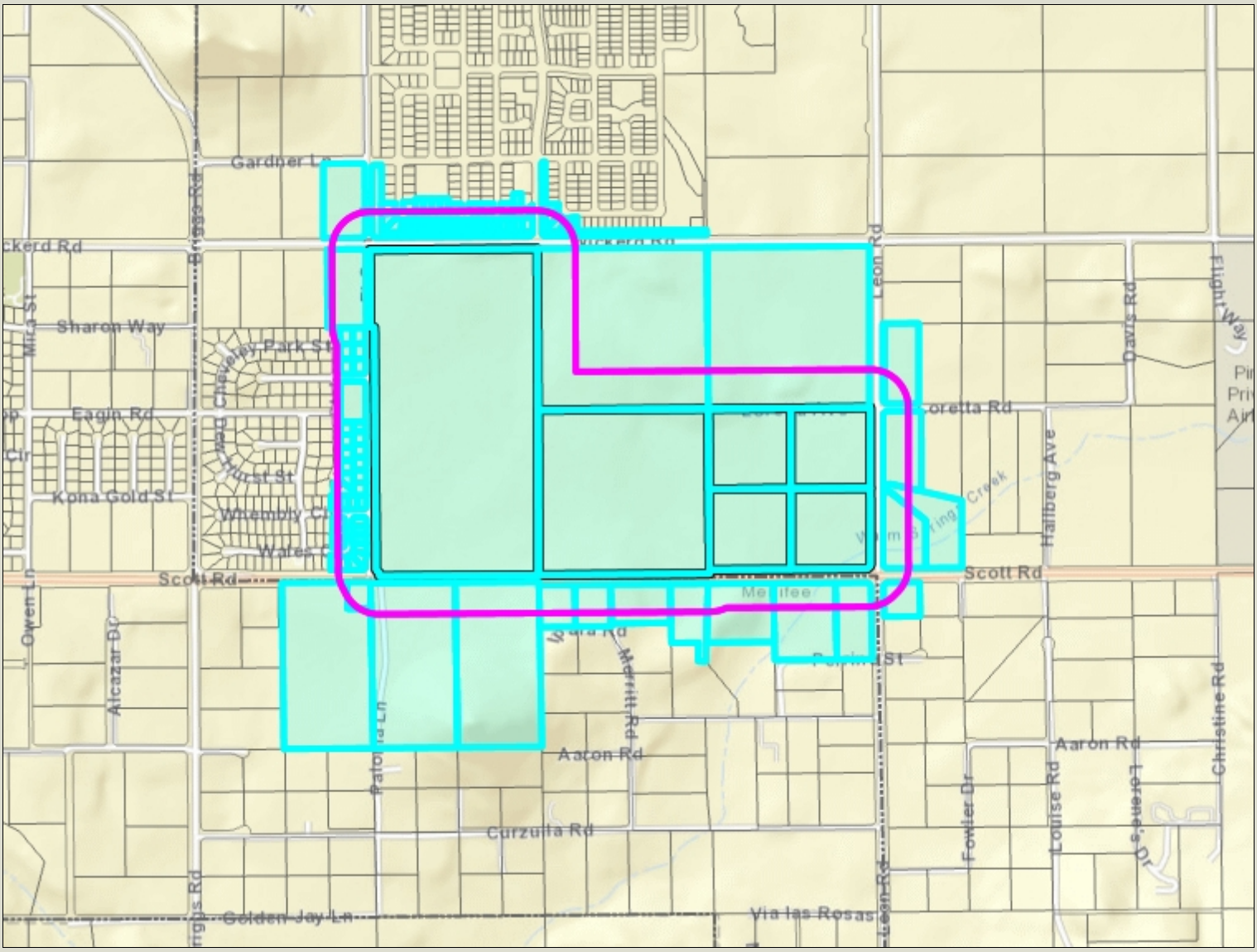
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501

