



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1184
Supervisorial District: Third
Area Plan: Sun City/Menifee Valley
Zoning Area/District: Winchester Area
Property Owner(s): KGK Riverside Properties
Project Representative(s): MDMG, Inc.

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres.

LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road.

PROJECT APN: 466-220-027

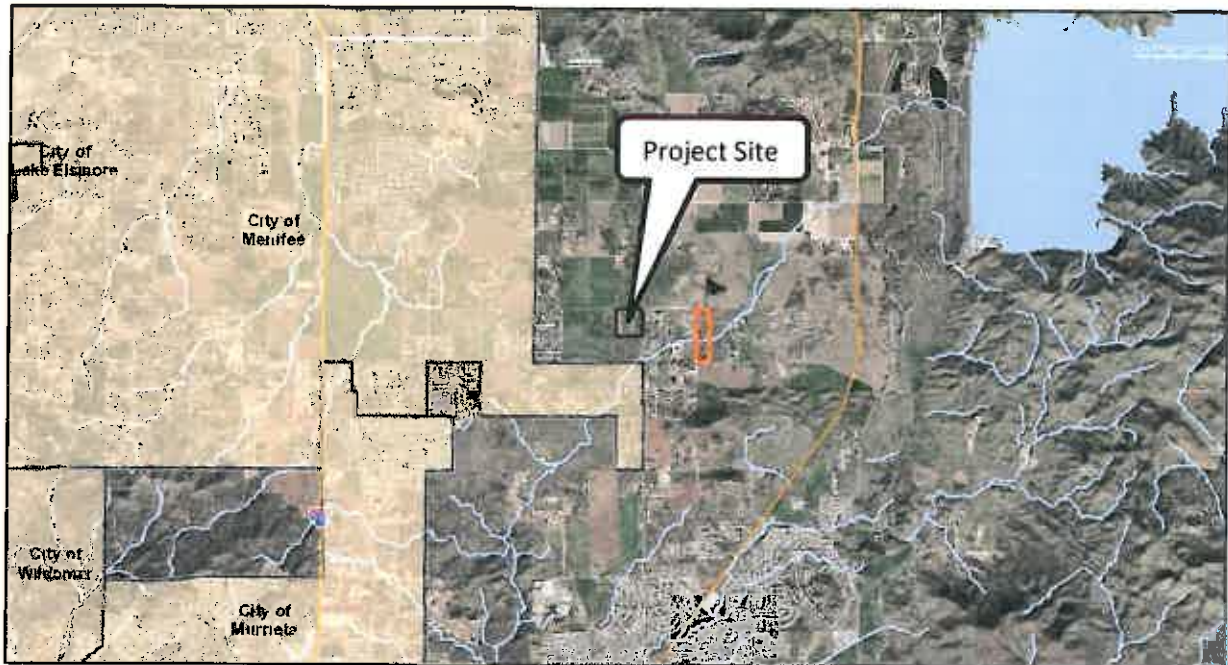


Figure 1: Project Location Map

PROJECT DETAILS: This General Plan Amendment is a proposal to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to change its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres. This General Plan application does not include an accompanying implementing project.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of the Estate Density Residential (2-acre minimum) and Rural Residential (5-acre minimum). However, this policy contains a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of Foundation Component General Plan Amendment applications that were submitted during the 2008 cycle, which include GPA00921 west of project site, GPA00976, GPA926 & GPA00974, although some of these have since been withdrawn. These projects are located along Scott Road, and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract, which was constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located directly to the north and northeast of the project site.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	39.09
Number of Parcels:	One
Sphere of Influence:	No
Policy Area:	Estate Density Residential & Rural Residential Policy Area and Highway 79 Policy Area
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Residential (RR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
Surrounding General Plan Land Use	
North:	Estate Density Residential (EDR)
East:	Rural Residential (RR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)

