

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



ITEM: 22.1
(ID # 28538)

MEETING DATE:

Tuesday, September 09, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240011 (GPA240011) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240011 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR), to allow for submittal of an application for a proposed residential tract for 160 residential homes. 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 GPA240011 is initiated by the Board of Supervisors. – Third Supervisorial District – Winchester Area – Sun City / Menifee Valley Area Plan – Applicant: John Miller c/o Revival Christian Fellowship – Engineer / Representative: Chris Morlok c/o SDH & Associates – 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: 466-220-034 – 38.46 Gross Acres - Not a Project under CEQA - District 3 [Applicant Fees 100%]

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

1. **CONSIDER** whether to recommend the initiation of **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240011 (GPA240011)**; and,
2. If recommended, **ADOPT** an order initiating **FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240011 (GPA240011)** and requiring the applicant submit to the County the project within 6 months.

ACTION:Policy



John Hildebrand, Planning Director 9/9/2025


Rania Odenbaugh, TLMA Director 9/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating Foundation Component General Plan Amendment No. 240011 and requiring the applicant to submit the implementing project within six (6) months.

Ayes: Medina, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: September 9, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
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. 240011 (GPA240011) 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), on one (1) parcel, totaling 38.46 gross acres, in order to allow for submittal of an application for a Tentative Tract Map (TTM) for a subdivision of the 38.46-acre site into 160 residential lots ranging in size from 4,500 square feet to 9,000 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Rural Residential (R-R) to Planned Residential (R-4).

The one (1) parcel are located north of Scott Rd., east of El Centro Ln., south of Wickerd Rd., and west of Leon Rd.

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 (GPA240011) 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-GPA240011 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). The parcel is located in the Estate Density Residential & Rural Residential Policy and Highway 79 Policy Area, within the Sun City / Menifee Valley Area Plan.

If FC-GPA240011 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of an application for a Tentative Tract Map (TTM) for a subdivision of the 38.46-acre site into 160 residential lots ranging in size from 4,500 square feet to 9,000 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Rural Residential (R-R) to Planned Residential (R-4).

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

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.

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.

General Plan Advisory Committee Proceedings

A duly noticed public hearing to discuss FC-GPA240011 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, and no members of the public provided any testimony.

The Committee discussed the project and felt what was being proposed is consistent with the area.

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: 1st, 3rd, 4th, and 5th Districts
Abstain: N/A

Planning Commission Proceedings

A duly noticed public hearing to discuss FC-GPA240011 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 and no members of the public provided public testimony.

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

The Committee discussed the project with support, also encouraging green space, the development of the area and the coordination with other surrounding developments. Some concerns were mentioned about density and traffic.

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**
- Attachment D – Existing Zoning**
- Attachment E – Noticing Radius and Labels**
- Attachment F – Applicant's Exhibits**
- Attachment G – GPAC Hearing Package**
- Attachment H – PC Hearing Package**


Crystal Carrillo, Senior Management Analyst 9/4/2025


Braden Holly, Deputy County Counsel 9/2/2025



RIVERSIDE COUNTY PLANNING DEPARTMENT

28 x 2 = 56

John Hildebrand
Planning Director

Hearing Date: September 9, 2025

To: Clerk of the Board of Supervisors

From: Transportation and Land Management Agency / Planning Department

MinuteTraq #: 28538

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240011 (GPA240011) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240011 to change the General Plan Foundation Component of one (1) parcel from **Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR)**, to allow for submittal of an application for a proposed residential tract for 160 residential homes. 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 GPA240011 is initiated by the Board of Supervisors. – **Third Supervisorial District** – Winchester Area – Sun City / Menifee Valley Area Plan – Applicant: John Miller c/o Revival Christian Fellowship – Engineer / Representative: Chris Morlok c/o SDH & Associates – 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: 466-220-034 – 38.46 Gross Acres - Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060 - District 3 [Applicant Fees 100%]

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
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspapers: (Press Enterprise & Desert Sun)
- 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"

<https://rivcounty.sharepoint.com/sites/TLMA-Planning/Shared Documents/General/Cases/FGPA - 2024 Cycle/GPA240010/Meetings & Hearings/BOS/BOS Public Hearing Notice Form.docx>

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN INITIATION OF FOUNDATION COMPONENT GENERAL PLAN AMENDMENT NO. 240011 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, September 9, 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. 240011**. The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240011 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR) to allow for submittal of an application for a proposed residential tract for 160 residential homes. 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 GPA240011 is initiated by the Board of Supervisors. The General Plan Amendment is located on APNs: 466-220-034. This proposed project is located: North of Scott Rd., East of East 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. GPA240011 and, if recommended, **ADOPT** an order initiating General Plan Amendment No. GPA240011 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: August 20, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomi 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.º 240011 AL PLAN GENERAL DEL COMPONENTE DE FUNDACIÓN EN EL TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se celebrará una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de la Junta, 1.er Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 9 de septiembre de 2025 a las 10:00 a. m.** o tan pronto como sea posible después, para considerar la recomendación de la Comisión de Planificación para aprobar **el Inicio de la Enmienda del Plan General del Componente de Cimentación No. 240011**. El solicitante solicita que el Condado de Riverside considere si recomendar el inicio de GPA240011 para cambiar el Componente de Cimentación del Plan General de una (1) parcela de Rural: Residencial Rural (R: RR) a Desarrollo Comunitario: Residencial de Densidad Media (CD: MDR) para permitir la presentación de una solicitud para un tramo residencial propuesto para 160 viviendas residenciales. Se requerirán solicitudes de desarrollo adicionales y revisión por parte del Condado para confirmar que el proyecto general cumple con los estándares, políticas, hallazgos y otros requisitos aplicables si la Junta de Supervisores inicia la propuesta GPA240011. La Enmienda del Plan General se encuentra en los APN: 466-220-034. Este proyecto propuesto está ubicado: al norte de Scott Rd., al este de East 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.º GPA240011 y, de ser recomendado, **ADOpte** una orden que inicie la Enmienda al Plan General n.º GPA240011 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 el 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: 20 de agosto de 2025

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

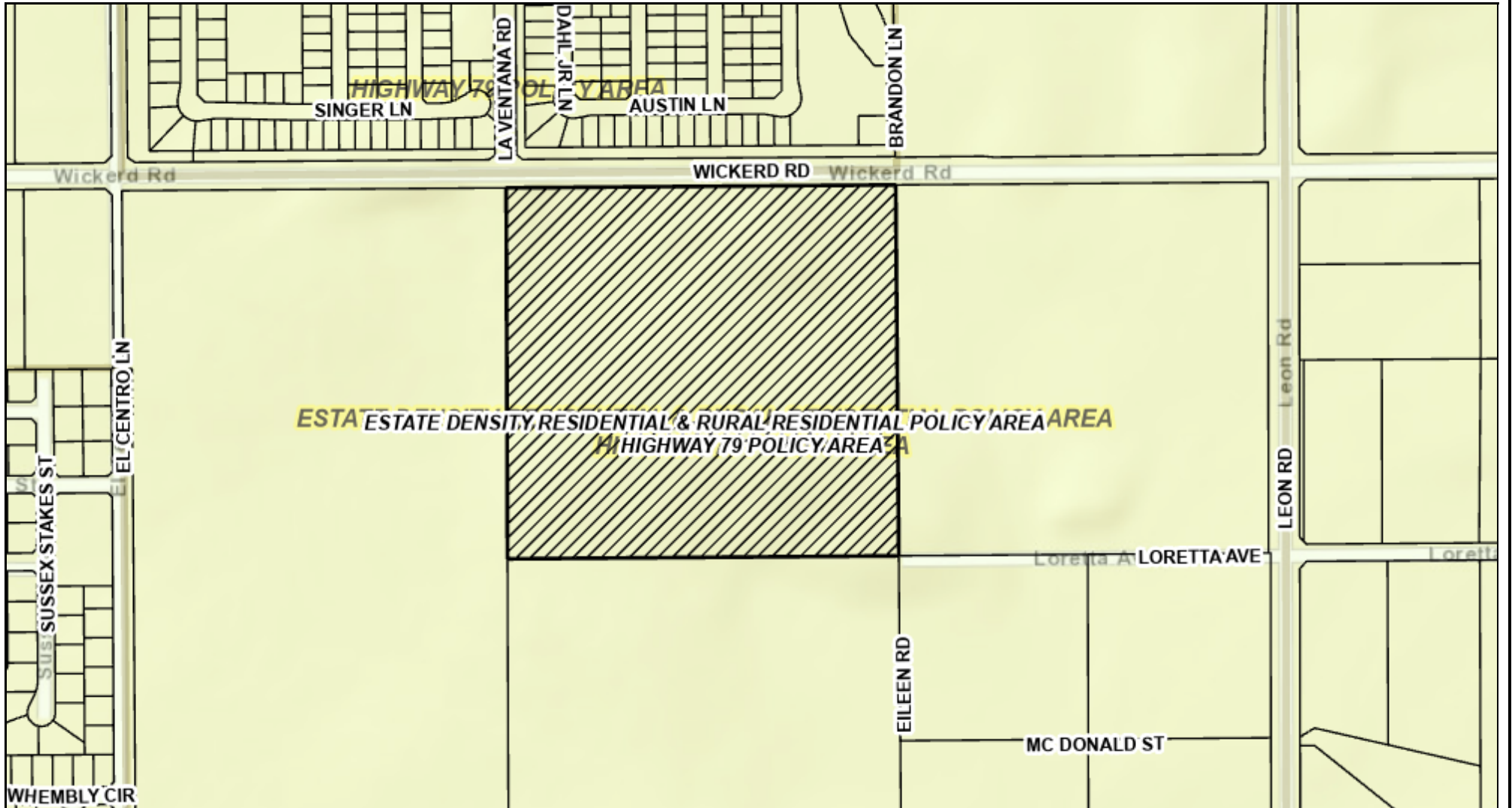
GPA240011

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

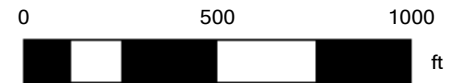
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District: 3

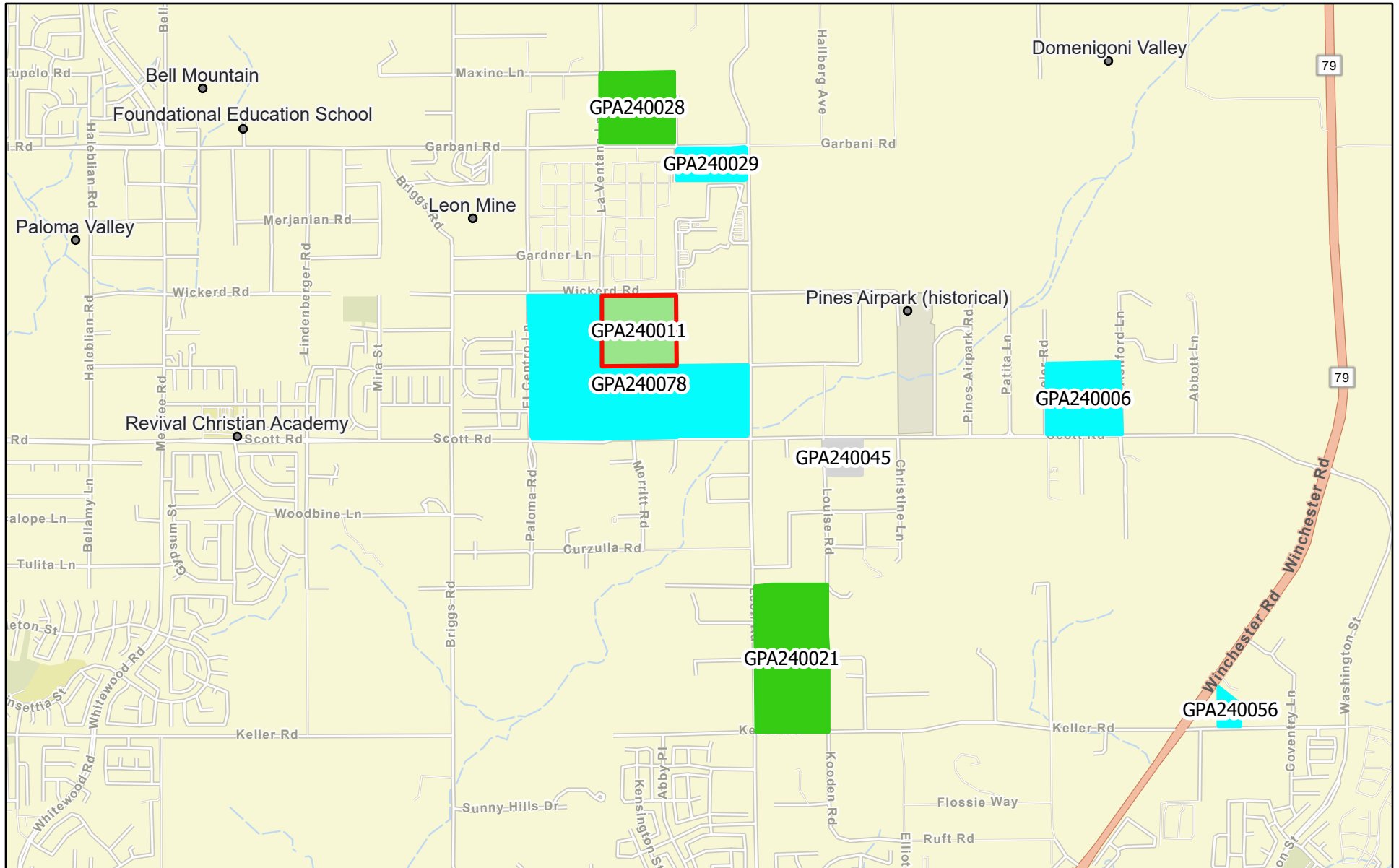


Zoning Area/District: WINCHESTER

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>



Foundation Component GPA Cycle Map

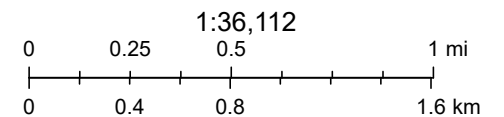


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- FGPA Web Map_Query result
- Complete - Initiation Approved
- California Geographic Names Information System
- Withdrawn

FGPA Web Map

Active



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

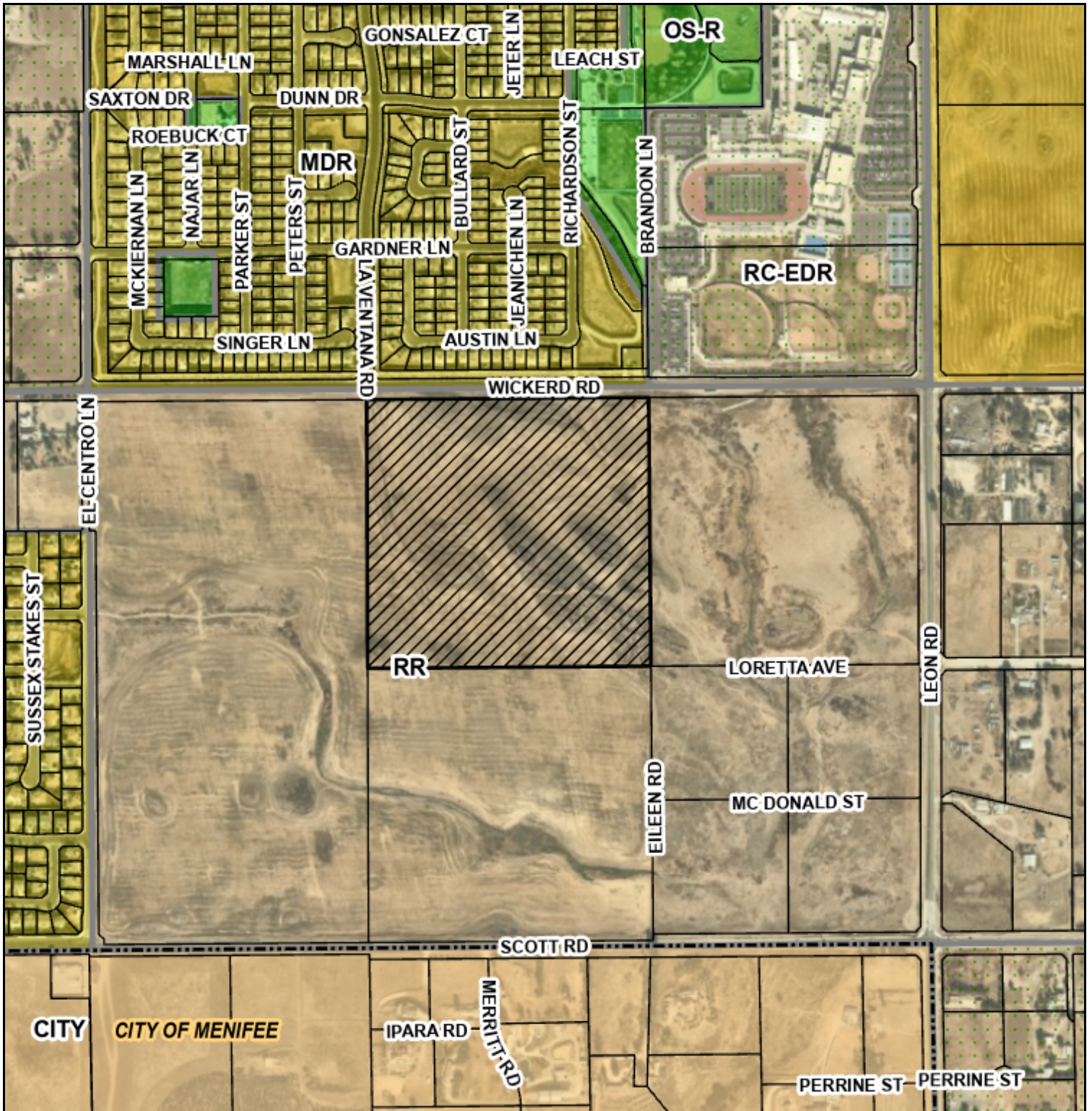
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

Date: 8-11-2025

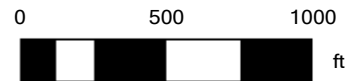
District: 3

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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