PHONE: 951-955-8514

EMAIL: elincoln@rivco.org

Riverside County GIS Mailing Labels

GPA240078





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/26/2024 3:12:12 PM

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466210020
ANTHONY D. CAMPBELL
3000 CRYSTAL RIDGE LN
COLTON CA 92324

466220009
RBCM PARTNERS II
21 S ENCINO RD
LAGUNA BEACH CA 92651

466220013
NARINDAR SINGH
999 N TUSTIN AVE STE 1
SANTA ANA CA 92705

466220022
JACKSON MARK & JENELLE TRUST DTD 05/11/23
32575 EL CENTRO LN
MENIFEE CA 92584

466220032
GK 2020 GIFT TRUST DTD 12/15/20
24615 VANTAGE POINT TER
MALIBU CA 90265

466220033
HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

466220034
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

466230059
MICHAEL C. BEEBE
31025 LORETTA AVE
WINCHESTER CA 92596

466230061
MICHAEL A. LOUPE
32825 LEON RD
WINCHESTER CA 92596

466230062
JUANITA C. FERNANDEZ
16310 PORTER AVE
RIVERSIDE CA 92504

466230082
SOUTHERN CALIFORNIA EDISON CO
2 INNOVATION WAY FL 2ND
POMONA CA 91768

466230083
CHAVEZ FAMILY TRUST DTD 4/14/99
2526 W CENTRAL AVE
SANTA ANA CA 92704

466370001
RAUL SALVADORE CAMPOS
32875 EL CENTRO LN
MENIFEE CA 92584

466370002
LINDA L. GLORE
32855 EL CENTRO LN
MENIFEE CA 92584

466370003
BRANDON KE LIU
32835 EL CENTRO LN
MENIFEE CA 92584

466370004
LELAND HENRY
32815 EL CENTRO LN
MENIFEE CA 92584

466370005
DERRICK JONES
32795 EL CENTRO LN
MENIFEE CA 92584

466370006
JEFFERY LLOYD SZUEBER
32770 SUSSEX STAKES ST
MENIFEE CA 92584

466370007
THINH V. NGUYEN
32790 SUSSEX STAKES ST
MENIFEE CA 92584

466370008
GUTMAN FAMILY TRUST DTD 04/15/24
32810 SUSSEX STAKES ST
MENIFEE CA 92584

466370009
DOUGLAS M. JOHNSON
32830 SUSSEX STAKES ST
MENIFEE CA 92584

466370010
ARMANDO ROJAS
32850 SUSSEX STAKES ST
MENIFEE CA 92584

466370011
ROBERT G. HENSLEY
32870 SUSSEX STAKES ST
MENIFEE CA 92584

466370024
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

466382002
HOBSON KULA TRUST DTD 06/01/12
32670 SUSSEX STAKES ST
MENIFEE CA 92584

466382003
JOSUE E. MORENO
32690 SUSSEX STAKES ST
MENIFEE CA 92584

466382004
TRUAX JAMES A & MELISSA M
REVOCABLE TR DTD 02/17/2020
32695 EL CENTRO LN
MENIFEE CA 92584

466382005
ROBERT HAWKINS
32675 EL CENTRO LN
MENIFEE CA 92584

466382006
BENITO SANCHEZ
10001 W FRONTAGE RD OFC
SOUTH GATE CA 90280

466383001
WL HOMES
1628 JOHN F KENNEDY BLVD S
PHILADELPHIA PA 19103

466390001
IVAN JR JONES
30226 WHEMBLY CIR
MENIFEE CA 92584

466390002
DUONG ANNIE BICHLOAN LIVING TRUST
DTD 11/22/14
4066 PINE LAKE CIR
STOCKTON CA 95219

466390003
ARNOLD ALAGAO
30202 WHEMBLY CIR
MENIFEE CA 92584

466390004
MINH D. TRAN
30190 WHEMBLY CIR
MENIFEE CA 92584

466391045
GERALD FRANKLIN
30191 WALES CT
MENIFEE CA 92584

466391046
JOSE P. DELA CRUZ
30203 WALES CT
MENIFEE CA 92584

466391047
MICHAEL HOWARD WONG
30215 WALES CT
MENIFEE CA 92584

466391048
WADAN NAZARZAI
30227 WALES CT
MENIFEE CA 92584

466391049
KOREY REED
32962 EDINBOROUGH WAY
MENIFEE CA 92584

466391050
MICHAEL R. ALBERTS
32950 EDINBOROUGH WAY
MENIFEE CA 92584

466391051
BRUCE M. DREW
32938 EDINBOROUGH WAY
MENIFEE CA 92584

466391052
BRIGITTE JAVIER-COLLINS
32926 EDINBOROUGH WAY
MENIFEE CA 92584

466392001
RONALD ALVARADO
32931 EDINBOROUGH WAY
MENIFEE CA 92584

466392002
AUTALAVOU VAIAU
32943 EDINBOROUGH WAY
MENIFEE CA 92584

466392003
ERIC TAYLOR RICE
32955 EDINBOROUGH WAY
MENIFEE CA 92584

466400007
THOMAS WILLIAM RIGGS
32803 DAHL JR LN
MENIFEE CA 92584

466400008
JOSE ALBERTO TAPIA ALAMILLA
32825 DAHL JR LN
MENIFEE CA 92584

466400009
ARTHUR KPOLUE TAMBAH
30551 AUSTIN LN
MENIFEE CA 92584

466400010
DARREL DONNELL TURNER
30563 AUSTIN LN
MENIFEE CA 92584

