

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

631 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 9, 2003

SUBJECT: RESOLUTION NOS. 2003-184 and 2003-373 Adopting Amendment No. 2 to Specific Plan No. 172 (Walker Basin) and ORDINANCE NO. 348.4116 Adopting R-A-5 and R-5 zoning for the underlying property – First Supervisorial District - Rancho California - 385 Acres

BACKGROUND: Public hearings concerning Amendment No. 2 to Specific Plan No. 172, together with the related General Plan Amendment and Change of Zone Case No. 6674, were held by the Board of Supervisors on September 12, 2002 and March 25, 2003.

The hearing was closed and the Board voted to tentatively approve Amendment No. 2 to Specific Plan No. 172 and directed staff to prepare the necessary documents for final adoption.

The recommended motion would repeal existing Specific Plan No. 172 (Walker Basin) in its entirety.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2003-184 Adopting Amendment No. 2 to Specific Plan No. 172 (Walker Basin); and,

ADOPTION of Resolution No. 2003-373 establishing Residential 5 Acre Minimum Lot Size and Recreational Open Space Corridor; and,

ADOPTION of Ordinance No. 348.4116 adopting R-A-5 and R-5 zoning for properties within the subject area.

Ron Goldman, Interim Planning Director

RG: kg

REVIEWED BY EXECUTIVE OFFICE
Janet G. Sanford
DATE 7/10/03

Policy

Consent

Department Recommendation: Consent
Per Executive Office: Consent

Prev. Agn. Ref.

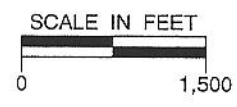
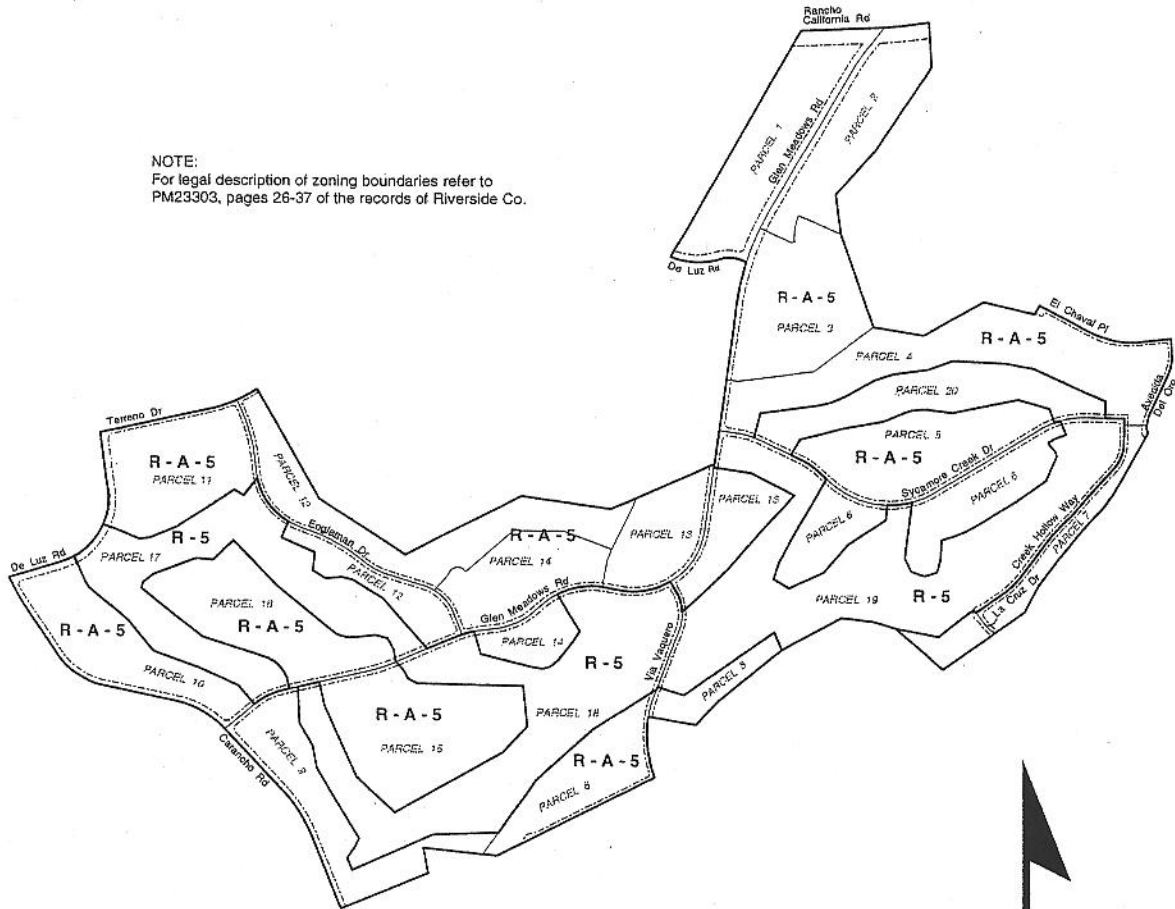
Dist.