GPA240011

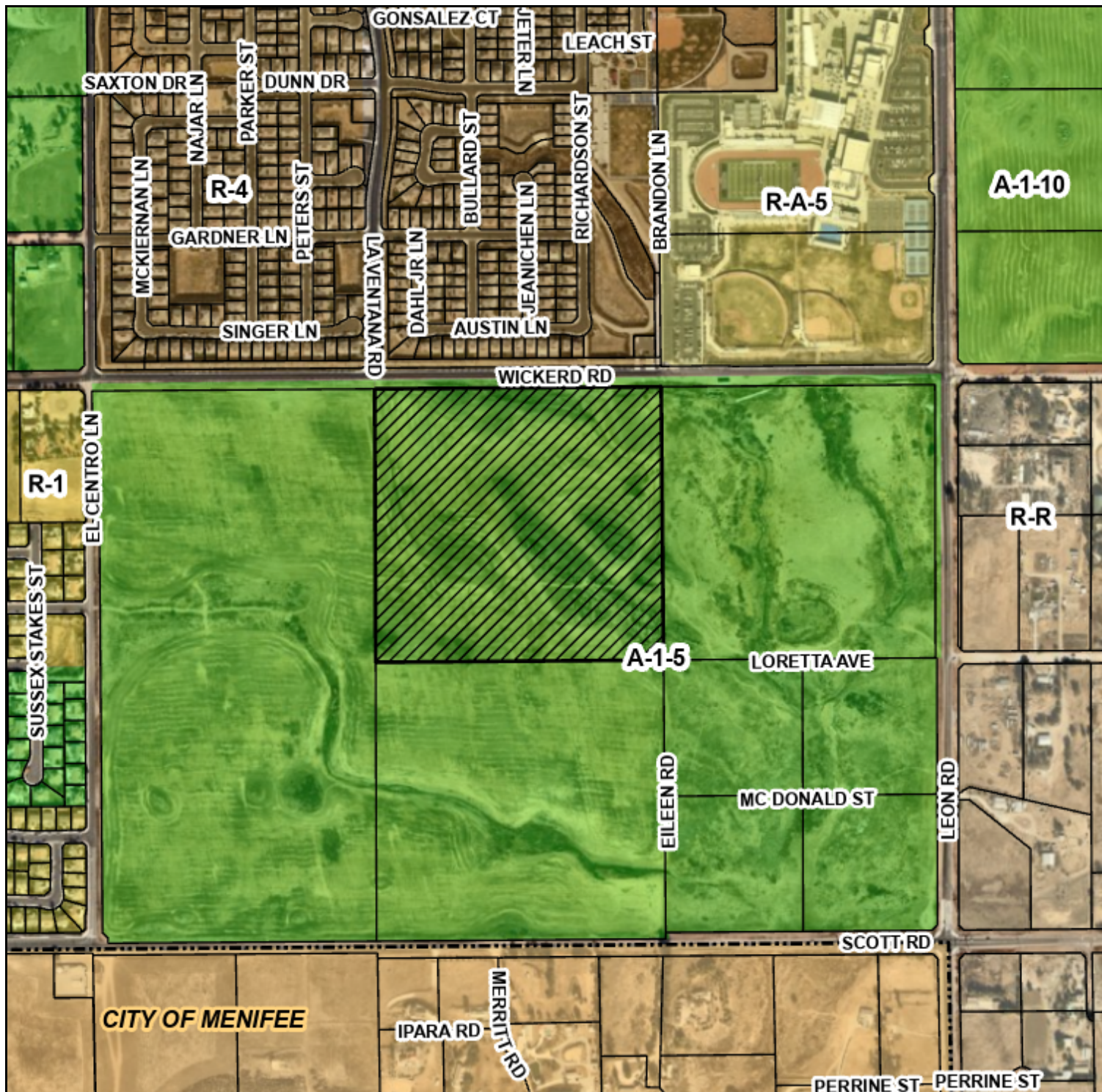
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

Date: 8-11-2025

District: 3

Exhibit: 2



Zoning Area/District: WINCHESTER

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John E. Hildebrand
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

CERTIFICATION OF PUBLIC NOTICE

PROJECT NUMBER (FC-GPA240011)

Planning Case APN(s): 466-220-034

I, Edward Lincoln certify that on August 14, 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.

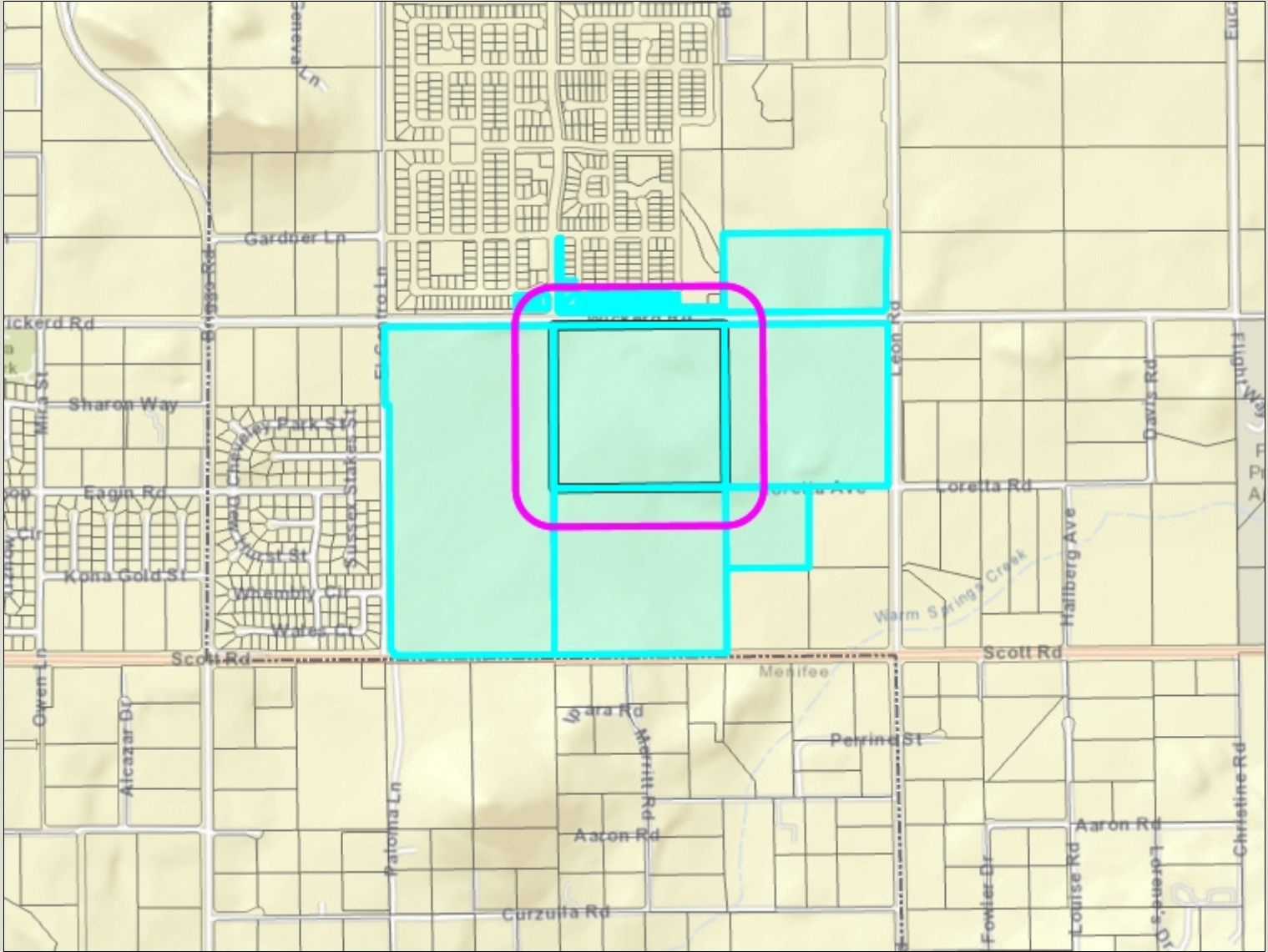
I further certify that the information filed is true and correct to the best of my knowledge.

NAME: Edward Lincoln
TITLE: Associate Planner
ADDRESS: 4080 Lemon St 12th Fl., Riverside, CA 92501
PHONE: (951) 955-8514
EMAIL: elincoln@rivco.org

SIGNATURE: *Edward Lincoln*

Riverside County GIS Mailing Labels

GPA240011



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



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.

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466210060
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

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

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

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

466400012
LUCIA MCCAULEY-ELLIS
30587 AUSTIN LN
MENIFEE CA 92584

466400013
JONATHAN ELIA JONES
30599 AUSTIN LN
MENIFEE CA 92584

466400014
SIDNEY ANNE WELDNER
30611 AUSTIN LN
MENIFEE CA 92584

466400015
ROBERT EARL DILLON
30623 AUSTIN LN
MENIFEE CA 92584

466400016
COURTNEY VAUN GRADY
30635 AUSTIN LN
MENIFEE CA 92584

466400017
KEVIN SANCHEZ
30647 AUSTIN LN
MENIFEE CA 92584

466400018
MICHELLE ARGANOZA MERCADO
MARTINEZ
30659 AUSTIN LN
MENIFEE CA 92584

466400019
JERERNY J. LOBO
30671 AUSTIN LN
MENIFEE CA 92584

466400020
ROBERT ALBERT CHRISTOPHER
30683 AUSTIN LN
MENIFEE CA 92584

466400021
HASINUL HAQUE
30695 AUSTIN LN
MENIFEE CA 92584

466400022
JACOB GREGARY BAST
30707 AUSTIN LN
MENIFEE CA 92584

466400023
ALEXANDER CHASE BUCHANAN-
TAPLEY
30719 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

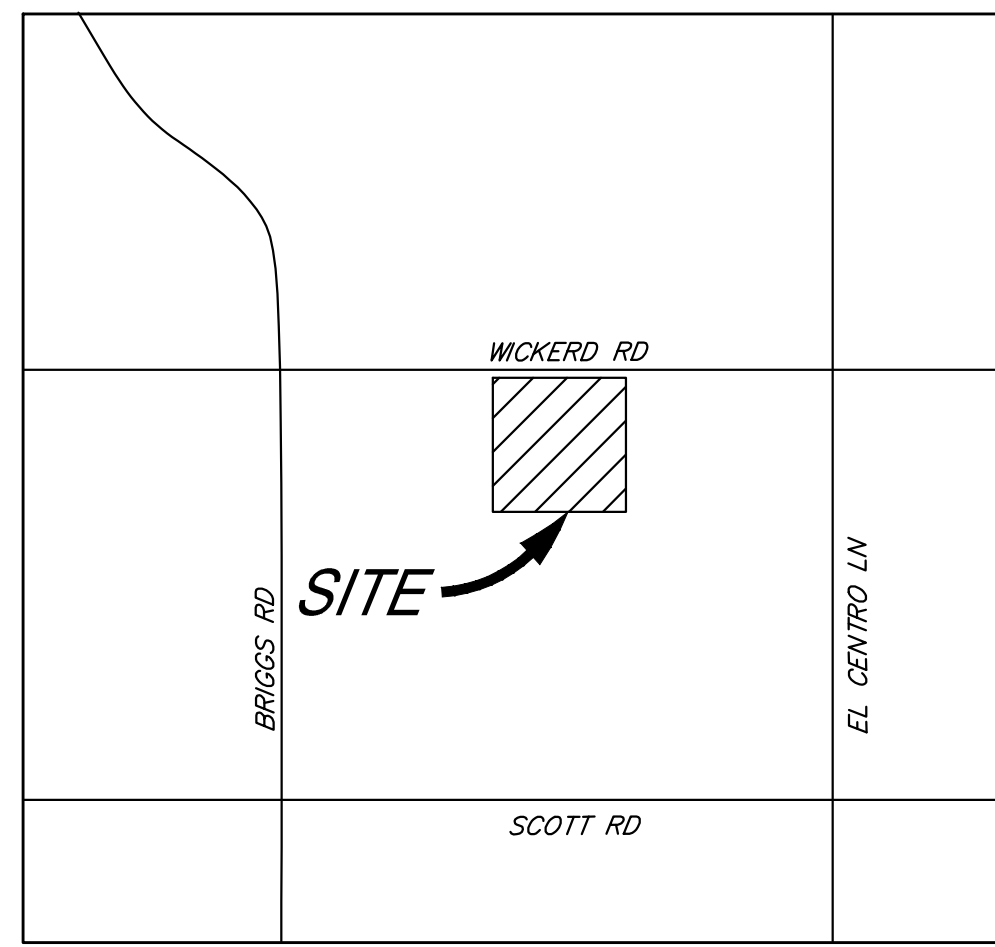
466420015
HEATH ROBERT HAWKINS
30463 SINGER LN
MENIFEE CA 92584

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

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE TRACT MAP 38553
 BEING A SUBDIVISION OF LOT ___ OF TRACT MAP NO. XXXX AS SHOWN BY
 MAP ON FILE IN BOOK ___, PAGES ___, INCLUSIVE, OF MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
EXHIBIT "A"



OWNER/APPLICANT
 REVIVAL CHRISTIAN FELLOWSHIP
 23263 SCOTT RD.
 MENIFEE, CA 92584
 TEL (951) 672-3157

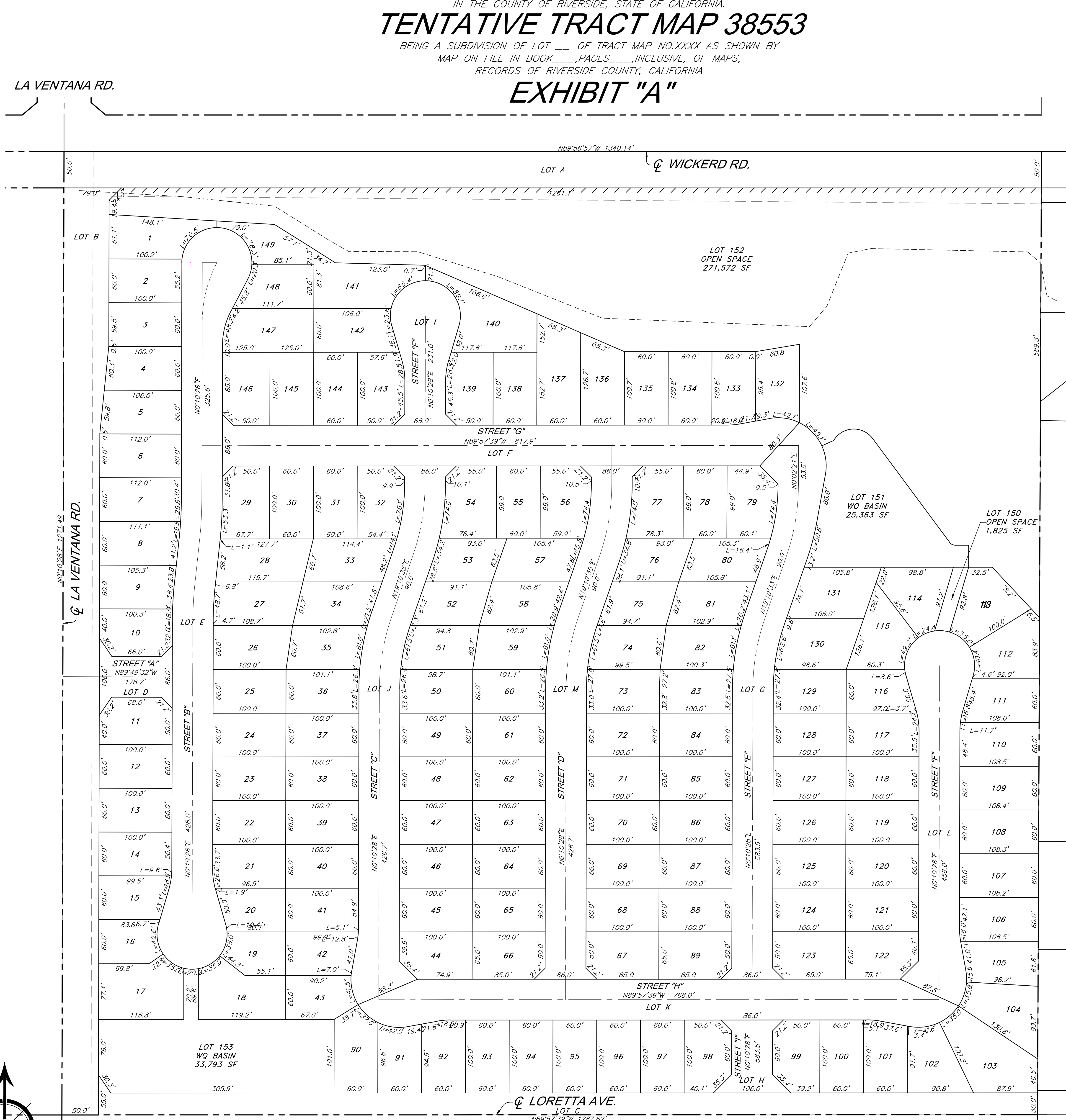
ENGINEER
 SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL (951) 683-3691

BENCHMARK
 COUNTY OF RIVERSIDE BM #M-140-83 AT THE "T" INTER. OF
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 AND 33 FEET S'LY OF C. HOLLNAD
 ELEVATION = 1446.48'

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE
 CENTERLINE OF EL CENTRO PER TRACT NO.
 36785-5 MB 477/89-96
 BEING: NORTH 00°08'58" EAST

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
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435	62,548	PUBLIC STREET
436	6,250	PUBLIC STREET
437	44,021	PUBLIC STREET
438	31,744	PUBLIC STREET
439	42,425	PUBLIC STREET
440	40,360	PUBLIC STREET
441	43,484	PUBLIC STREET
442	44,005	PUBLIC STREET



TRACT INFO

LEGAL DESCRIPTION:
 PARCEL 1:
 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.
 PARCEL 2:
 AN EASEMENT FOR INGRESS AND EGRESS AND/OR ROAD OR UTILITY PURPOSES
 OVER, ACROSS AND UNDER THE WEST 40 FEET OF THE SOUTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2
 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF,
 FOR THE BENEFIT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
 OF SAID SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST SAN BERNARDINO
 MERIDIAN.
 APN: 446-220-003

ZONING:
 EXISTING ZONING: A-1-5
 PROPOSED ZONING: R-4

LAND USE:
 GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL
 SPECIFIC PLAN LAND USE DESIGNATION: NOT IN A SPECIFIC PLAN
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: RESIDENTIAL