466400011
JAMES YORITO UYEDA
30575 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

466420001
NICHOLAS JAMES PROPHET
30295 SINGER LN
MENIFEE CA 92584

466420002
ZHIXIAN XU
30307 SINGER LN
MENIFEE CA 92584

466420003
ZHUDAN XU
30319 SINGER LN
MENIFEE CA 92584

466420004
JOANNA MARTINEZ PEREZ
30331 SINGER LN
MENIFEE CA 92584

466420005
SECOYA JHAUNEE DENSON
30343 SINGER LN
MENIFEE CA 92584

466420006
KATELYN MAE SEIEROE
30355 SINGER LN
MENIFEE CA 92584

466420007
PHI T. PHAM
30367 SINGER LN
MENIFEE CA 92584

466420008
AMELIA CORONA
30379 SINGER LN
MENIFEE CA 92584

466420009
MICHAEL SARPONG OTCHERE
30391 SINGER LN
MENIFEE CA 92584

466420010
MARLENE NICOLE MIGUEL
30403 SINGER LN
MENIFEE CA 92584

466420011
RONALYN MAGTANONG NICART
30415 SINGER LN
MENIFEE CA 92584

466420012
MARK FAVERON
30427 SINGER LN
MENIFEE CA 92584

466420013
ROBERT J. MOORE
30439 SINGER LN
MENIFEE CA 92584

466420014
ADRIANA NOEMI LARA
30451 SINGER LN
MENIFEE CA 92584

466420015
HEATH ROBERT HAWKINS
30463 SINGER LN
MENIFEE CA 92584

466420016
KRISTEN MARIE PETRIE
30475 SINGER LN
MENIFEE CA 92584

466420017
JESSICA LORRAINE MAGNO DICHOSO
30487 SINGER AVE
MENIFEE CA 92584

466420018
VENKATA RAM PRAKASH KOTNI
30499 SINGER LN
MENIFEE CA 92584

466420020
SCOTT DALLAS
30486 SINGER LN
MENIFEE CA 92584

466420021
AWS AJAAJ
PO BOX 3621
CLIFTON AZ 85533

466420031
CHARLES GORZO
30283 SINGER LN
MENIFEE CA 92584

466420032
ABDULLAH HAHRIS
32705 MCKIERNAN LN
MENIFEE CA 92584

466420033
LEBRESCU FAMILY LIVING TRUST
6/20/2023
32683 MCKIERNAN LN
MENIFEE CA 92584

466421006
SATYAVARAPRASAD YERRAMSETTI
32689 PETERS ST
MENIFEE CA 92584

466421007
FERNANDO COBOS
32688 PARKER ST
MENIFEE CA 92584

466422006
REINIER MONIS LOPEZ
32687 PARKER ST
MENIFEE CA 92584

466422007
CASEY ANN CURRAN
30354 SINGER LN
MENIFEE CA 92584

466422008
JOSE ANTONIO CLEMENTE
30342 SINGER LN
MENIFEE CA 92584

466422009
GABRIEL ALEXANDER WATLER
30330 SINGER LN
MENIFEE CA 92584

466422010
WILLIAM HALE MACALUA VALENCIA
30318 SINGER LN
MENIFEE CA 92584

466422018
KRISTY L. BOYLE
32684 MCKIERNAN LN
MENIFEE CA 92584

472010007
CARTER WRIGHT
1904 HOT OAK RIDGE ST
LAS VEGAS NV 89134

472010008
CHEN FAMILY REVOCABLE TRUST
11/3/21
19378 FORTUNE PL
ROWLAND HEIGHTS CA 91748

472010009
FENGTANG SUN
39098 AVENIDA BONITA
MURRIETA CA 92562

472020001
DOLORES SUYAPA MERELES
30550 IPARA RD
MENIFEE CA 92586

472020002
WENTZ TRUST DATED 7/8/2017
33055 MERRITT RD
MENIFEE CA 92584

472020008
GIO GROUP INC
16911 BELLFLOWER NO 210
BELLFLOWER CA 90706

472020011
BRADLEY P. SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

472020012
LIYING YANG
30643 SCOTT RD
MENIFEE CA 92584

472020015
MY TUYET NGO KATHRYN
30920 PERRINE ST
WINCHESTER CA 92596

472020016
A PASSION FOR PAWS RESCUE INC
1665 CAMINITO ASTERISCO
LA JOLLA CA 92037

472060001
EASTERN MUNICIPAL WATER DIST
PO BOX 8300
PERRIS CA 92572

94 x2 = 188

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: July 29, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28223

Project Description:

INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 (GPA240078) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR), to allow for submittal of an application for a housing project that will include 831 dwelling units. 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 GPA240078 is initiated by the Board of Supervisors. – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Applicant: Paul Onufer – Engineer / Representative: Henry Lozano c/o SP2 & Co. – Existing Zoning: A-1 (Light Agriculture) – Existing Land Use: Rural Residential (R: RR) – Location: north of Scott Rd., east of El Centro Ln., south of Wickerd Rd., and west of Leon Rd. – APN(s): 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016, and 466-220-033 – 152.99 Gross Acres – Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