Existing Zoning Classification:	A-1-5 (Light Agriculture)
Change of Zone Required:	Yes
Surrounding Zoning Classification	
North:	R-A-5 (Residential Agriculture)
East:	RR (Rural Residential)
South:	A-1-5 (Light Agriculture)
West:	A-1-5 (Light Agriculture)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Residential
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01184 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Local Importance
Fire Hazard Area:	No
Fire Responsibility Area:	County
Special Flood Hazard Area:	No
Liquefaction Area:	Low Potential and Very Low Potential
Subsidence Area:	Susceptible

Fault Line:	Not within one-half mile of a Fault Line
Fault Zone:	Not within one-half mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

Utility Information:

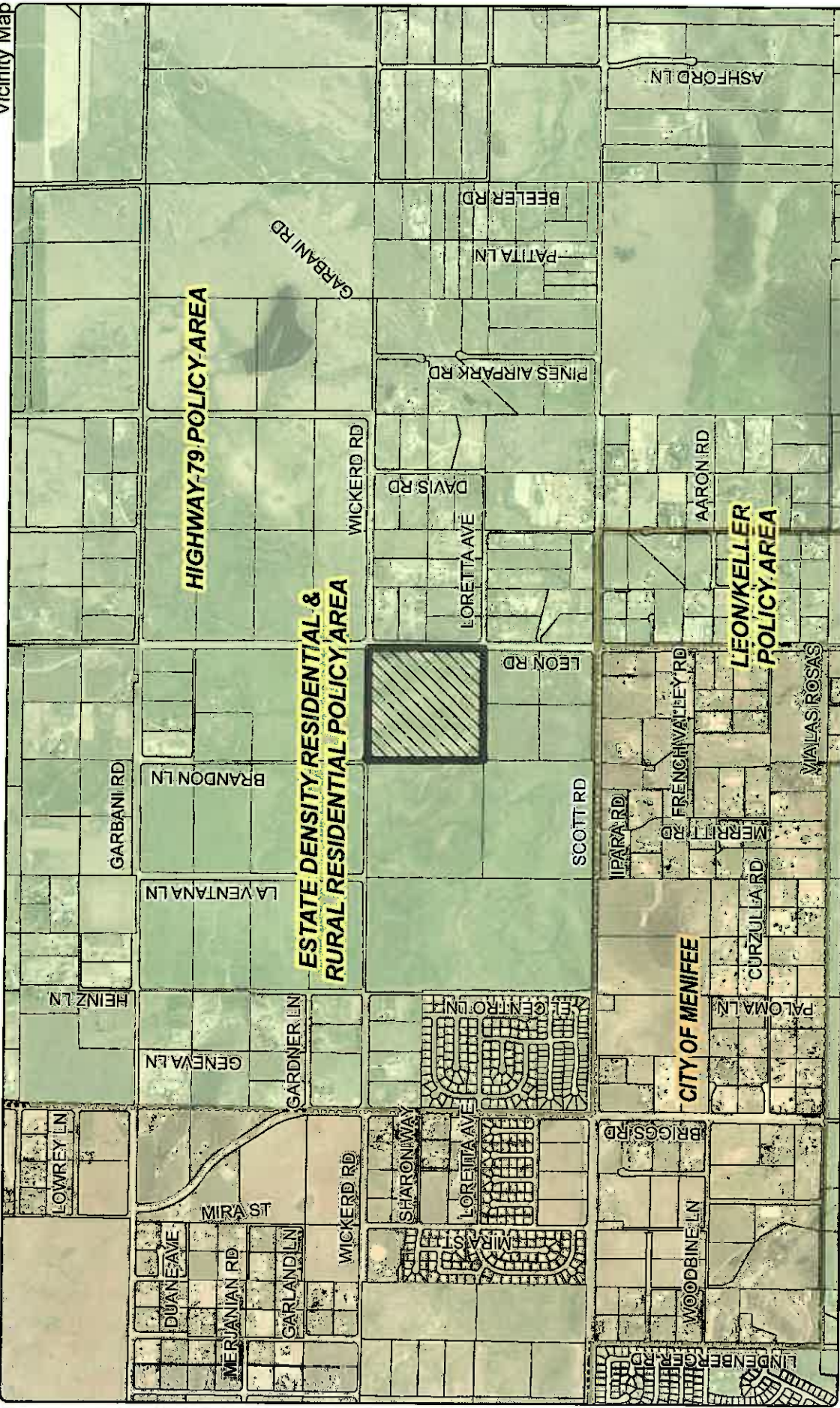
Water Service:	Yes (verify) – Service provided by Eastern Municipal Water District
Sewer Service:	Yes (verify) – Service provided by Eastern Municipal Water District