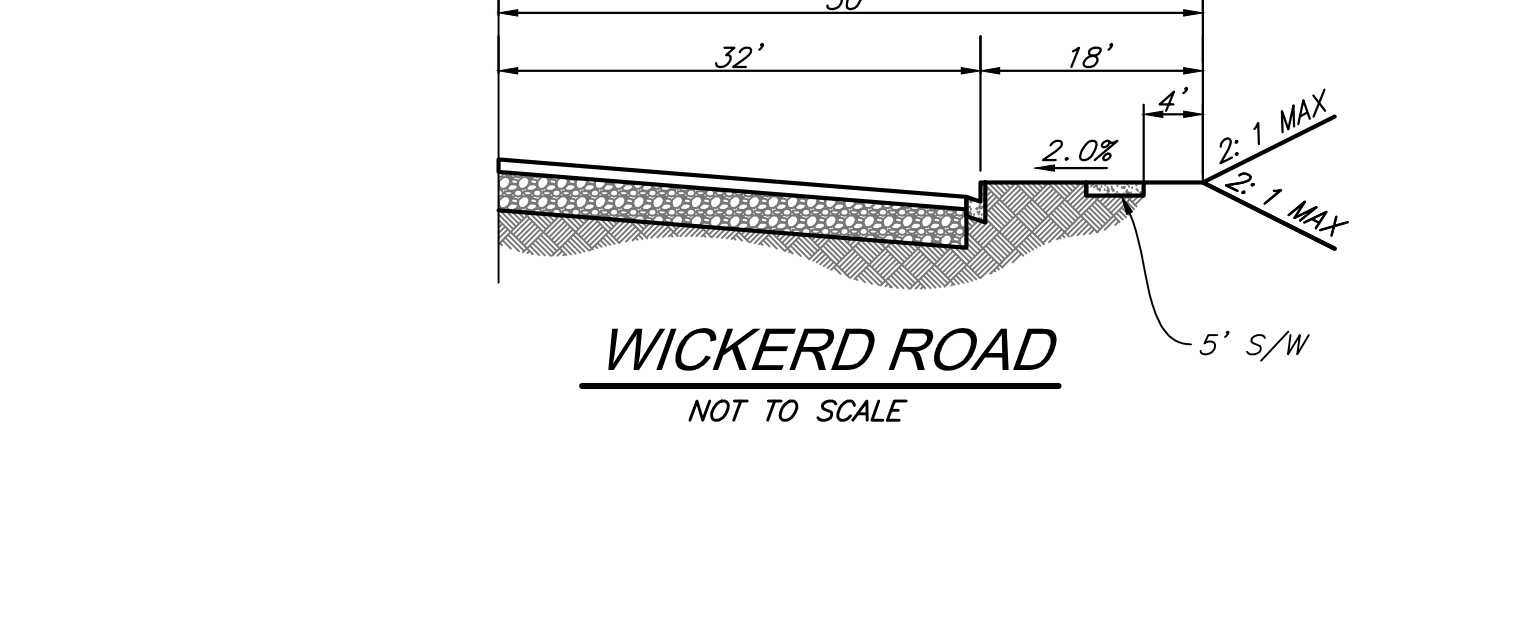
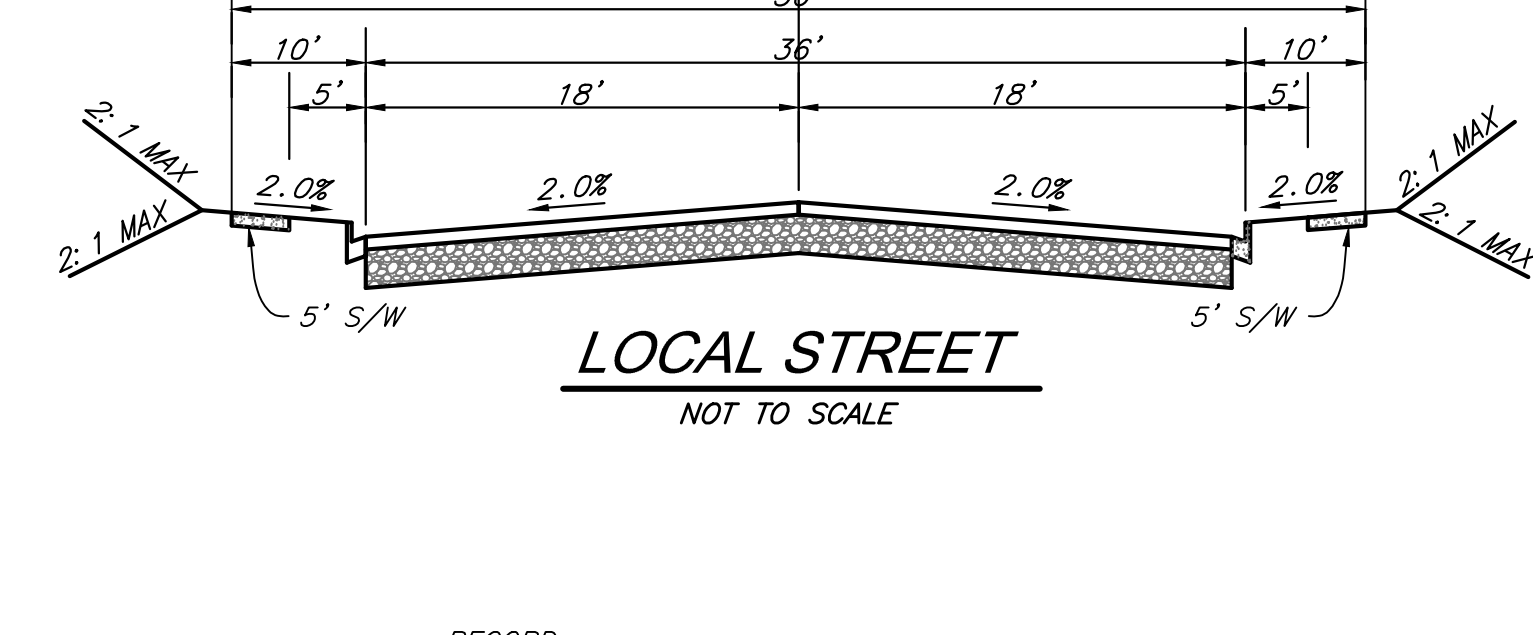
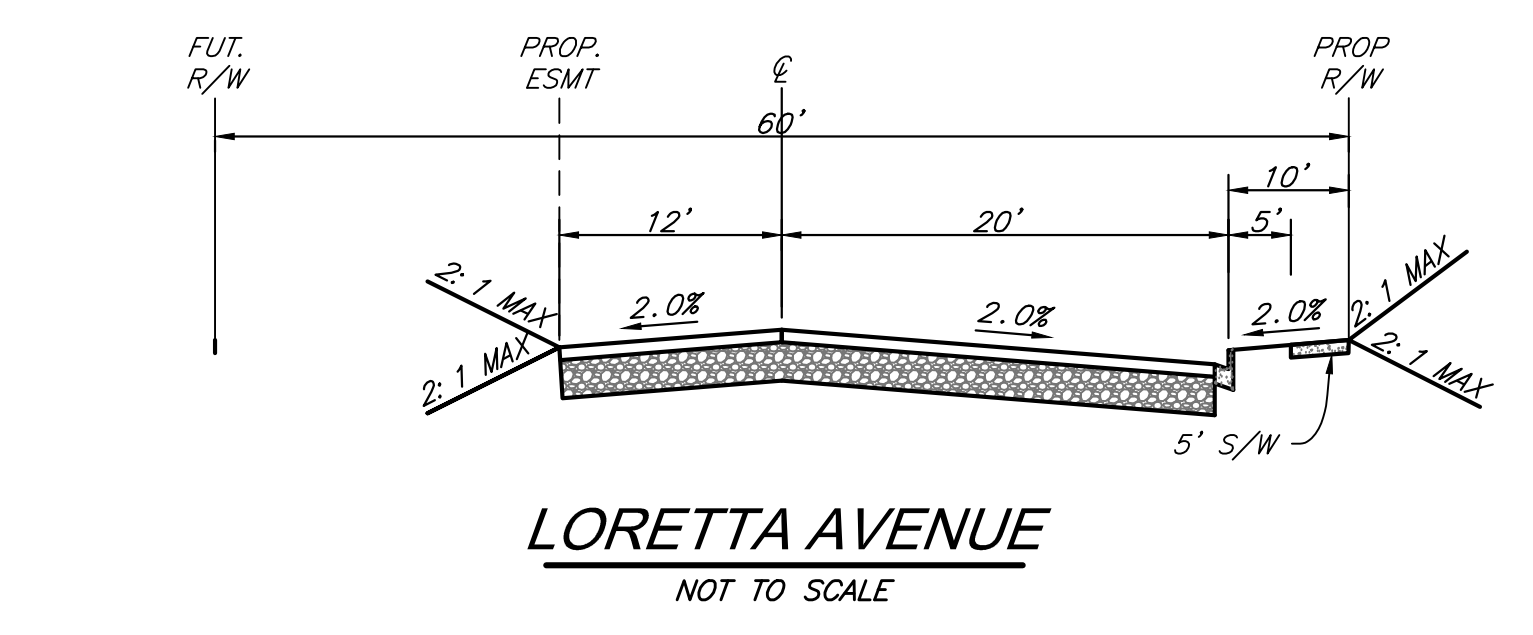
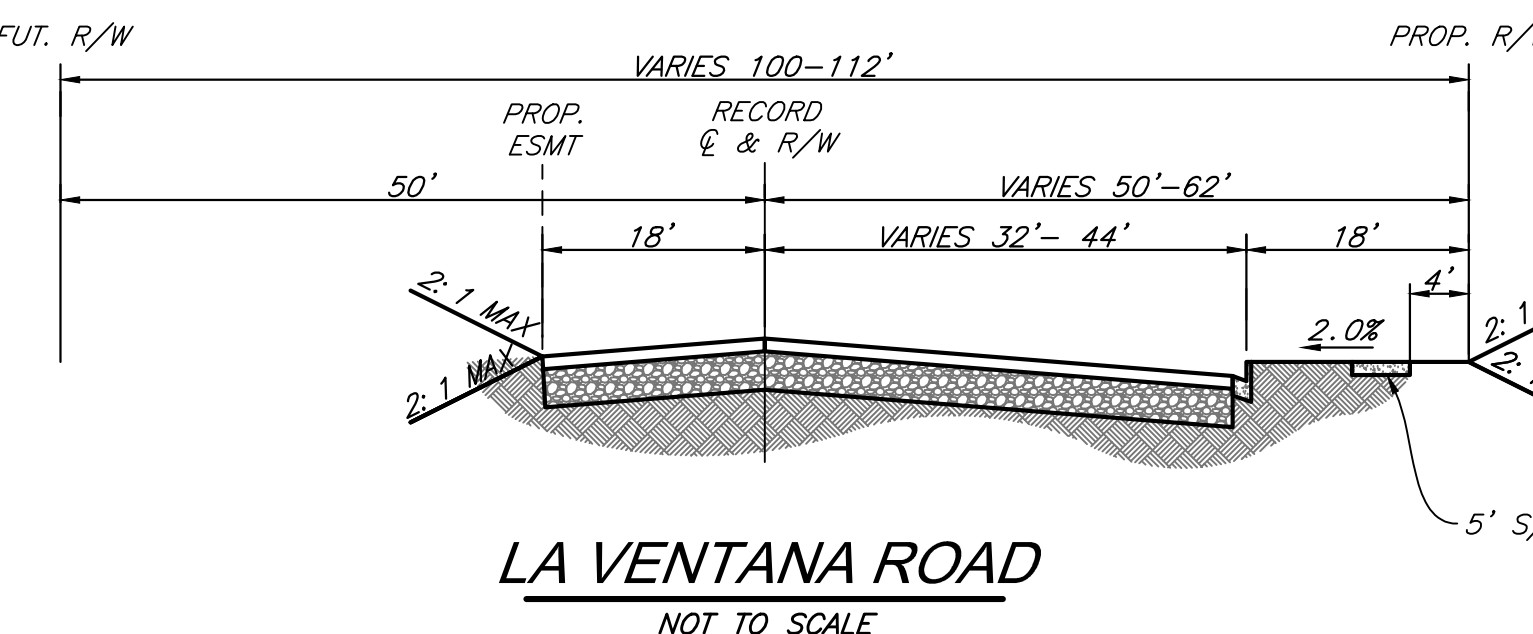
SITE STATISTICS:
 TOTAL GROSS AREA: 1,769,124 S.F. (40.61 AC.)
 TOTAL NET AREA: 1,699,346 S.F. (39.01 AC.)
 NUMBER OF RESIDENTIAL LOTS: 149
 NUMBER OF OPEN SPACE LOTS: 4
 AVERAGE RESIDENTIAL LOT SIZE: 6,231 S.F.
 MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 AVERAGE OPEN SPACE LOT SIZE: 83,138 S.F.
 MINIMUM OPEN SPACE LOT SIZE: 1,824 S.F.
 MINIMUM LOT SIZE FOR SP: N/A

DENSITY (DU/AC): 3.8
 SUM OF RESIDENTIAL LOTS: 928,492 SF
 SUM OF OPEN SPACE LOTS: 332,553 S.F.
 SUM OF PUBLIC STREET LOTS: 508,079 S.F.
 SUM OF TOTALS: 1,769,124 S.F. (40.61 AC.)

UTILITY EASEMENTS:
 EASTERN MUNICIPAL WATER DISTRICT: (951) 928-3777
 SOUTHERN CALIFORNIA GAS: (800) 427-2200
 SOUTHERN CALIFORNIA EDISON: (800) 892-2253
 CHARTER COMMUNICATIONS: (800) 892-4357

TYPE OF SEWAGE DISPOSAL: PUBLIC SEWER (EMWD)

FEMA FLOOD ZONE: X
 *ALL WOMP FACILITIES TO BE PRIVATELY MAINTAINED.
 *ALL STREETS ARE TO BE MAINTAINED BY THE COUNTY OF RIVERSIDE



LEGEND

- TRACT BOUNDARY
- CENTERLINE
- PROP. LOT LINE
- PROP. R/W
- ACCESS RESTRICTION

PROPOSED EASEMENT

- BLANKET EASEMENT FOR CROSS LOT DRAINAGE, DRAINAGE FACILITIES, AND ACCESS.

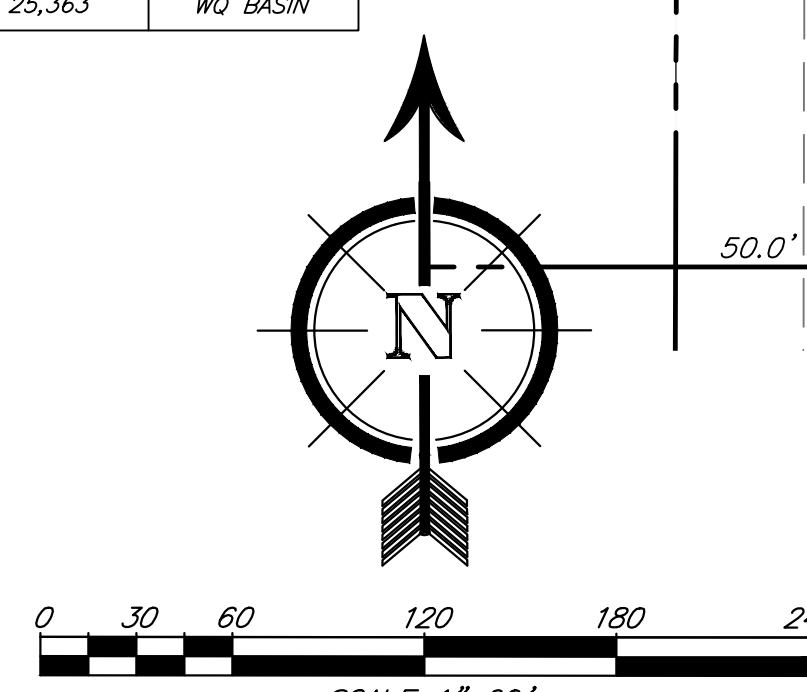
SEAL: REGISTERED PROFESSIONAL ENGINEER
 CHRIS T. MORLEY
 CIVIL
 STATE OF CALIFORNIA

PREPARED BY: SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=60'
 DATE PREPARED: FEBRUARY 2024

COUNTY OF RIVERSIDE
EXHIBIT "A"
 TENTATIVE TRACT MAP NO. 38553

1 OF 1 SHEETS
 SITE PLAN/LAND USE PLAN



S:\SDH OFFICE\2123 REVIVAL CHRISTIAN FELLOWSHIP Plan - Sites\TDM\TDM.dwg



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

(ID # 25922)

MEETING DATE:

Monday, December 16, 2024

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240011 (GPA240011) Foundation Component – Applicant: John Miller c/o Revival Christian Fellowship – Engineer/Representative: Chris Morlok c/o SDH & Associates – 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 – 38.46 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 5-acre minimum) – REQUEST: The applicant requests that the County of Riverside consider whether to recommend the initiation of GPA240011 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R:RR) to Community Development: Medium Density Residential (CD:MDR). If the initiation is approved, the applicant intends to apply for a Tentative Tract Map (TTM) to allow for a subdivision of the 38.46-acre site into 160 residential lots ranging in size from 4,500 sq. ft. to 9,000 sq. ft. 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 GPA240011 is initiated by the Board of Supervisors – APN: 466-220-034. Planning Contact: Tim Wheeler at twheeler@rivco.org or (951) 955-6060.

PROPOSED PROJECT

Case Number(s):	GPA240011
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):	466-220-034
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 12/19/2024

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment no. 240011 (GPA240011) 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) on one parcel, totaling 38.46 gross acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The parcel is located north of Scott Road, east of El Centro Lane, south of Wickerd Road, and west of Leon Road.

PROJECT RECOMMENDATION

RECOMMENDATIONS:

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

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240011 (GPA240011).

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

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

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
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 Community	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

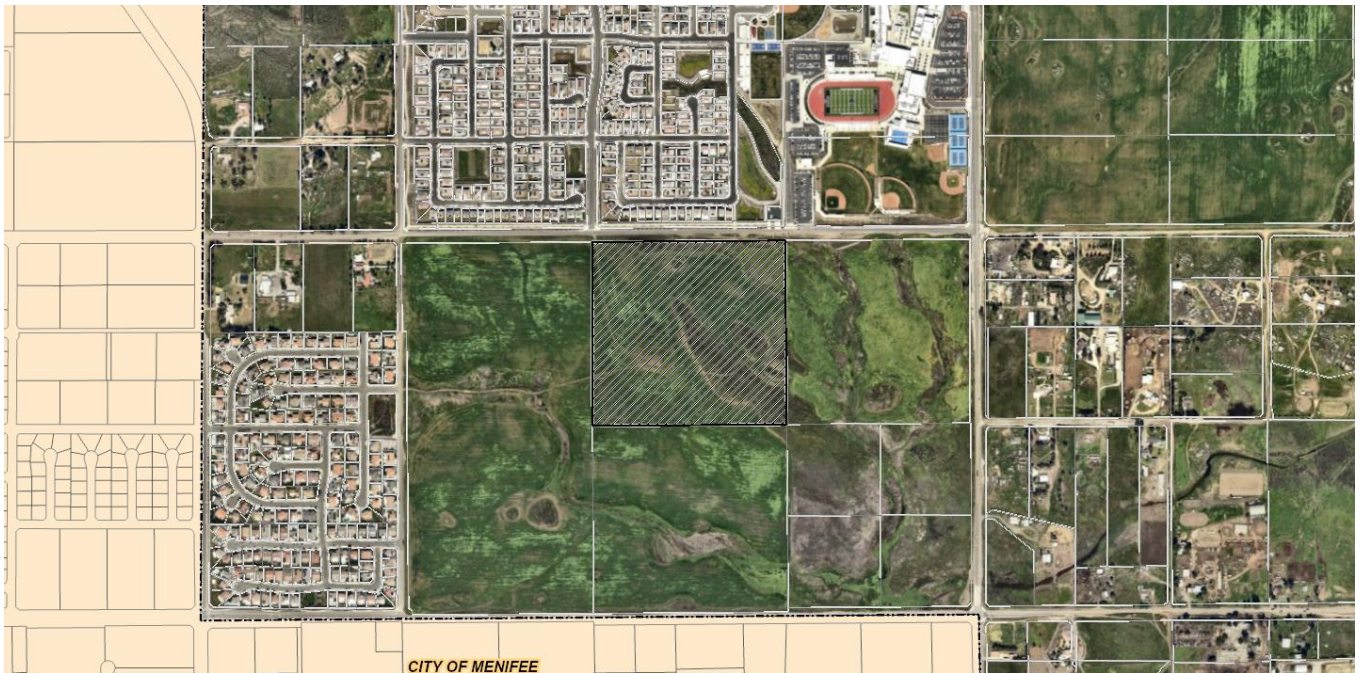


Figure 1: Project Location Map

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 (GPA240011) 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

GPA240011 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). The parcel is located in the Estate Density Residential & Rural Residential Policy Area and Highway 79 Policy Area.