The Directors Hearing for the General Plan Advisory Committee was held on 12/16/2024 with one (1) member in support and two (2) others not in attendance. The Planning Commission hearing was held on 1/29/2025 with five (5) commissioners in support and zero (0) opposing GPA initiation.

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

- ☐ Place on Administrative Action
  - ☐ Receive & File
  - ☐ EOT
  - ☐ Labels provided If Set For Hearing
    - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☐ Publish in Newspapers: (Press Enterprise & Desert Sun)
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☒ Place on Section Initiation Proceeding (GPIP)
- ☒ CEQA Exempt
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future… Preserving Our Past"

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240078.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) to allow for submittal of an application for a housing project that will include 831 dwelling units. 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 GPA240078 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016, and 466-220-033. This proposed project is located: North of Scott Rd., East of El Centro Ln., South of Wickerd Rd., and West of Leon Rd. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240078 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240078 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: July 9, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240078 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **el Inicio de la Enmienda No. 240078 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240078 para cambiar el Componente de Cimentación del Plan General de seis (6) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) y Desarrollo Comunitario: Residencial de Densidad Media Alta (CD: MHDR) para permitir la presentación de una solicitud para un proyecto de vivienda que incluirá 831 unidades de vivienda. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240078. La Enmienda al Plan General se encuentra en los APN: 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016 y 466-220-033. Este proyecto propuesto se ubica al norte de Scott Rd., al este de El Centro Ln., al sur de Wickerd Rd. y al oeste de Leon Rd. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240078 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240078 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión del proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle, cuando estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O ENVÍE UN CORREO ELECTRÓNICO A TWHEELER@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si desafía el punto anterior ante el tribunal, podrá limitarse a plantear únicamente las cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en correspondencia escrita dirigida al Departamento de Planificación o a la Junta de Supervisores durante la audiencia pública o con anterioridad a ella. Tenga en cuenta que, como resultado de la audiencia pública y de la consideración de todos los comentarios públicos, escritos y orales, la Junta de Supervisores podrá modificar, total o parcialmente, el proyecto o el documento ambiental correspondiente. En consecuencia, las designaciones, las normas de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, podrán modificarse de forma distinta a la propuesta específica.

Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 9 de julio de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaria de la Junta

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240078 IN THE THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Initiation of Foundation Component General Plan Amendment No. 240078.** The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240078 to change the General Plan Foundation Component of six (6) parcels from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) to allow for submittal of an application for a housing project that will include 831 dwelling units. 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 GPA240078 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016, and 466-220-033. This proposed project is located: North of Scott Rd., East of El Centro Ln., South of Wickerd Rd., and West of Leon Rd. in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER** whether to recommend the initiation of General Plan Amendment No. GPA240078 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240078 and requiring the applicant to submit to the County a project within 6 months. **This action is not a project under CEQA (§21065), or otherwise meets the requirements of (§15061(b)(3)), and no further CEQA review is required.**

The meeting documents for the proposed project may be viewed online at: https://rivcocob.org/2025-agendas-and-proceedings or https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle when available.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@RIVCO.ORG

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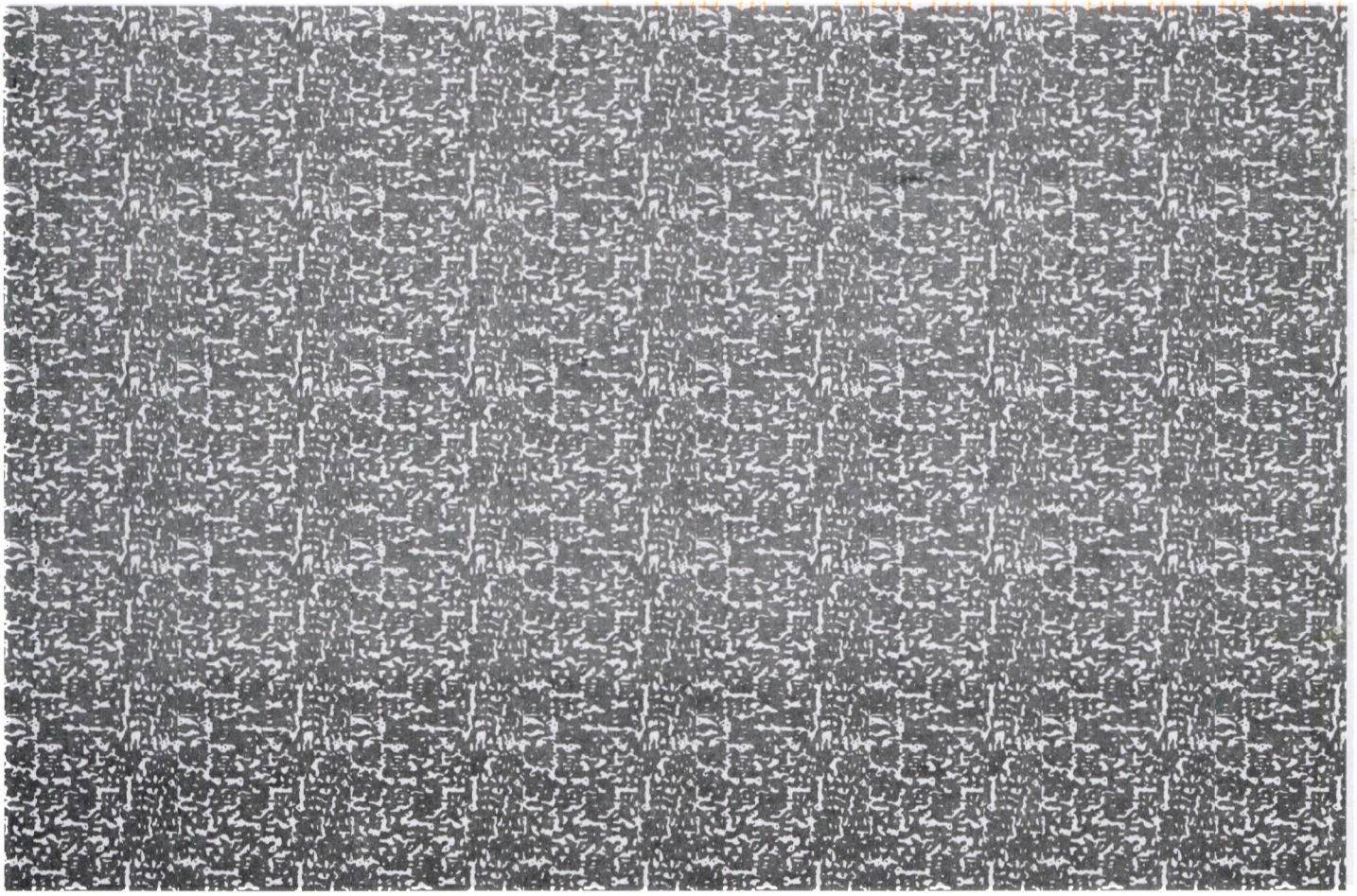
Dated: July 9, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240078 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **el Inicio de la Enmienda No. 240078 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240078 para cambiar el Componente de Cimentación del Plan General de seis (6) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) y Desarrollo Comunitario: Residencial de Densidad Media Alta (CD: MHDR) para permitir la presentación de una solicitud para un proyecto de vivienda que incluirá 831 unidades de vivienda. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240078. La Enmienda al Plan General se encuentra en los APN: 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016 y 466-220-033. Este proyecto propuesto se ubica al norte de Scott Rd., al este de El Centro Ln., al sur de Wickerd Rd. y al oeste de Leon Rd. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240078 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240078 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