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01184**

Date Drawn: 08/09/2016
Vicinity Map

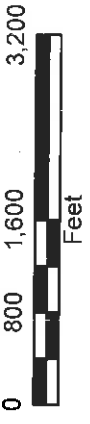
Supervisor: Washington
District 3

VICINITY/POLICY AREAS



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This planning and land use regulations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Springs at (760)769-4277 (Eastern County) or Website: <http://www.cofrc.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01184

LAND USE

Supervisor: Washington
District 3

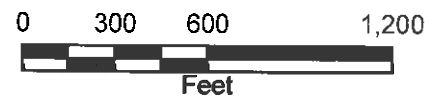
Date Drawn: 08/09/2016

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctbma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

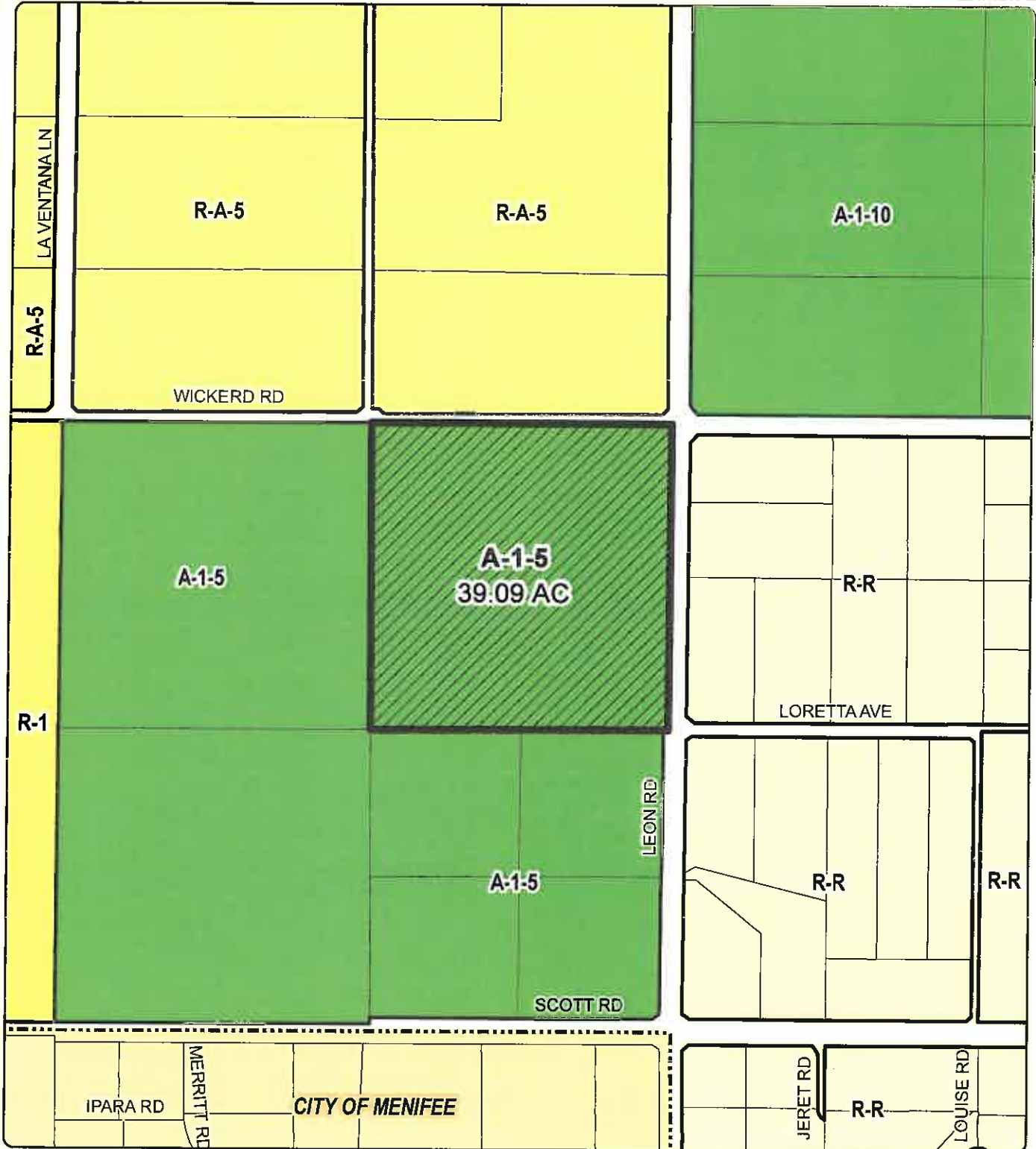
GPA01184

Supervisor: Washington
District 3

EXISTING ZONING

Date Drawn: 08/09/2016

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

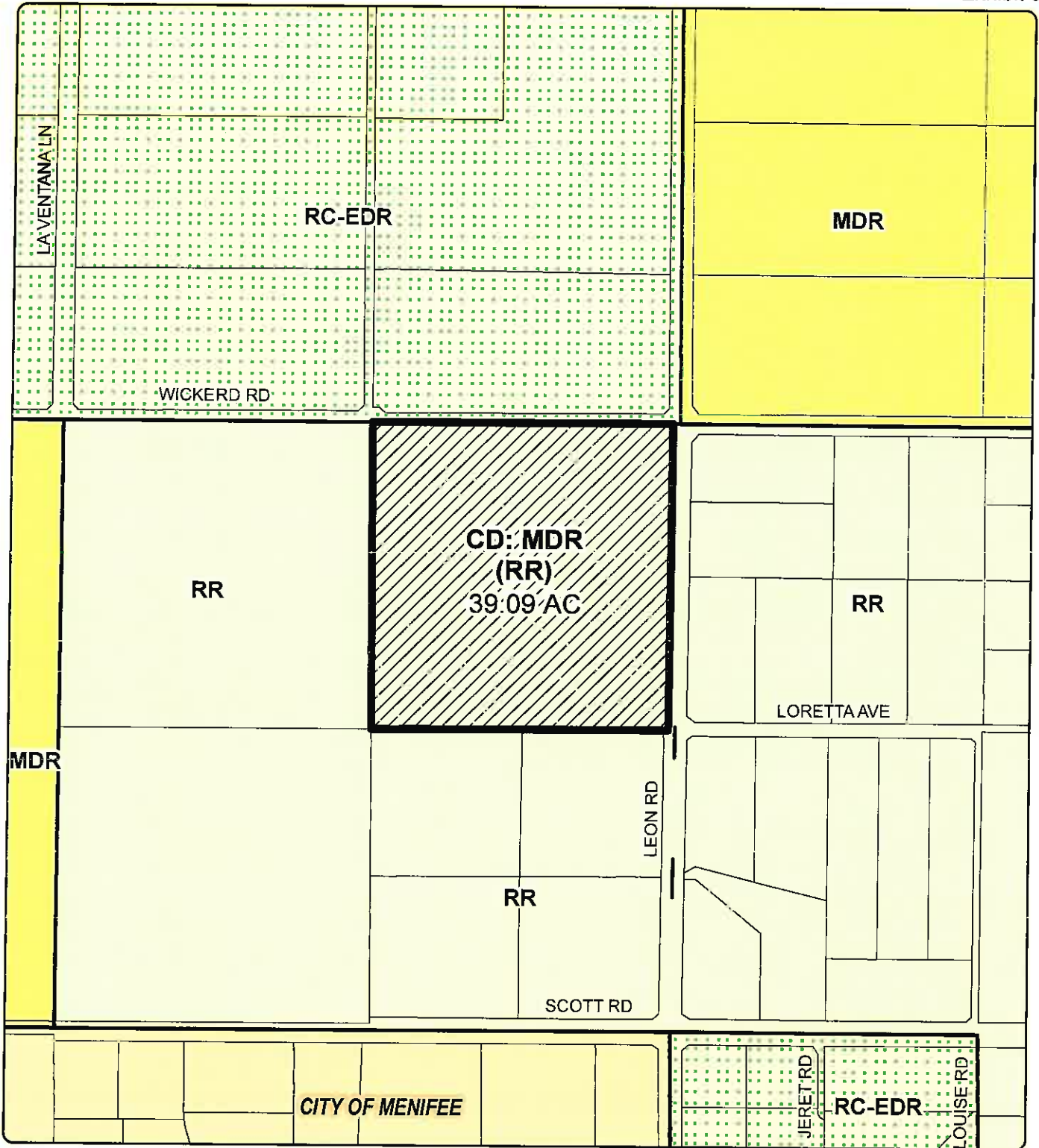
GPA01184

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 08/09/2016

Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



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.rcfma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA01184

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: KGK Riverside Properties

Contact Person: Katherine Neumann E-Mail: neukitsil987@gmail.com

Mailing Address: 2309 Weybridge Lane

Los Angeles CA 90077-1347
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Engineer/Representative Name: MDMG, Inc

Contact Person: Larry Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 207 Fax No: (951) 296-3476