AGENDA NO.

3.59

Rancho California
Sec. 5,6,7,8, T.8S.,R.3W. S.B.B. & M.

NOTE:
 For legal description of zoning boundaries refer to
 PM23303, pages 26-37 of the records of Riverside Co.



- R - A - 5 RESIDENTIAL AGRICULTURAL,
5 ACRE MIN. LOT AREA
- R - 5 OPEN AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS

MAP NO. 2.2040
 CHANGE OF OFFICIAL ZONING PLAN

 CHANGE OF ZONE CASE NO. 6674
 ADOPTED BY ORDINANCE NO. 348.4116
 JULY 15, 2003
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ATTACHMENTS

TO

FOLLOW

2
3 **RESOLUTION NO. 2003-373**

4 **AMENDING THE RIVERSIDE COUNTY**

5 **COMPREHENSIVE GENERAL PLAN**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., a public hearing
8 was held before the Riverside County Board of Supervisors on September 24, 2002 and March 25, 2003 and
9 before the Riverside County Planning Commission on July 24, 2002, to consider a proposed amendment to the
10 Land Use Element (including the Southwest Area Community Plan Land Use Allocation Map) and the
11 Environmental Hazards and Resources Element (including the Open Space and Conservation Map) of the
12 Riverside County Comprehensive General Plan; and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and the
14 Riverside County Rules to Implement the Act have been satisfied; and,

15 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
16 documentation presented by the public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
18 of the County of Riverside, in regular session assembled on July 15, 2003, that:

19 The County Initiated General Plan Amendment Regarding Walker Basin is a proposal to amend
20 the Southwest Area Community Plan Land Use Allocation Map from Adopted Specific Plan to 5 AC
21 MIN (Residential – 5 acre minimum lot size) within the residential portions of the specific plan, and from
22 Adopted Specific Plan to Recreational Open Space Corridor within the golf course portion of the specific
23 plan on 385 acres located southerly of Rancho California Road, and along Glen Meadows Road in the
24 Rancho California Zoning Area of the First Supervisorial District, as shown on the exhibit entitled
25 “CIGPA, EXHIBIT 3,” a copy of which is attached hereto and incorporated herein by reference. This
26 amendment is associated with Amendment No. 2 to Specific Plan No. 172 and Change of Zone Case No.
27 6674, which were considered concurrently at the public hearing before the Planning Commission and the
28 Board of Supervisors. Amendment No. 2 to Specific Plan No. 172 proposes to repeal Specific Plan No.

FORM APPROVED
COUNTY COUNSEL

JUL 18 2003

BY K. [Signature]

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1 172, as currently amended, in its entirety. Change of Zone Case No. 6674 proposes to change the zoning
2 on the proposed amendment site (“the site”) from SP (Specific Plan) to R-A-5 (Residential-Agricultural, 5
3 Acre Minimum Lot Size) and R-5 (Open Area Combining Zone – Residential Developments).