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Formatos alternativos disponibles previa solicitud para personas con discapacidad. Si necesita adaptaciones razonables, comuníquese con la secretaria de la Junta al (951) 955-1069.

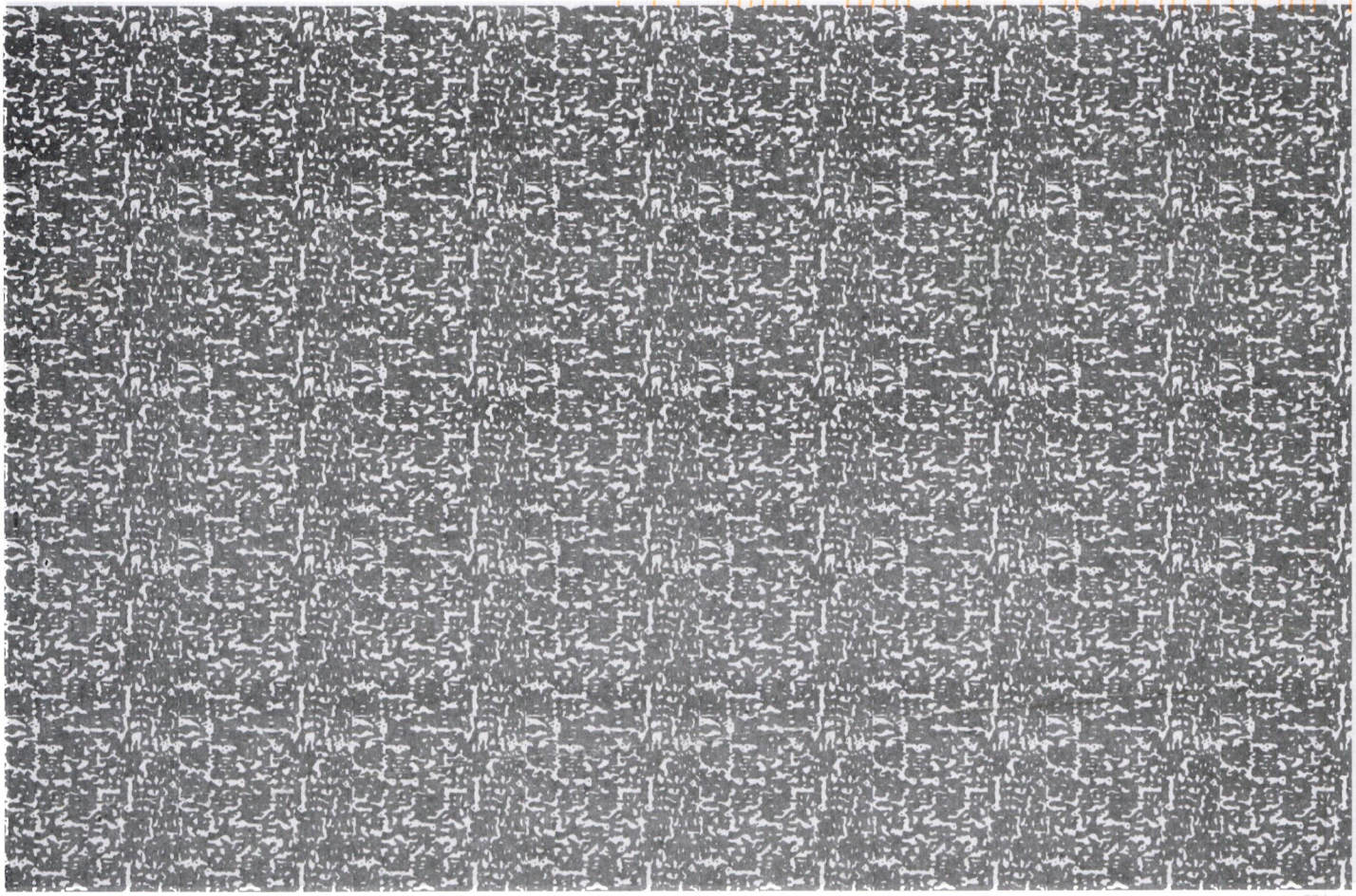
Envíe toda correspondencia escrita a: secretaria de la Junta, 4080 Lemon Street, 1.er piso, apartado postal 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org