If the initiation for GPA240011 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

subdivision of the 38.46-acre site into 160 residential lots ranging in size from 4,500 square feet to 9,000 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from R-R (Rural Residential) to R-4 (Planned Residential).

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.

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.

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

ATTACHMENTS

- Exhibit A – Vicinity Maps**
- Exhibit B – Existing Land Use Designation**
- Exhibit C – Existing Zoning Classification**
- Exhibit D – Applicant’s Exhibits**
- Exhibit E – Noticing Radius and Labels**

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

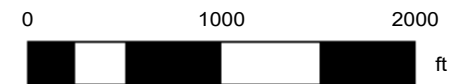
Date: 8-19-2024

District: 3

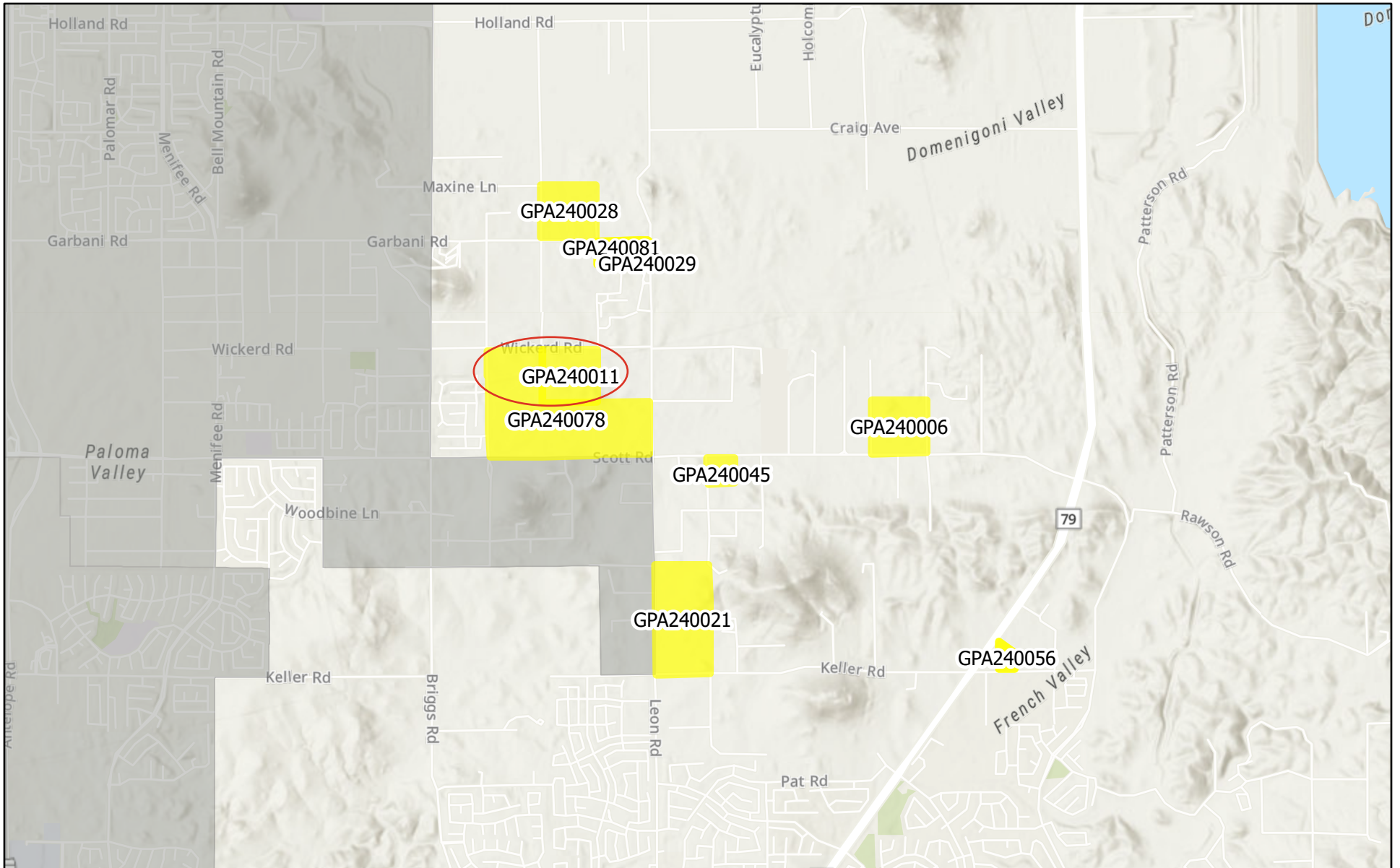


Zoning Area/District: WINCHESTER



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>



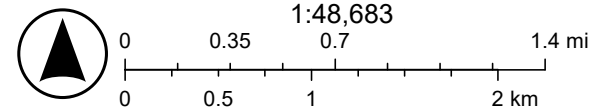
FGPA Status Map



11/14/2024

-  FGPA Web Map
-  Cities - CITIES

World Hillshade



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

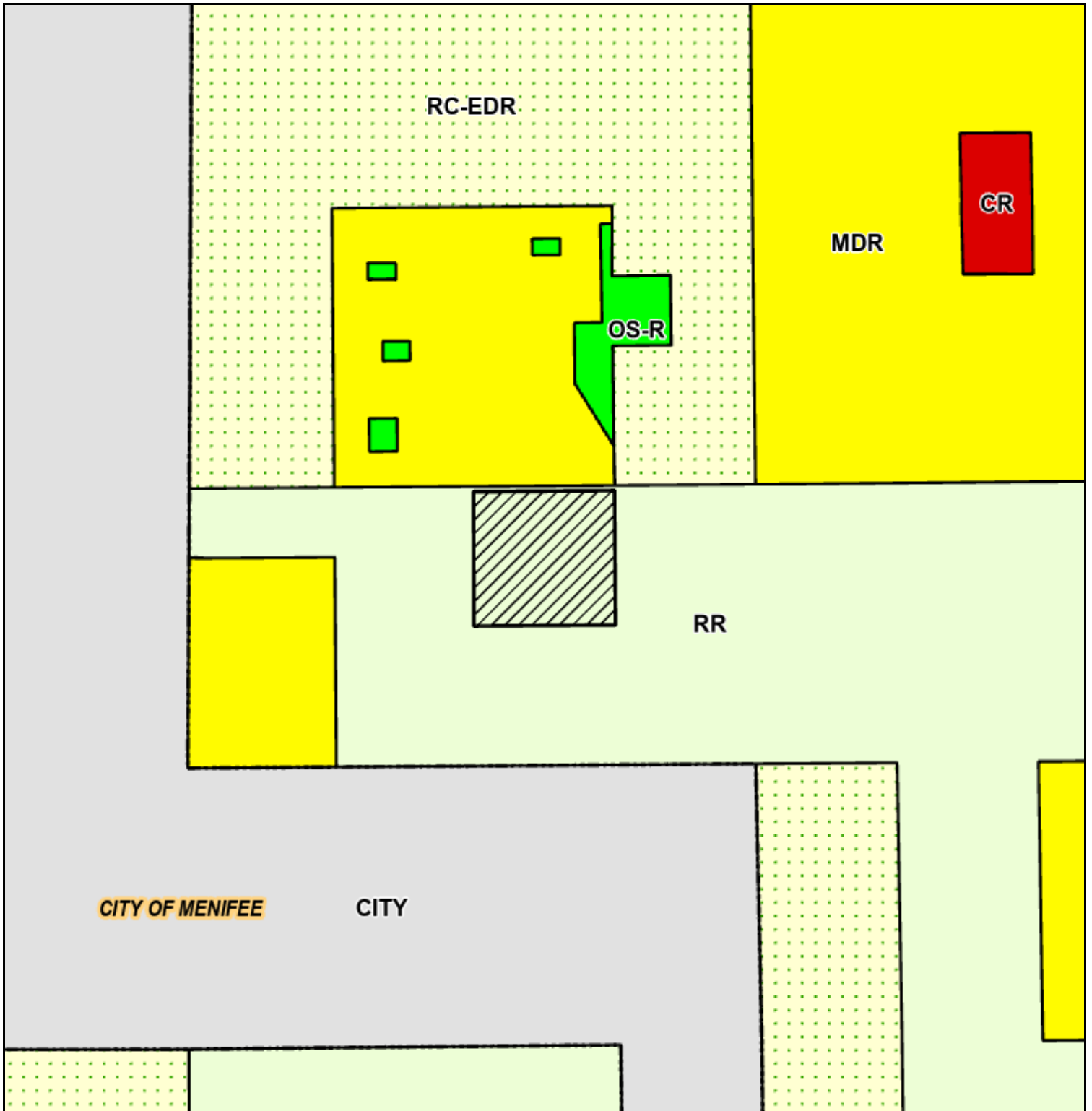
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

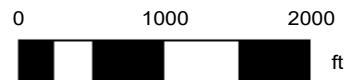
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Exhibit: 5



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Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

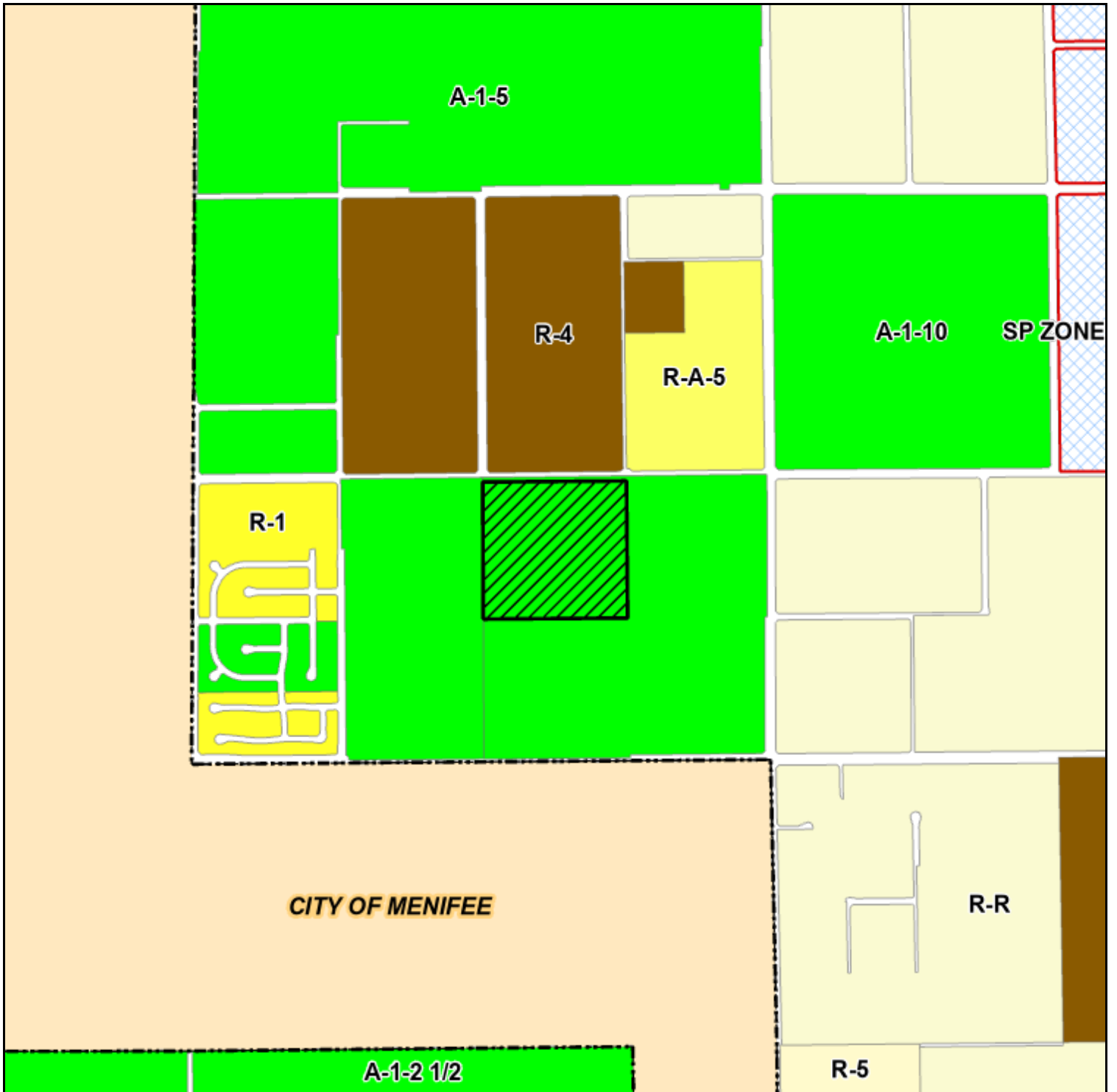
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District: 3

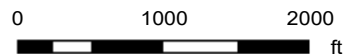
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Exhibit: 2

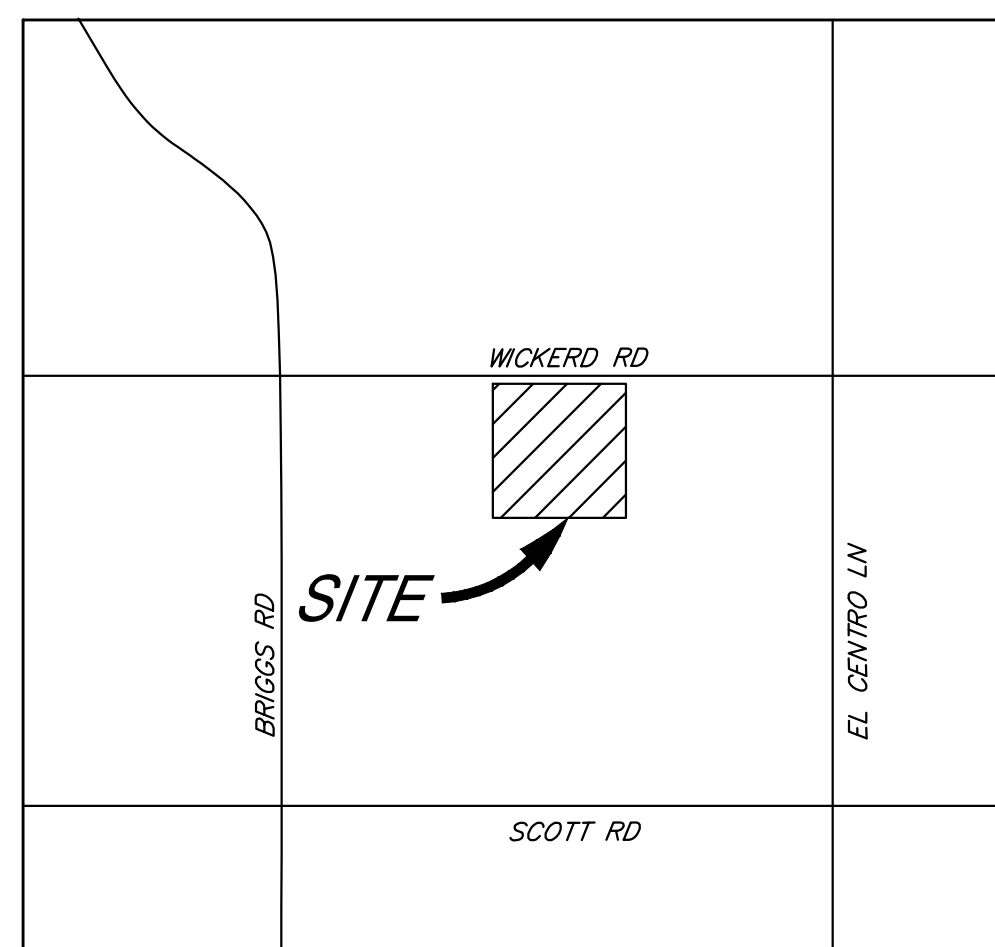


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EXHIBIT "A"