Property Owner Name: KGK Riverside Properties

Contact Person: Katherine /Michael Neumann E-Mail: neukitsil987@gmail.com

Mailing Address: 2309 Weybridge Lane

Los Angeles CA 90077-1347
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

<u>JAMES R RACH MUMGILL</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>[Signature]</u> SIGNATURE OF PROPERTY OWNER(S)
<u>JAMES R RACH MUMGILL</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>[Signature]</u> SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or **other** assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 466-220-027

Approximate Gross Acreage: 39.09 acres

General location (nearby or cross streets): North of Scott Road, South of Wickerd Road, East of El Centro Lane, West of Leon Road

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): RR

Proposed General Plan Land Use Designation(s): MDR

General Plan Policy Area(s) (if any): Estate Density Residential & Rural Residential Policy Area Hwy 79 Policy Area

Existing Zoning Classification(s): A-1-5

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Propose to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and amend the General Plan Land Use Designation from Rural Residential (RR) (5-Acre Min) to Medium Density Residential (MRD) (2-5 DU/AC); and amend the General Plan Sun City / Meniffee

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	X	
Gas Company	SO. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	EMWD	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
Sewer District	EMWD	Yes	No
		X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewor/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 5/26/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

The project site is located within the Estate Density Residential and Rural Residential Policy Area, which requires new development to adhere to the existing land use of Estate Density Residential (2-acre Min) and Rural Residential (5-acre Min). However, this policy contain a provision that allows for development at a denser range, if there is a general area-wide property owner consensus to change the land use pattern. This area-wide change is demonstrated by the number of Foundation Component General Plan Amendment applications that were submitted during the 2008 cycle, which include GPA00921 west of project site, GPA00976, GPA926 & GPA00974, although some of these have since been withdrawn. These projects are located along Scott , and are also Foundation Component Amendment requests to change from Rural to Community Development in order to establish a Medium Density Residential (MDR) (2-5 DU/AC) Land Use Designation. Changing the project site's land use will enable development of a compatible and consistent density as that of the existing residential tract, which was constructed at a Medium Density Residential (2-5 DU/AC) range. Additionally, a new high school will be located directly to the north and northeast of the project site.

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

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.