Fecha: 9 de julio de 2025

Kimberly A. Rector, secretaria de la Junta
Por: Naomy Sicra, asistente de secretaria de la Junta

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE EL INICIO DE LA ENMIENDA N.° 240078 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR EL PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública en la que se escuchará a todas las personas interesadas, ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta del 1.er piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 29 de julio de 2025 a las 10:00 a. m.** o lo antes posible después de esa fecha, para considerar la recomendación de la Comisión de Planificación de aprobar **el Inicio de la Enmienda No. 240078 al Plan General del Componente de Cimentación.** El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240078 para cambiar el Componente de Cimentación del Plan General de seis (6) parcelas de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) y Desarrollo Comunitario: Residencial de Densidad Media Alta (CD: MHDR) para permitir la presentación de una solicitud para un proyecto de vivienda que incluirá 831 unidades de vivienda. Se requerirán solicitudes de desarrollo adicionales y la revisión por parte del Condado para confirmar que el proyecto general cumple con las normas, políticas, conclusiones y demás requisitos aplicables si la Junta de Supervisores inicia el proyecto GPA240078. La Enmienda al Plan General se encuentra en los APN: 466-220-009, 466-220-013, 466-220-014, 466-220-015, 466-220-016 y 466-220-033. Este proyecto propuesto se ubica al norte de Scott Rd., al este de El Centro Ln., al sur de Wickerd Rd. y al oeste de Leon Rd. en el Tercer Distrito de Supervisión.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores **CONSIDERE** la posibilidad de recomendar la iniciación de la Enmienda al Plan General n.° GPA240078 y, de ser recomendado, **ADOPTE** una orden que inicie la Enmienda al Plan General n.° GPA240078 y exija al solicitante que presente un proyecto al Condado en un plazo de 6 meses. **Esta acción no constituye un proyecto conforme a la CEQA (§21065) ni cumple con los requisitos de la §15061(b)(3), por lo que no se requiere ninguna revisión adicional de la CEQA.**

Los documentos de la reunión del proyecto propuesto pueden consultarse en línea en: https://rivcocob.org/2025-agendas-and-proceedings o https://planning.rctlma.org/2024-general-plan-foundation-amendment-cycle, cuando estén disponibles.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, COMUNÍQUESE CON TIM WHEELER, PLANIFICADOR DEL PROYECTO, AL (951) 955-6060 O ENVÍE UN CORREO ELECTRÓNICO A TWHEELER@RIVCO.ORG