VICINITY MAP
NOT TO SCALE

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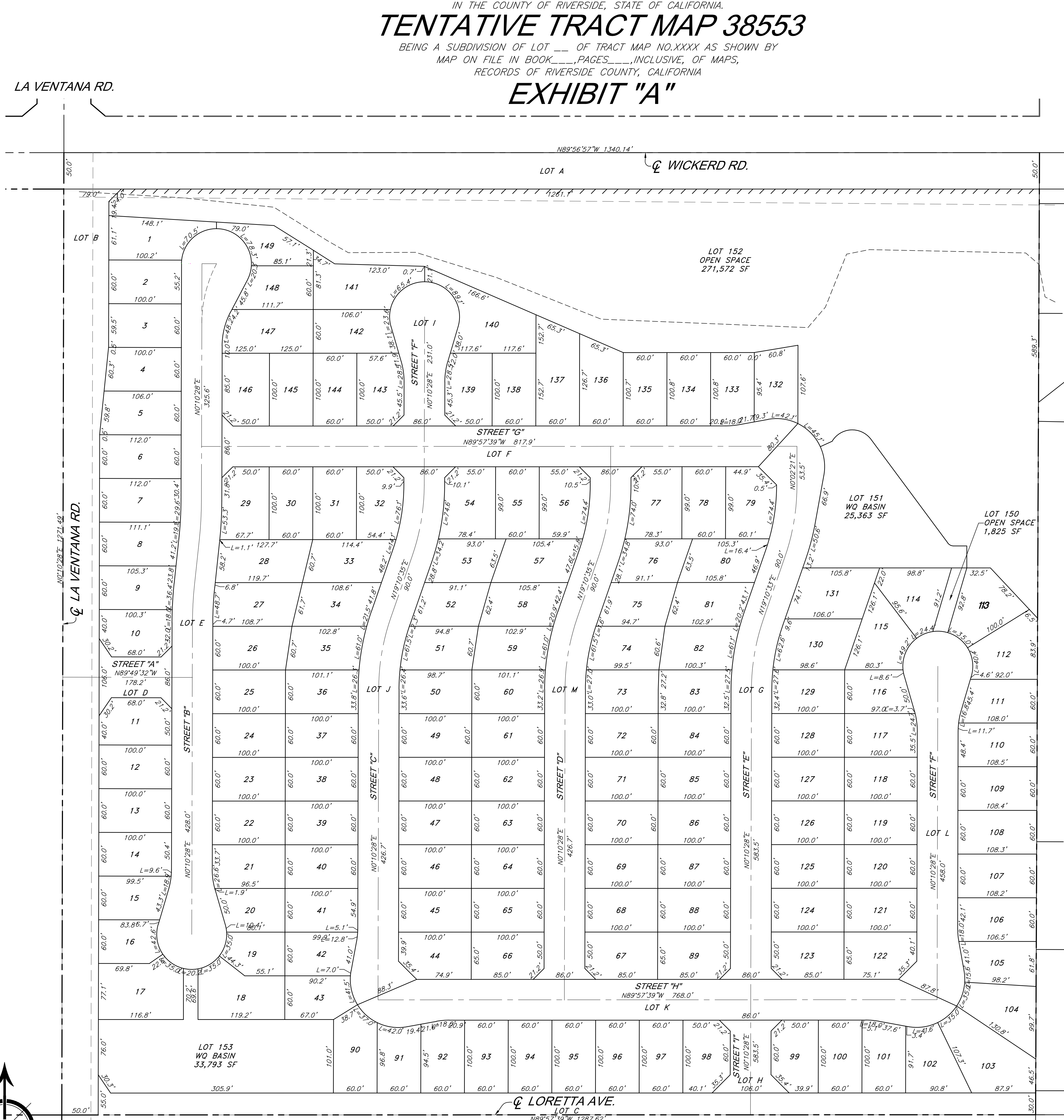
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275	67,005	PUBLIC STREET
276	67,041	PUBLIC STREET
432	13,901	PUBLIC STREET
434	6,450	PUBLIC STREET
435	62,548	PUBLIC STREET
436	6,250	PUBLIC STREET
437	44,021	PUBLIC STREET
438	31,744	PUBLIC STREET
439	42,425	PUBLIC STREET
440	40,360	PUBLIC STREET
441	43,484	PUBLIC STREET
442	44,005	PUBLIC STREET



TRACT INFO

LEGAL DESCRIPTION:
 PARCEL 1:
 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.
 PARCEL 2:
 AN EASEMENT FOR INGRESS AND EGRESS AND/OR ROAD OR UTILITY PURPOSES
 OVER, ACROSS AND UNDER THE WEST 40 FEET OF THE SOUTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2
 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF,
 FOR THE BENEFIT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
 OF SAID SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST SAN BERNARDINO
 MERIDIAN.
 APN: 446-220-003

ZONING:
 EXISTING ZONING: A-1-5
 PROPOSED ZONING: R-4

LAND USE:
 GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL
 SPECIFIC PLAN LAND USE DESIGNATION: NOT IN A SPECIFIC PLAN
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: RESIDENTIAL

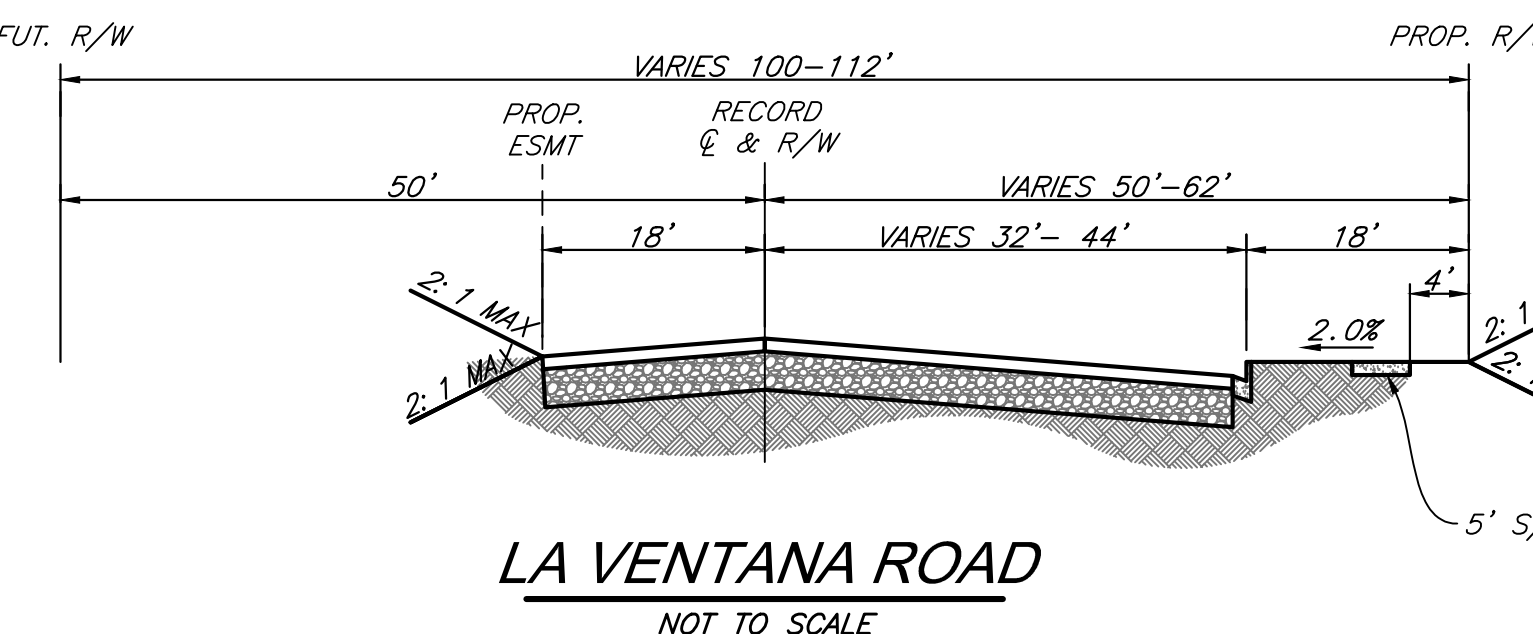
SITE STATISTICS:
 TOTAL GROSS AREA: 1,769,124 S.F. (40.61 AC.)
 TOTAL NET AREA: 1,699,346 S.F. (39.01 AC.)
 NUMBER OF RESIDENTIAL LOTS: 149
 NUMBER OF OPEN SPACE LOTS: 4
 AVERAGE RESIDENTIAL LOT SIZE: 6,231 S.F.
 MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 AVERAGE OPEN SPACE LOT SIZE: 83,138 S.F.
 MINIMUM OPEN SPACE LOT SIZE: 1,824 S.F.
 MINIMUM LOT SIZE FOR SP: N/A

DENSITY (DU/AC): 3.8
 SUM OF RESIDENTIAL LOTS: 928,492 SF
 SUM OF OPEN SPACE LOTS: 332,553 S.F.
 SUM OF PUBLIC STREET LOTS: 508,079 S.F.
 SUM OF TOTALS: 1,769,124 S.F. (40.61 AC.)

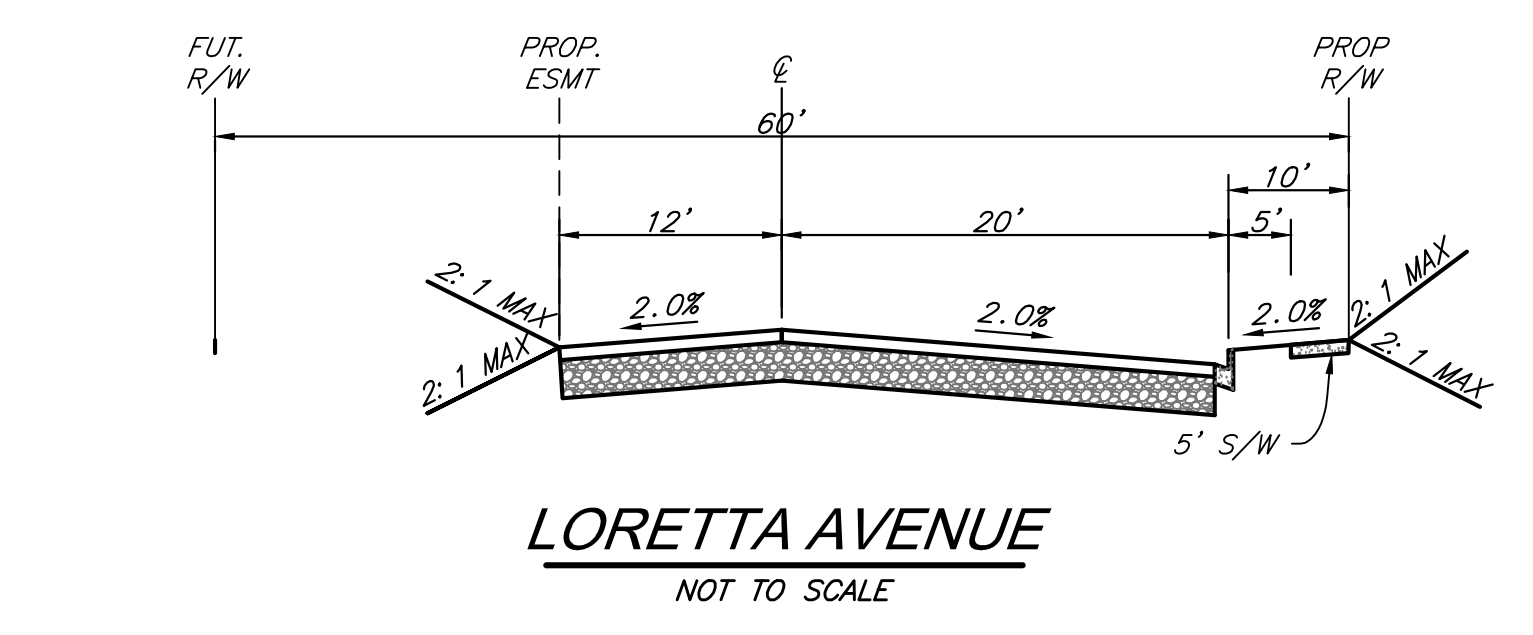
UTILITY EASEMENTS:
 EASTERN MUNICIPAL WATER DISTRICT: (951) 928-3777
 SOUTHERN CALIFORNIA GAS: (800) 427-2200
 SOUTHERN CALIFORNIA EDISON: (800) 892-2253
 CHARTER COMMUNICATIONS: (800) 892-4357

TYPE OF SEWAGE DISPOSAL: PUBLIC SEWER (EMWD)

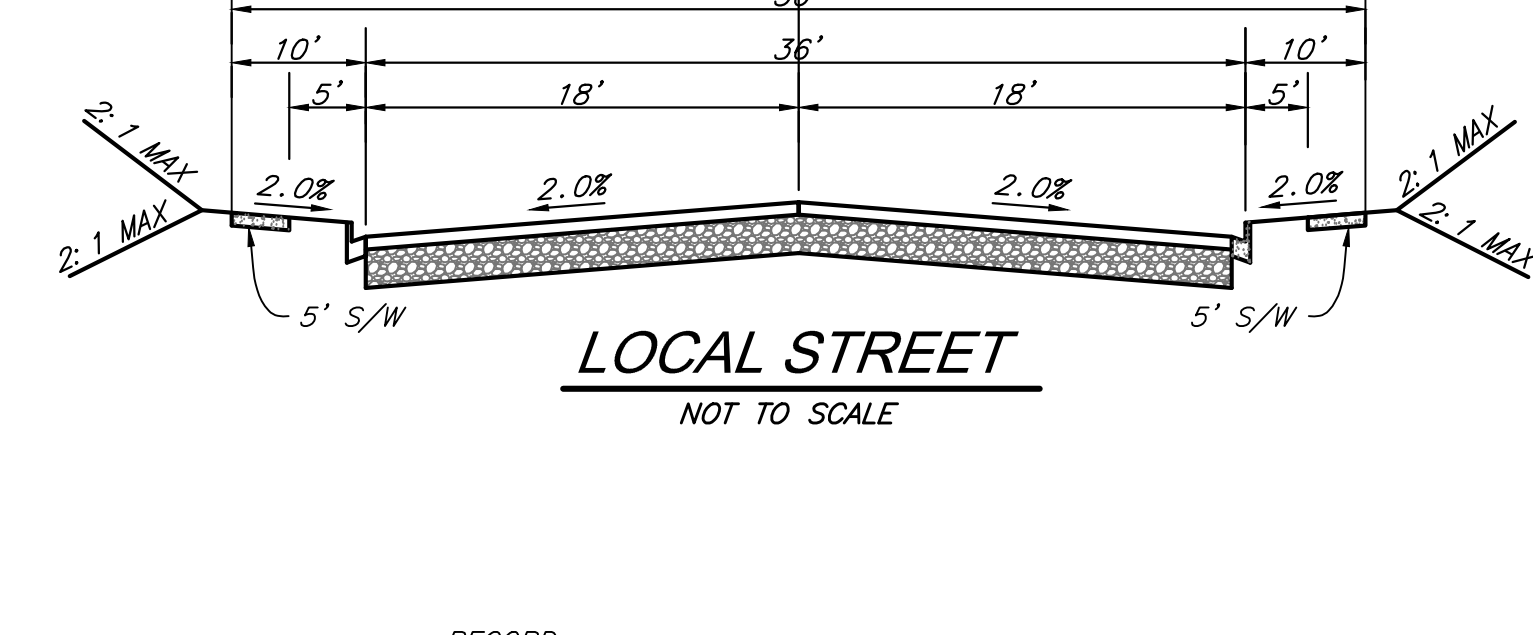
FEMA FLOOD ZONE: X
 *ALL WOMP FACILITIES TO BE PRIVATELY MAINTAINED.
 *ALL STREETS ARE TO BE MAINTAINED BY THE COUNTY OF RIVERSIDE



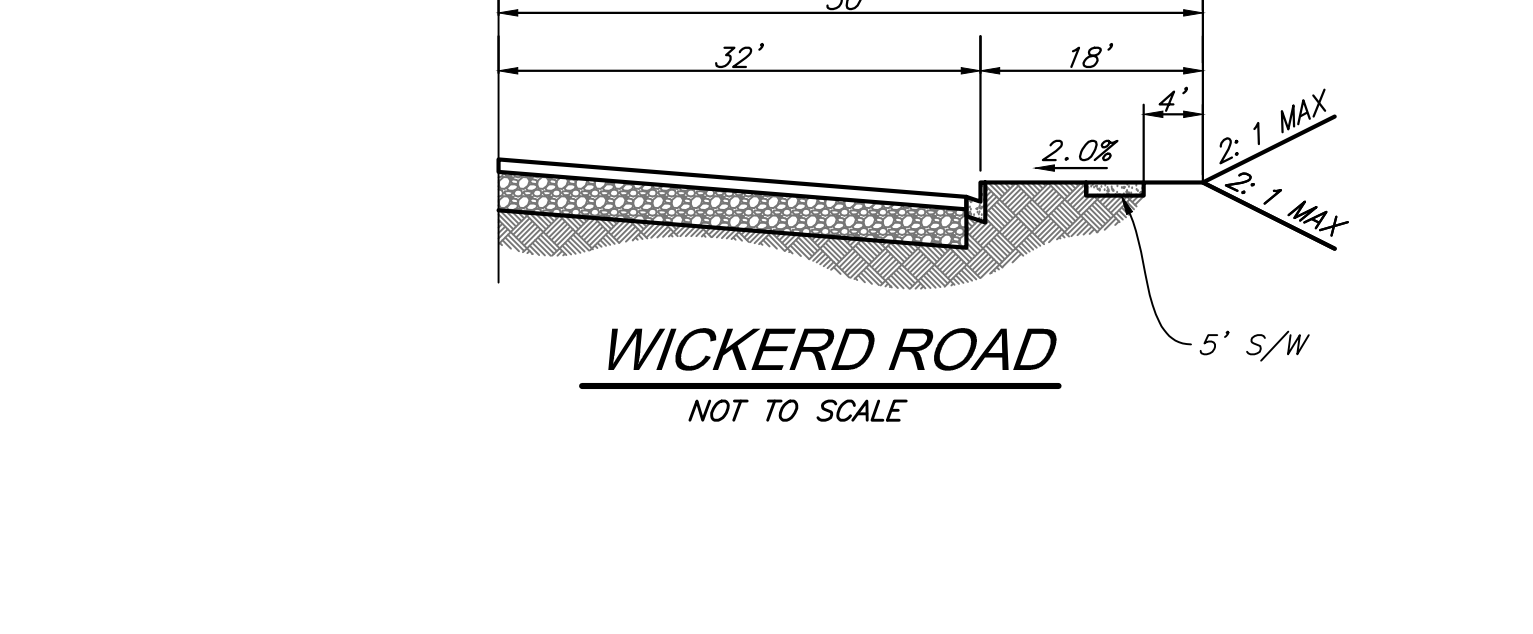
LA VENTANA ROAD
NOT TO SCALE



LORETTA AVENUE
NOT TO SCALE



LOCAL STREET
NOT TO SCALE



WICKERD ROAD
NOT TO SCALE

LEGEND

- TRACT BOUNDARY
- CENTERLINE
- PROP. LOT LINE
- PROP. R/W
- ACCESS RESTRICTION

PROPOSED EASEMENT

- BLANKET EASEMENT FOR CROSS LOT DRAINAGE, DRAINAGE FACILITIES, AND ACCESS.

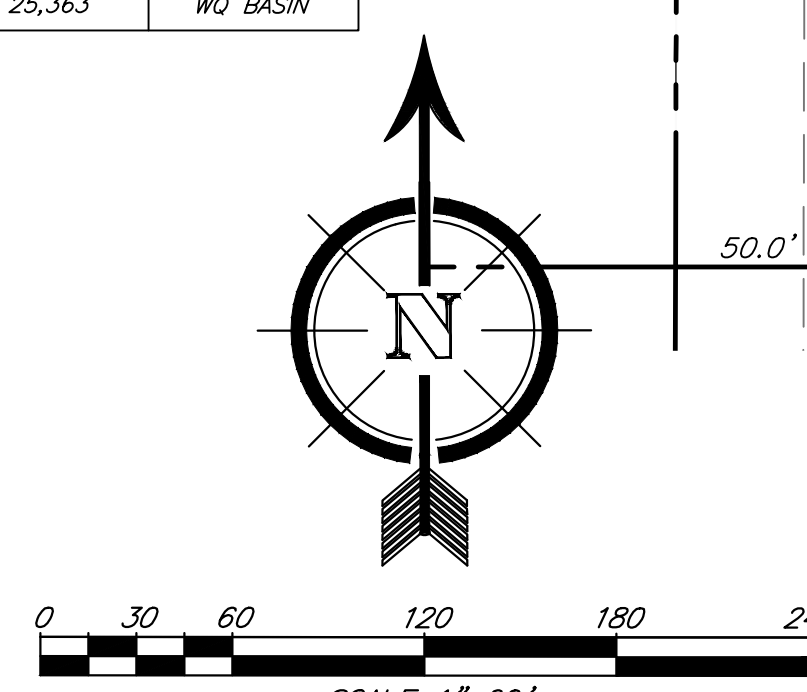
SEAL: REGISTERED PROFESSIONAL ENGINEER
 CHRIS T. MORLEY
 CIVIL
 STATE OF CALIFORNIA

PREPARED BY: SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=60'
 DATE PREPARED: FEBRUARY 2024

COUNTY OF RIVERSIDE
EXHIBIT "A"
 TENTATIVE TRACT MAP NO. 38553

1 OF 1 SHEETS
 SITE PLAN/LAND USE PLAN





RIVERSIDE COUNTY PLANNING DEPARTMENT

John E Hildebrand
Planning Director

PROPERTY OWNERS' CERTIFICATION APN: 466-220-034

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: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

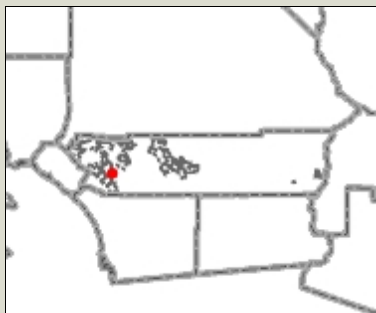
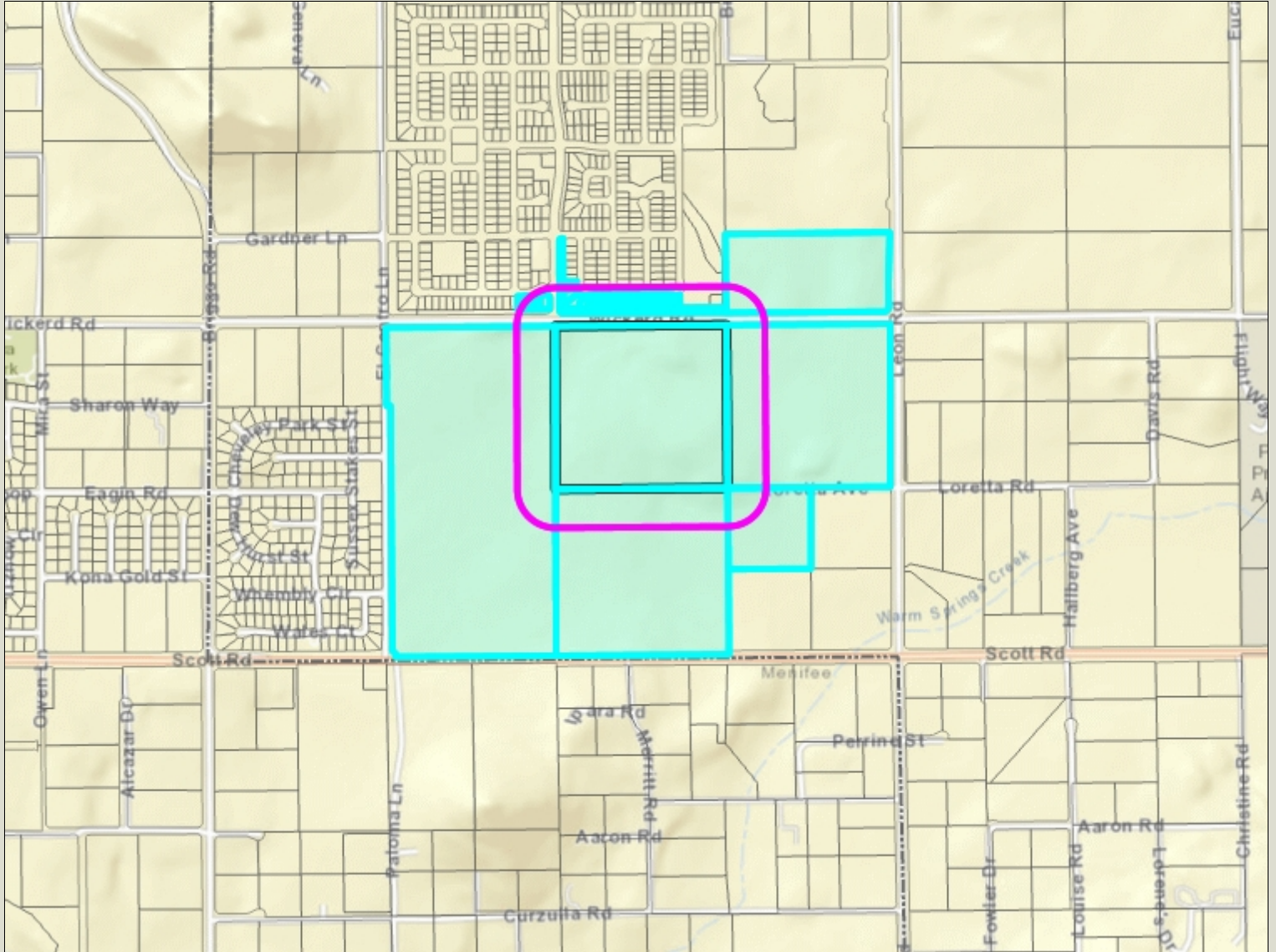
EMAIL: elincoln@rivco.org

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Riverside County GIS Mailing Labels

GPA240011



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 2:24:51 PM

© Riverside County RCIT

466210060
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

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

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

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

466400012
LUCIA MCCAULEY-ELLIS
30587 AUSTIN LN
MENIFEE CA 92584

466400013
JONATHAN ELIA JONES
30599 AUSTIN LN
MENIFEE CA 92584

466400014
SIDNEY ANNE WELDNER
30611 AUSTIN LN
MENIFEE CA 92584

466400015
ROBERT EARL DILLON
30623 AUSTIN LN
MENIFEE CA 92584

466400016
COURTNEY VAUN GRADY
30635 AUSTIN LN
MENIFEE CA 92584

466400017
KEVIN SANCHEZ
30647 AUSTIN LN
MENIFEE CA 92584

466400018
MICHELLE ARGANOZA MERCADO
MARTINEZ
30659 AUSTIN LN
MENIFEE CA 92584

466400019
JERERNY J. LOBO
30671 AUSTIN LN
MENIFEE CA 92584

466400020
ROBERT ALBERT CHRISTOPHER
30683 AUSTIN LN
MENIFEE CA 92584

466400021
HASINUL HAQUE
30695 AUSTIN LN
MENIFEE CA 92584

466400022
JACOB GREGARY BAST
30707 AUSTIN LN
MENIFEE CA 92584

466400023
ALEXANDER CHASE BUCHANAN-
TAPLEY
30719 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

(ID # 26956)

MEETING DATE:

Wednesday, January 29, 2025

SUBJECT: INITIATION OF GENERAL PLAN AMENDMENT NO. 240011 (GPA240011) Foundation Component – Applicant: John Miller c/o Revival Christian Fellowship – Engineer/Representative: Chris Morlok c/o SDH & Associates – 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 – 38.46 Gross Acres – Existing Zoning: A-1-5 (Light Agriculture, 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 GPA240011 to change the General Plan Foundation Component of one (1) parcel from Rural: Rural-Residential (R: RR) to Community Development: Medium Density Residential (CD: MDR). 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 GPA240011 is initiated by the Board of Supervisors. – APN: 466-220-034 – Planning Contact: Edward Lincoln at elincoln@rivco.org or (951) 955-8514.

PROPOSED PROJECT

Case Number(s):	GPA240011
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):	466-220-034
Continued From:	



John Hildebrand, Planning Director 1/22/2025

PROJECT DESCRIPTION AND LOCATION

The General Plan Amendment (GPA240011) 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), on one parcel, totaling 38.46 gross acres.

The parcel is located south of Wickerd Road, north of Scott Road, east of El Centro Lane, and west of Leon Road.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT RECOMMENDATION

RECOMMENDATIONS

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

CONSIDER whether to recommend the initiation of GENERAL PLAN AMENDMENT NO. 240011 (GPA240011).

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Surrounding Uses	
North:	Single-Family Residential
South:	Vacant
East:	Vacant
West:	Vacant

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
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")	No

PROJECT LOCATION MAP

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

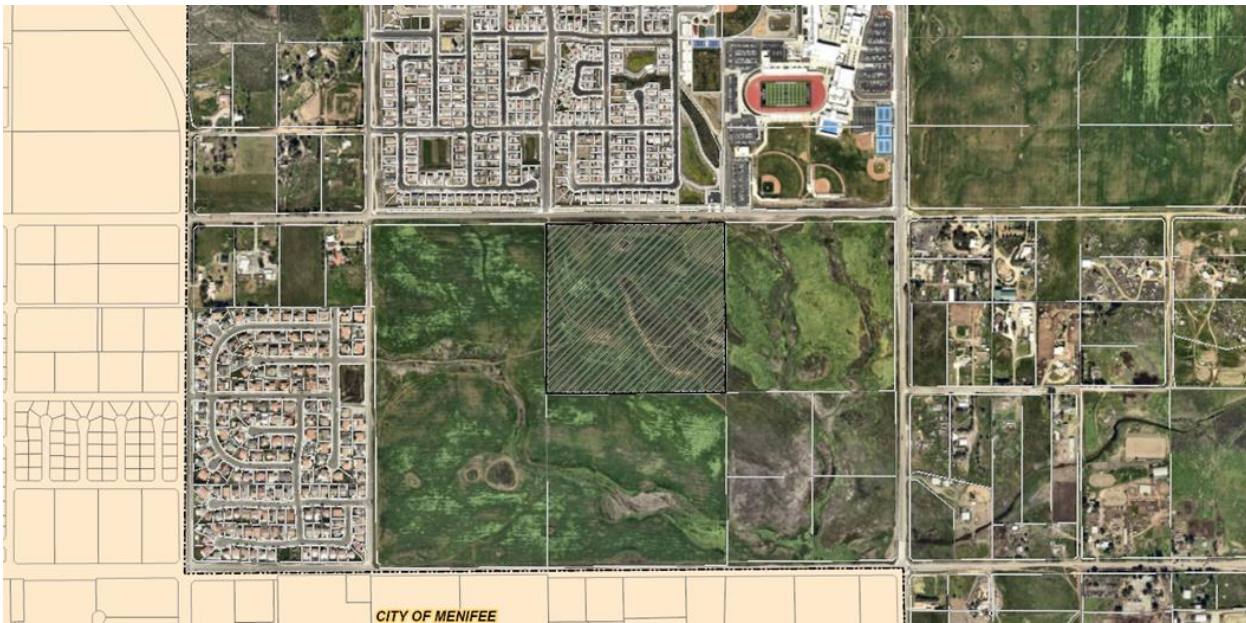


Figure 1: Location Map

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 (GPA240011) 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

GPA240011 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). The parcel is located in the Estate Density Residential & Rural Residential Policy Area and Highway 79 Policy Area.

If the initiation for GPA240011 is approved by the Board of Supervisors, the applicant intends to apply for an implementing project consisting of a Tentative Tract Map (TTM) to allow for a

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

subdivision of the 38.46-acre site into 160 residential lots ranging in size from 4,500 square feet to 9,000 square feet. In addition to the General Plan Amendment (GPA), the proposal will require a Change of Zone (CZ) from Rural Residential (R-R) to Planned Residential (R-4).

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.

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.

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 240011 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.

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

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Not Present: District 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

GPA240011

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

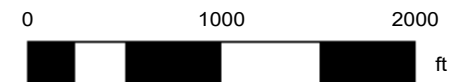
Date: 8-19-2024

District: 3

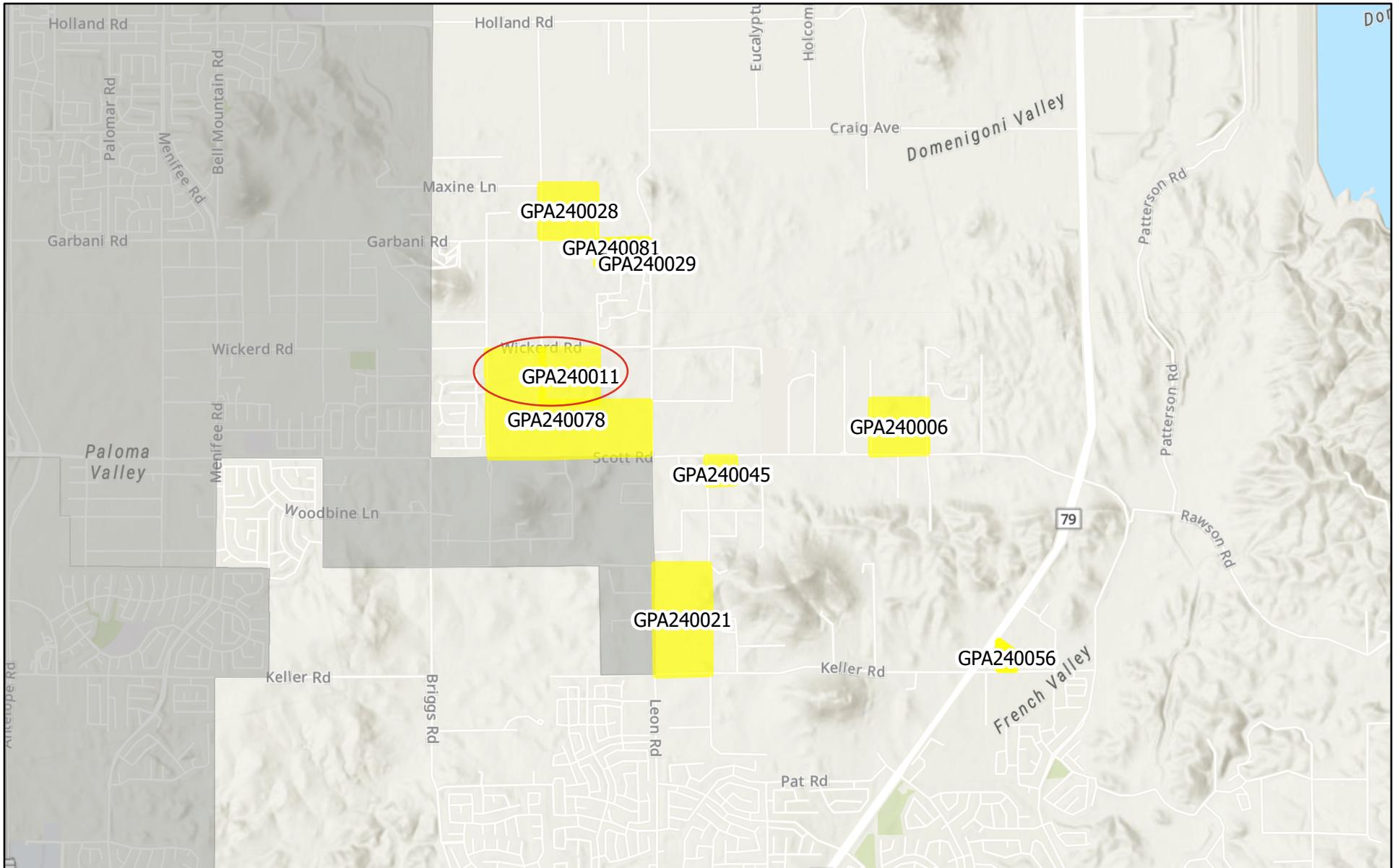


Zoning Area/District: WINCHESTER

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>



FGPA Status Map

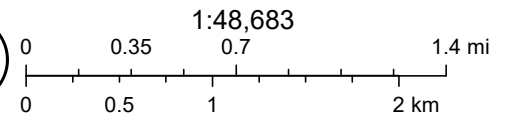


11/14/2024

 FGPA Web Map



 Cities - CITIES



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

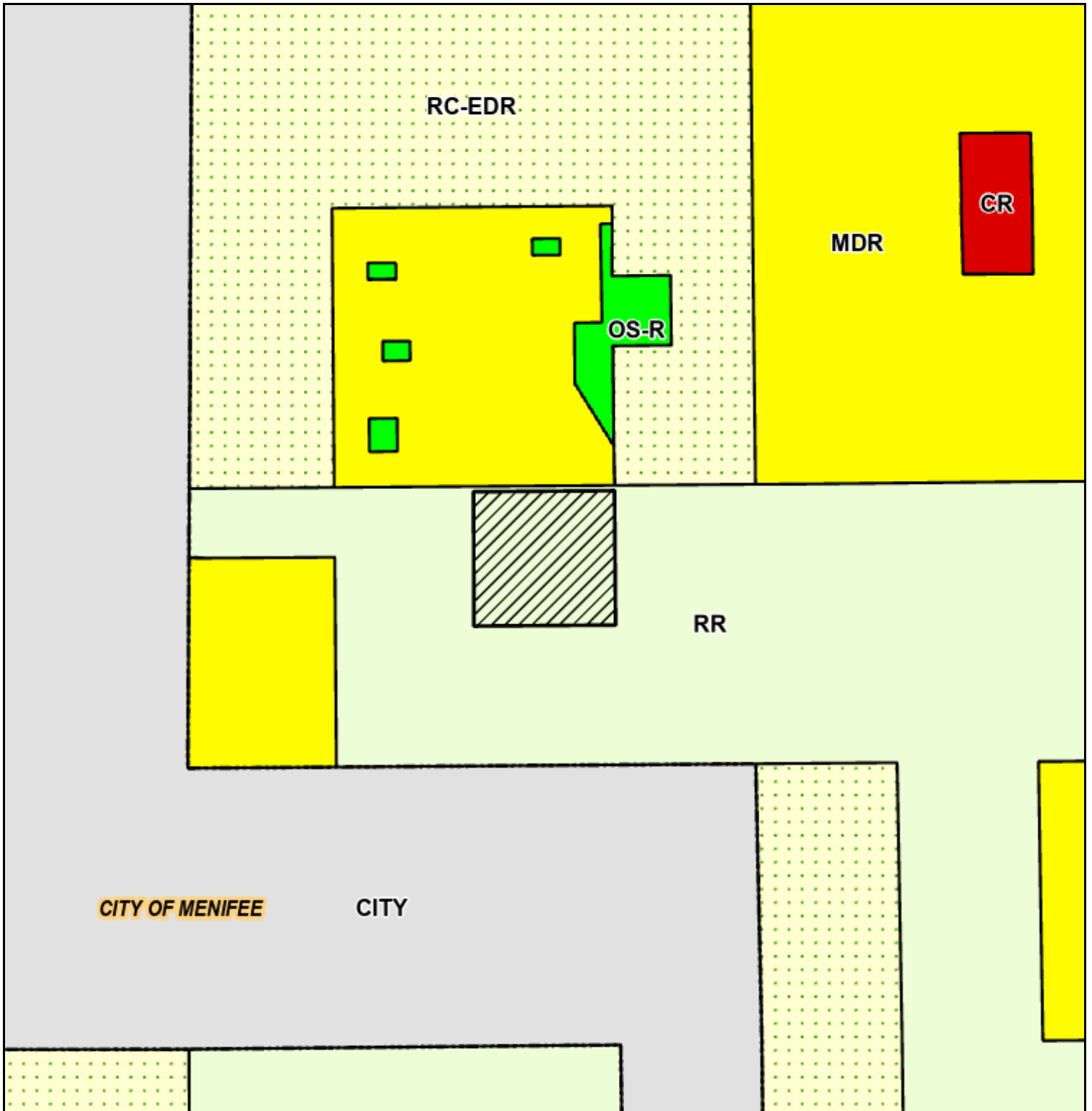
EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON

District: 3

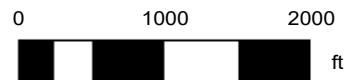
Date: 8-19-2024

Exhibit: 5



Zoning Area/District: WINCHESTER

Author:



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA240011

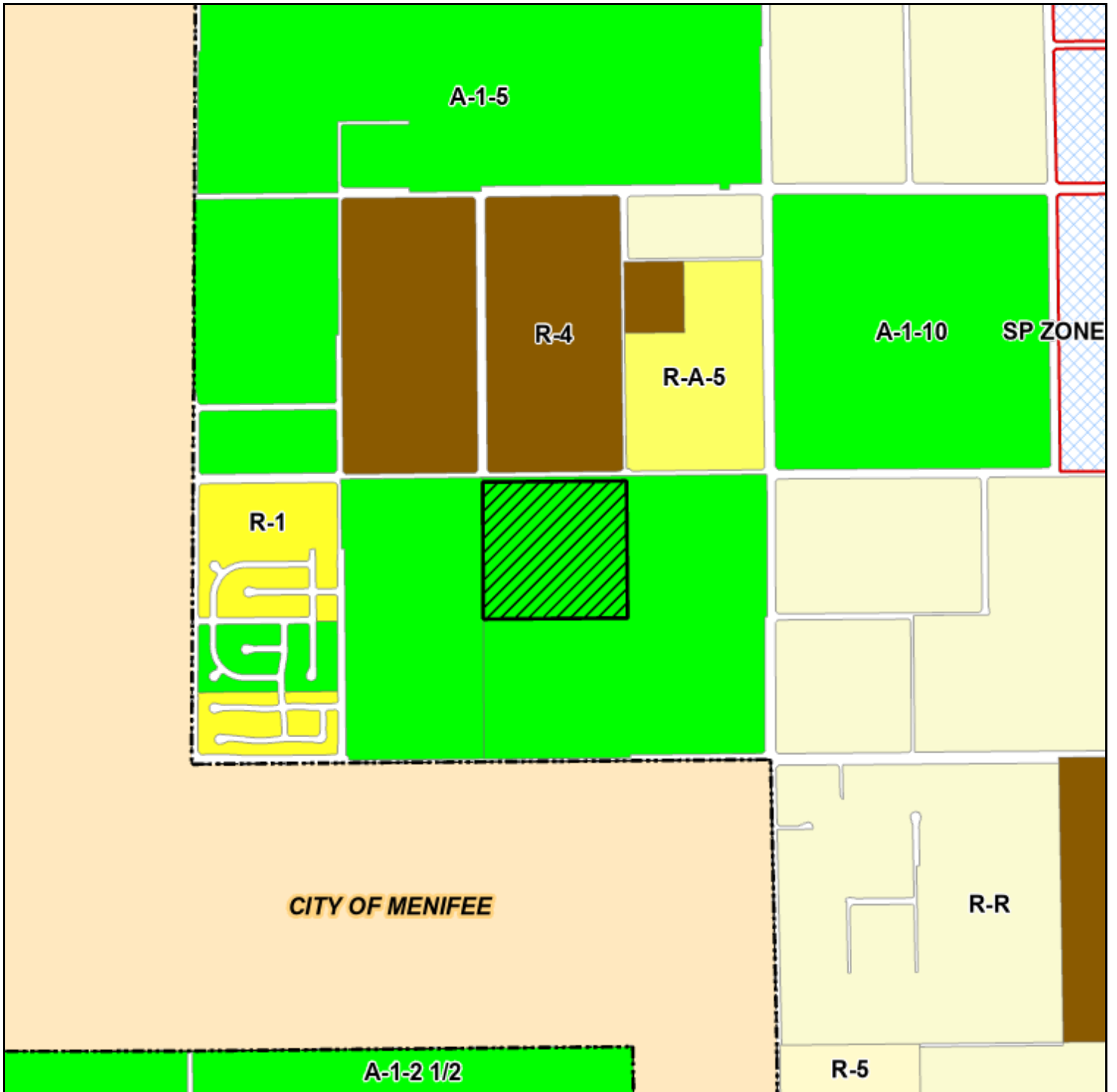
EXISTING ZONING

Supervisor: CHUCK WASHINGTON

District: 3

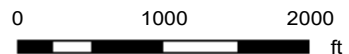
Date: 8-19-2024

Exhibit: 2



Zoning Area/District: WINCHESTER

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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TENTATIVE TRACT MAP 38553
 BEING A SUBDIVISION OF LOT ___ OF TRACT MAP NO. XXXX AS SHOWN BY
 MAP ON FILE IN BOOK ___, PAGES ___, INCLUSIVE, OF MAPS,
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
EXHIBIT "A"

TRACT INFO

LEGAL DESCRIPTION:

PARCEL 1:
 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.
 PARCEL 2:
 AN EASEMENT FOR INGRESS AND EGRESS AND/OR ROAD OR UTILITY PURPOSES
 OVER, ACROSS AND UNDER THE WEST 40 FEET OF THE SOUTHWEST QUARTER
 OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2
 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF,
 FOR THE BENEFIT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
 OF SAID SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST SAN BERNARDINO
 MERIDIAN.

APN: 446-220-003

ZONING:

EXISTING ZONING: A-1-5
 PROPOSED ZONING: R-4

LAND USE:

GENERAL PLAN DESIGNATION: RURAL RESIDENTIAL
 SPECIFIC PLAN LAND USE DESIGNATION: NOT IN A SPECIFIC PLAN

EXISTING LAND USE: VACANT
 PROPOSED LAND USE: RESIDENTIAL

SITE STATISTICS:

TOTAL GROSS AREA: 1,769,124 S.F. (40.61 AC.)
 TOTAL NET AREA: 1,699,346 S.F. (39.01 AC.)

NUMBER OF RESIDENTIAL LOTS: 149
 NUMBER OF OPEN SPACE LOTS: 4

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 MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 AVERAGE OPEN SPACE LOT SIZE: 83,138 S.F.
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 SUM OF TOTALS: 1,769,124 S.F. (40.61 AC.)

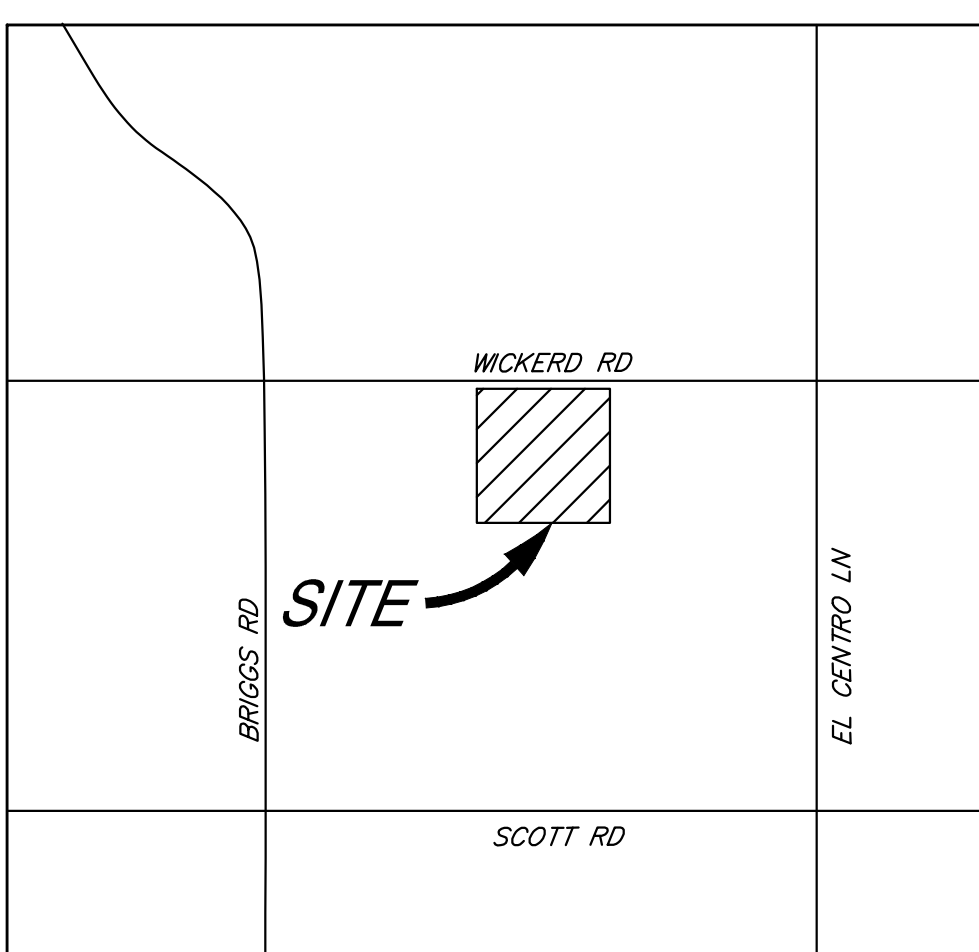
UTILITY EJECTORS:

EASTERN MUNICIPAL WATER DISTRICT: (951) 928-3777
 SOUTHERN CALIFORNIA GAS: (800) 427-2200
 SOUTHERN CALIFORNIA EDISON: (800) 892-2253
 CHARTER COMMUNICATIONS: (800) 892-4357

TYPE OF SEWAGE DISPOSAL: PUBLIC SEWER (EMWD)