Cualquier persona que desee testificar a favor o en contra del proyecto podrá hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o podrá comparecer y ser escuchada en la fecha y lugar indicados anteriormente. Todos los comentarios escritos recibidos antes de la audiencia pública se presentarán a la Junta de Supervisores, quien los considerará, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

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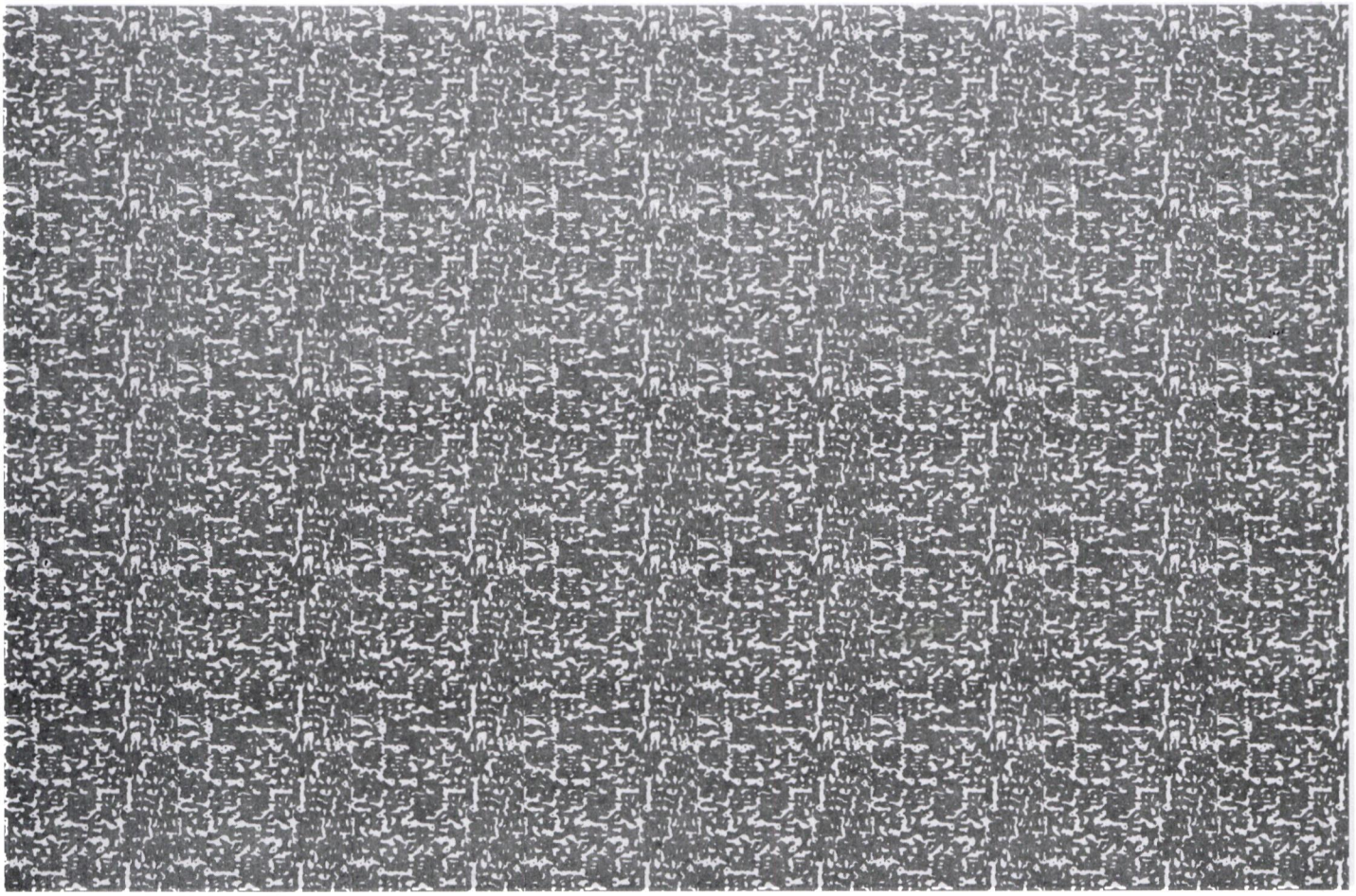
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Fecha: 9 de julio de 2025

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