FEMA: FLOOD ZONE: X

*ALL WOMP FACILITIES TO BE PRIVATELY MAINTAINED.
 *ALL STREETS ARE TO BE MAINTAINED BY THE COUNTY OF RIVERSIDE



OWNER/APPLICANT
 REVIVAL CHRISTIAN FELLOWSHIP
 23263 SCOTT RD.
 MENIFEE, CA 92584
 TEL (951) 672-3157

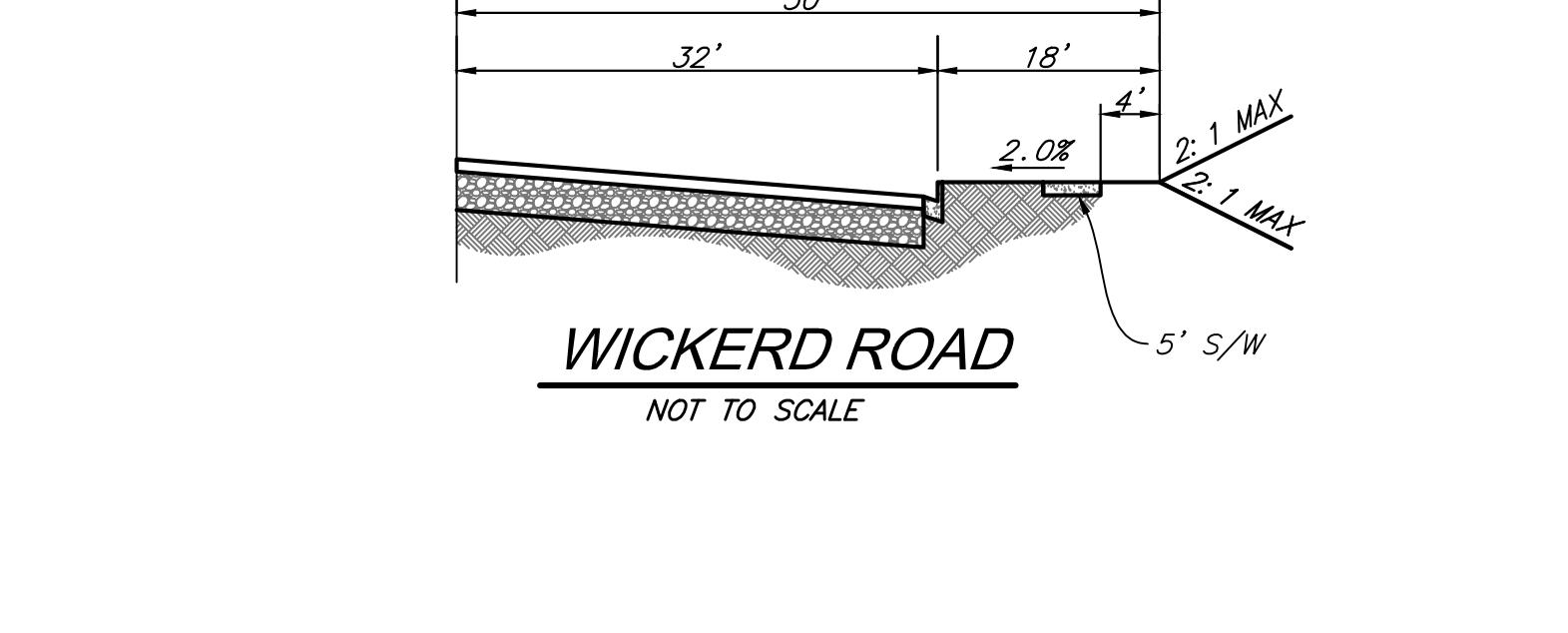
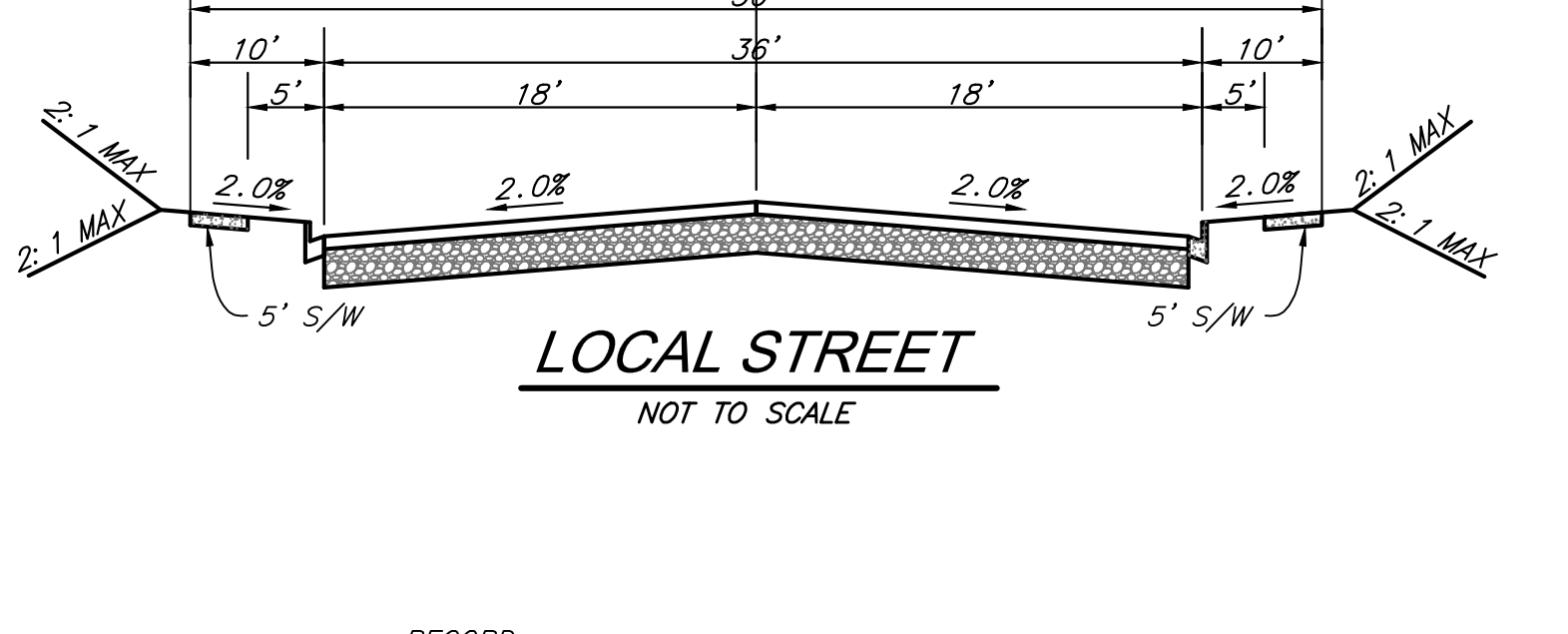
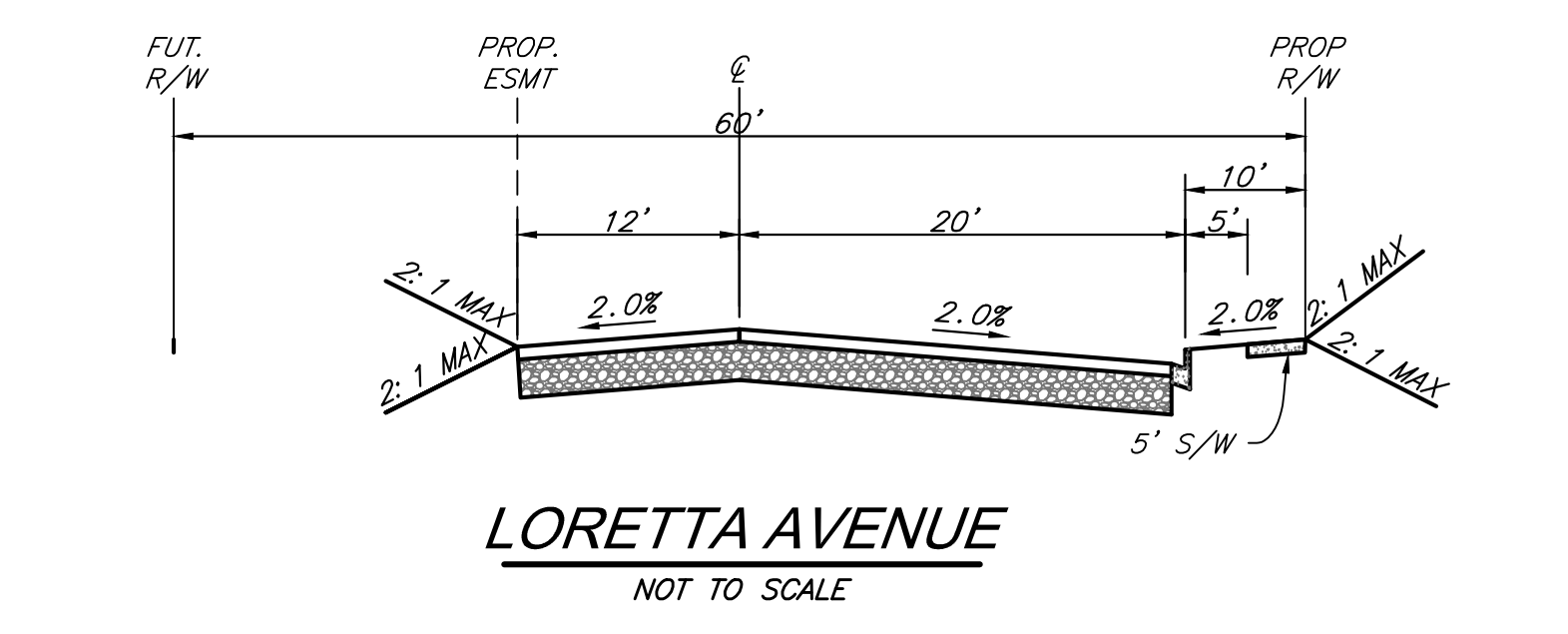
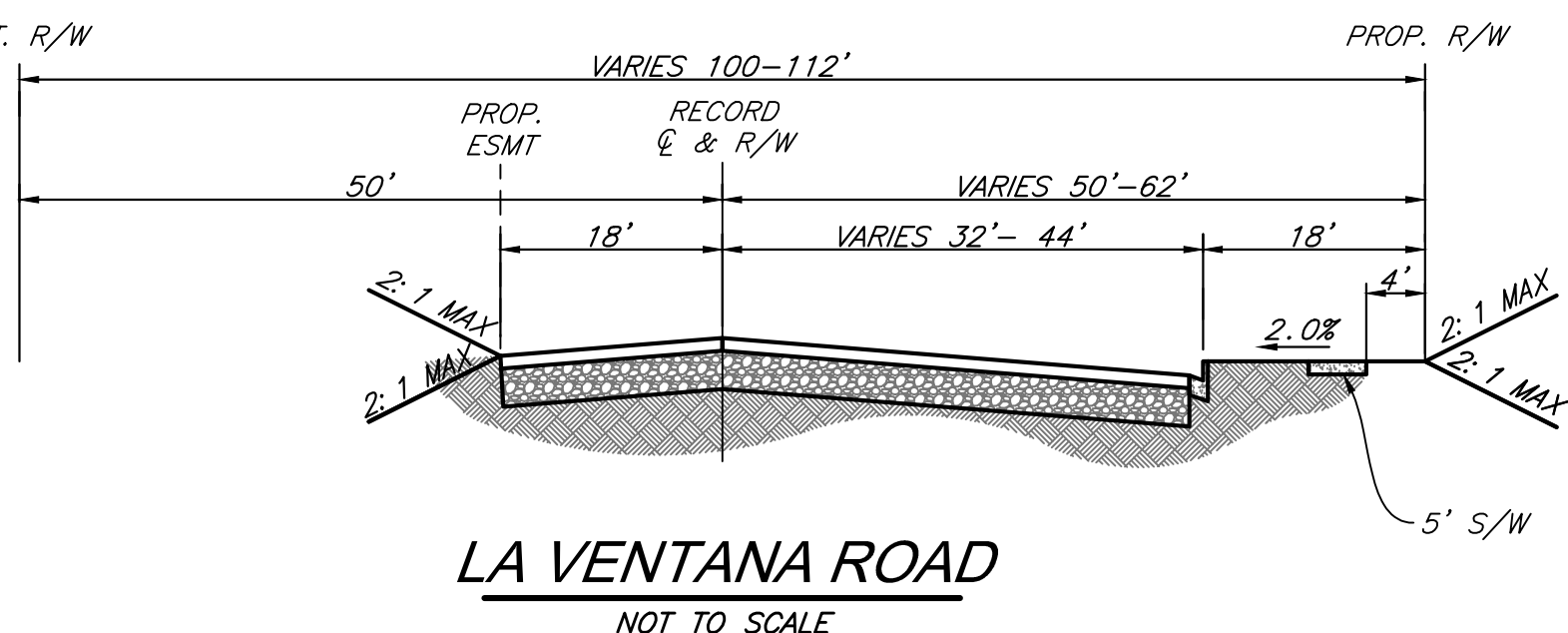
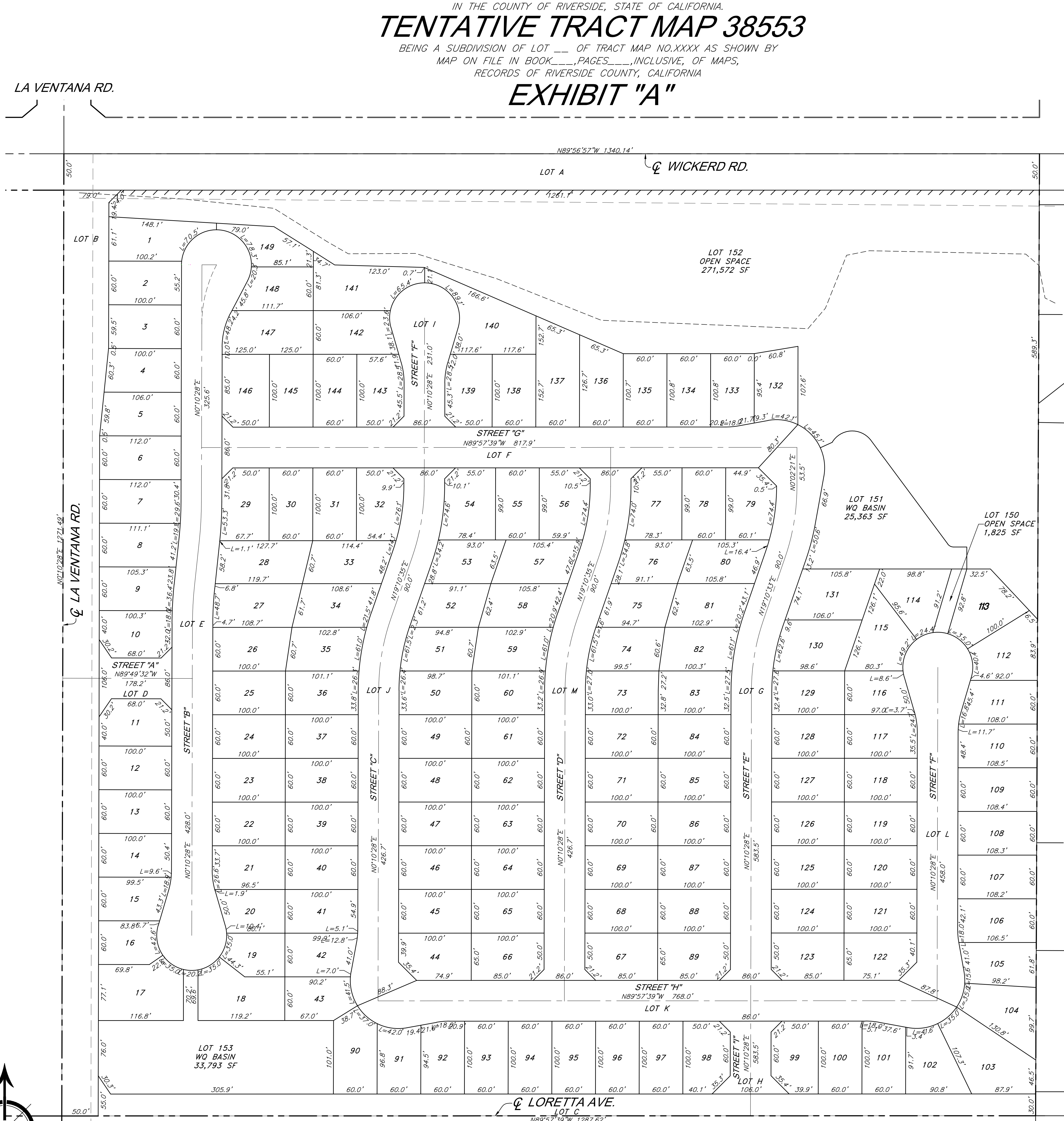
ENGINEER
 SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL (951) 683-3691

BENCHMARK
 COUNTY OF RIVERSIDE BM #M-140-83 AT THE "T" INTER. OF
 EUCALYPTUS AVE & HOLLNAD RD. 16' WLY ALONG HOLLNAD
 AND 33 FEET SLY OF C. HOLLNAD
 ELEVATION = 1446.48'

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE
 CENTERLINE OF EL CENTRO PER TRACT NO.
 36785-5 MB 477/89-96
 BEING: NORTH 00°08'58" EAST

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	6,814	51	5,876	101	5,807
2	6,000	52	5,576	102	6,286
3	6,000	53	5,486	103	9,512
4	6,183	54	7,025	104	7,017
5	6,543	55	5,940	105	5,965
6	6,720	56	6,571	106	6,478
7	6,711	57	6,349	107	6,495
8	6,499	58	6,245	108	6,501
9	6,144	59	6,061	109	6,508
10	6,177	60	6,010	110	6,513
11	6,175	61	6,000	111	6,034
12	6,000	62	6,000	112	6,683
13	6,000	63	6,000	113	7,025
14	5,999	64	6,000	114	6,483
15	5,545	65	6,000	115	6,550
16	4,890	66	6,388	116	5,297
17	9,116	67	6,387	117	5,975
18	8,100	68	6,000	118	6,000
19	4,692	69	6,000	119	6,000
20	5,268	70	6,000	120	6,000
21	5,969	71	6,000	121	6,000
22	6,000	72	6,000	122	6,189
23	6,000	73	6,000	123	6,387
24	6,000	74	5,898	124	6,000
25	6,000	75	5,573	125	6,000
26	6,282	76	5,487	126	6,000
27	6,888	77	7,020	127	6,000
28	7,297	78	5,940	128	6,000
29	6,436	79	6,377	129	5,987
30	6,000	80	6,348	130	7,270
31	6,000	81	6,247	131	7,412
32	6,125	82	6,038	132	5,871
33	6,589	83	5,999	133	5,964
34	6,326	84	6,000	134	6,047
35	6,058	85	6,000	135	6,045
36	6,009	86	6,000	136	6,824
37	6,000	87	6,000	137	8,394
38	6,000	88	6,000	138	6,000
39	6,000	89	6,388	139	6,284
40	6,000	90	6,550	140	9,208
41	6,000	91	5,522	141	8,322
42	5,712	92	5,915	142	6,579
43	5,379	93	6,000	143	6,286
44	6,186	94	6,000	144	6,000
45	6,000	95	6,000	145	6,000
46	6,000	96	6,000	146	6,387
47	6,000	97	6,000	147	7,283
48	6,000	98	6,076	148	5,791
49	6,000	99	6,074	149	4,678
50	5,989	100	6,000		

LOT #	AREA (S.F.)	USE
150	271,572	OPEN SPACE
151	1,825	OPEN SPACE
152	33,793	WO BASIN
275	67,005	PUBLIC STREET
276	67,041	PUBLIC STREET
432	13,901	PUBLIC STREET
434	6,450	PUBLIC STREET
435	62,548	PUBLIC STREET
436	6,250	PUBLIC STREET
437	44,021	PUBLIC STREET
438	31,744	PUBLIC STREET
439	42,425	PUBLIC STREET
440	40,360	PUBLIC STREET
441	43,484	PUBLIC STREET
442	44,005	PUBLIC STREET



LEGEND

- TRACT BOUNDARY
- CENTERLINE
- PROP. LOT LINE
- PROP. R/W
- ACCESS RESTRICTION

PROPOSED EASEMENT

- BLANKET EASEMENT FOR CROSS LOT DRAINAGE, DRAINAGE FACILITIES, AND ACCESS.

SEAL: REGISTERED PROFESSIONAL ENGINEER
 CHRIS T. MORLEY
 CIVIL
 STATE OF CALIFORNIA

PREPARED BY: SDH & ASSOCIATES, INC.
 27363 VIA INDUSTRIA
 TEMECULA, CA 92590
 TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=60'
 DATE PREPARED: FEBRUARY 2024

COUNTY OF RIVERSIDE
EXHIBIT "A"
 TENTATIVE TRACT MAP NO. 38553

1 OF 1 SHEETS
 SITE PLAN/LAND USE PLAN



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John E Hildebrand
Planning Director*

PROPERTY OWNERS' CERTIFICATION APN: 466-220-034

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: _____

TITLE: Associate Planner

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

PHONE: 951-955-8514

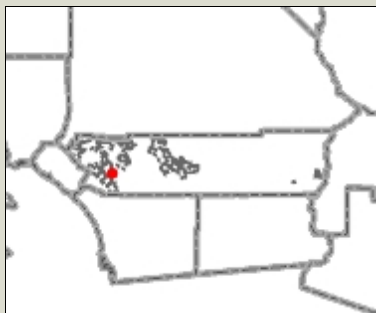
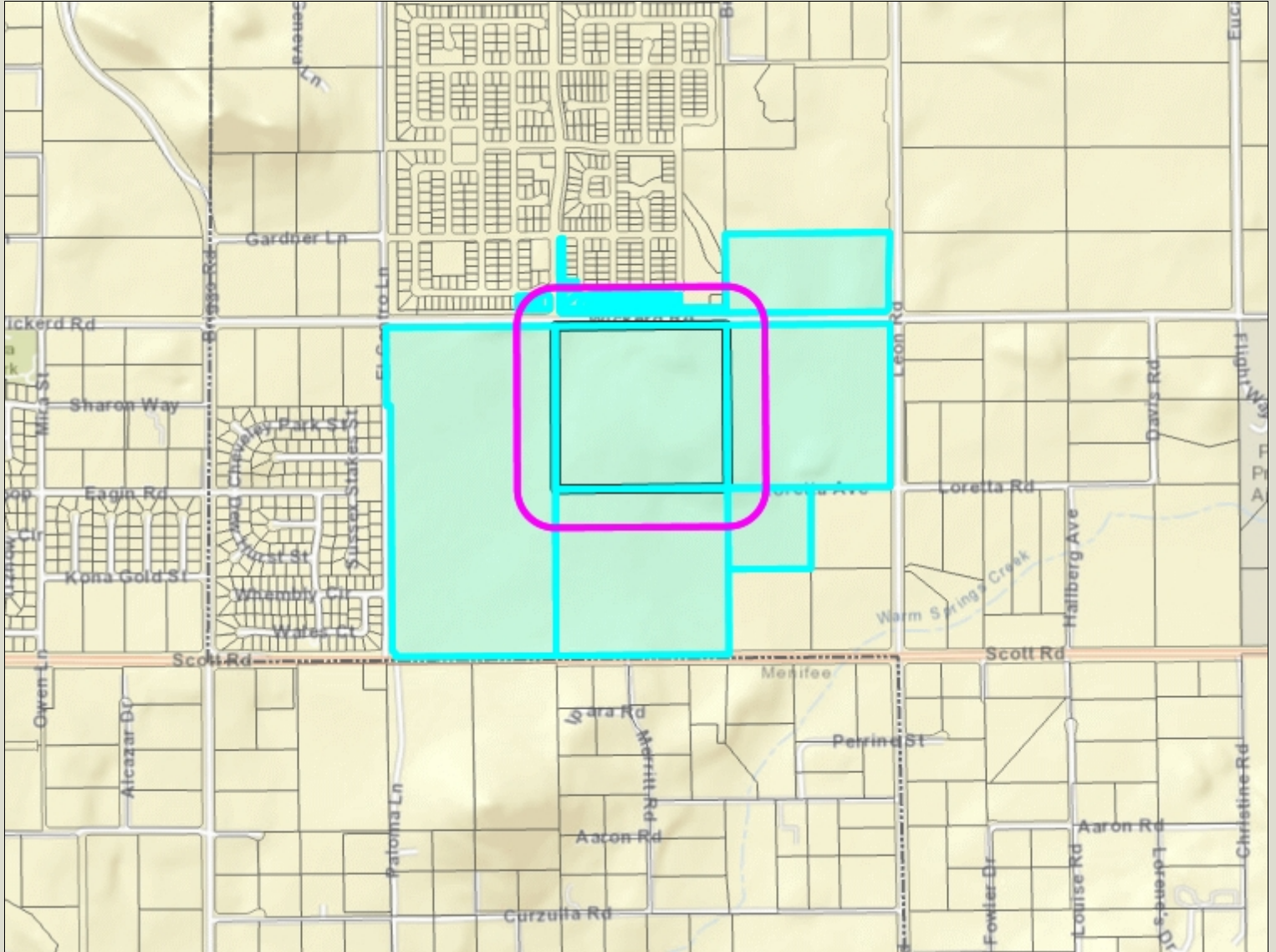
EMAIL: elincoln@rivco.org

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 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Riverside County GIS Mailing Labels

GPA240011



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 2:24:51 PM

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466210060
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

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

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

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

466400012
LUCIA MCCAULEY-ELLIS
30587 AUSTIN LN
MENIFEE CA 92584

466400013
JONATHAN ELIA JONES
30599 AUSTIN LN
MENIFEE CA 92584

466400014
SIDNEY ANNE WELDNER
30611 AUSTIN LN
MENIFEE CA 92584

466400015
ROBERT EARL DILLON
30623 AUSTIN LN
MENIFEE CA 92584

466400016
COURTNEY VAUN GRADY
30635 AUSTIN LN
MENIFEE CA 92584

466400017
KEVIN SANCHEZ
30647 AUSTIN LN
MENIFEE CA 92584

466400018
MICHELLE ARGANOZA MERCADO
MARTINEZ
30659 AUSTIN LN
MENIFEE CA 92584

466400019
JERERNY J. LOBO
30671 AUSTIN LN
MENIFEE CA 92584

466400020
ROBERT ALBERT CHRISTOPHER
30683 AUSTIN LN
MENIFEE CA 92584

466400021
HASINUL HAQUE
30695 AUSTIN LN
MENIFEE CA 92584

466400022
JACOB GREGARY BAST
30707 AUSTIN LN
MENIFEE CA 92584

466400023
ALEXANDER CHASE BUCHANAN-
TAPLEY
30719 AUSTIN LN
MENIFEE CA 92584

466400024
BRAVERDE COMMUNITY ASSN
15241 LAGUNA CANYON RD
IRVINE CA 92618

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