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based upon the evidence presented
5 on this matter, both written and oral, including Environmental Assessment No. 38600, that it **ADOPTS**
6 the County Initiated General Plan Amendment regarding Walker Basin from Adopted Specific Plan No.
7 172 to Residential 5 Acre Minimum Lot Size and Recreational Open Space Corridor, as described herein
8 and as shown on the exhibit entitled “CIGPA, EXHIBIT 3”, for the reasons stated in "Resolution No.
9 2003-184 Adopting Amendment No. 2 to Specific Plan No. 172 (Walker Basin), a copy of which is
10 attached hereto and incorporated herein by reference in its entirety.

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3 **RESOLUTION NO. 2003-184**
4 **ADOPTING**
5 **AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 172**
6 **(WALKER BASIN)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on September
9 24, 2002 and March 25, 2003 and before the Riverside County Planning Commission in Riverside,
10 California on July 24, 2002, to consider Amendment No. 2 to Specific Plan No. 172, which specific plan
11 was adopted by the Board of Supervisors pursuant to Resolution No. 84-378 (dated September 25, 1984)
12 and thereafter amended pursuant to Resolution No. 88-396 (dated September 27, 1988); and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
14 County Rules to Implement the Act have been met, and Environmental Assessment No. 38600, prepared
15 in connection with Amendment No. 2 to Specific Plan No. 172 and related cases (referred to alternatively
16 herein as "the proposed amendment" or "the project"), is sufficiently detailed so that all the potentially
17 significant effects of the project on the environment and measures necessary to avoid or substantially
18 lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

19 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
20 public and affected government agencies; now, therefore,

21 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
22 of the County of Riverside, in regular session assembled on July 15, 2003, that:

- 23 A. The proposed amendment would repeal Specific Plan No. 172 (Walker Basin), as currently
24 amended, by eliminating the existing on-site land use plan in its entirety and replacing it
25 with 5-acre minimum lot size requirements.
- 26 B. The proposed amendment is associated with the County Initiated General Plan Amendment
27 regarding Walker Basin and Change of Zone Case No. 6674, which were considered
28 concurrently at the public hearing before the Planning Commission and Board of
Supervisors.

BY *[Signature]*

FORM APPROVED
COUNTY COUNSEL

JUL 11 2003

RECEIVED WALKER BASIN COMMITTEE

- 1 C. The County Initiated General Plan Amendment regarding Walker Basin proposes to amend
2 the Southwest Area Community Plan Land Use Allocation Map from Adopted Specific
3 Plan to 5 AC Min (Residential-5 acre minimum lot size) within the residential portions of
4 the specific plan and from Adopted Specific Plan to Recreational Open Space Corridor
5 within the golf course portion of the specific plan.
- 6 D. Change of Zone Case No. 6674 proposes to change the existing specific plan zoning
7 classifications to R-A-5 (Residential Agricultural, 5-acre Minimum) and R-5 (Open Area
8 Combining Zone-Residential Developments).
- 9 E. Environmental Assessment No. 38600 did not identify any potentially significant
10 environmental impacts associated with the proposed amendment that had not already been
11 analyzed and the proposed amendment would not have a significant effect on the
12 environment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the proposed amendment is
14 hereby **ADOPTED** and Specific Plan No. 172 **REPEALED** in its entirety for the following reasons:

- 15 A. Specific Plan No. 172 encompasses 573 acres located adjacent to the Santa Rosa Plateau in
16 the De Luz community of southwest Riverside County. The surrounding area is
17 predominantly rural, characterized by a mixture of avocado groves, large lot single family
18 development, and vacant land.
- 19 B. Most of the surrounding area is designated "Mountainous Areas" in the Riverside County
20 Comprehensive General Plan; the remaining area is designated "Agriculture, 10 Acre
21 Minimum". "The Mountainous Areas" designation establishes a minimum lot size of five
22 to ten acres in the De Luz community.
- 23 C. Surrounding zoning consists of R-A-5 (Residential Agricultural, 5 Acre Minimum), R-A-
24 20 (Residential Agricultural, 20 Acre Minimum), A-1-20 (Light Agricultural, 20 Acre
25 Minimum), and A-1-10 (Light Agricultural, 10 Acre Minimum).
- 26 D. Specific Plan No. 172 was adopted nearly 20 years ago when the County anticipated
27 substantial development in the De Luz community. Since that time, much of the
28 surrounding area has been protected in the Santa Rosa Plateau Ecological Reserve; the

1 remainder has, as noted above, been developed at very low densities of 1 unit per 5 or 10
2 acres. In contrast, Specific Plan No. 172 would allow up to 1444 units, which equates to a
3 density 12 to 50 times greater than the maximum permitted density of the surrounding
4 area. This density is no longer appropriate and would create significant compatibility
5 issues.

6 E. Development at a density that is out of scale with the surrounding area would also require
7 the introduction of urban services into a rural setting. Extensive road, curb and gutter, and
8 sewer improvements would at a minimum be required. This, in turn, could impact on-site
9 stream courses, oak woodlands, and wildlife corridors.

10 F. Considerable development has occurred in the Temecula/Murrieta area, creating additional
11 burdens on infrastructure capacity and environmental resources beyond what was
12 anticipated when Specific Plan No. 172 was adopted.

13 G. The Santa Rosa Community Services District, which includes the areas surrounding
14 Specific Plan No. 172, has expressed serious concerns about the impacts of its
15 development on local roads and other infrastructure maintained by the District.

16 H. There has been substantial opposition to Specific Plan No. 172 and related plans for
17 development on the part of De Luz community members and the Cities of Temecula and
18 Murrieta.

19 I. All tentative maps approved in conformance with Specific Plan No. 172 have either
20 expired or been withdrawn and are no longer in effect. All associated development
21 agreements have similarly expired. No vested right to develop has otherwise been
22 established or obtained. The golf course portion of Specific Plan No. 172 is in a different
23 ownership than the residential portions of the specific plan. The golf course has developed
24 separately, was completed in 2000, and is currently operating as a stand alone project.

25 J. On May 1, 2001, the Board directed the preparation of a new residential development plan
26 for the underlying site that would: (1) establish a development intensity which would not
27 require the introduction of urban services, infrastructure, or major road improvements to
28 the De Luz community area; (2) achieve compatibility with the surrounding rural

1 residential large lots, with the clustering of smaller lots around the interior golf course;
2 (3) provide a fair economic return and a developable project; (4) minimize impacts on the
3 site's natural features, including stream courses, oak trees, and wildlife corridors; (5)
4 improve traffic and fire safety; and (6) eliminate the need to impose a Mello-Roos district
5 or other assessment district.

6 K. On February 26, 2002, following the failure of the site owner to submit a development
7 proposal consistent with the Board's directive, the Board asked the Planning Department to
8 prepare an amendment to Specific Plan No. 172 that complied with its directive. The
9 Planning Department prepared the proposed amendment and related cases in response.

10 L. As noted above, the proposed amendment and related cases would establish a five-acre
11 minimum lot size, consistent with the Southwest Area Community Plan policies and
12 designations and the prevailing zoning for the De Luz area.

13 M. The proposed amendment and related cases would bring the site into conformity with the
14 surrounding rural residential area and is supportable with existing infrastructure.
15 Development at this density would obviate the need to construct major improvements to
16 existing roads and to extend sewer service to the site.

17 N. The Planning Commission unanimously recommended approval of the proposed
18 amendment and related cases.

19 O. On March 25, 2003, the Board tentatively approved the proposed amendment and related
20 cases and referred the matter to staff for preparation of the documents necessary for final
21 action.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
23 Environmental Assessment No. 38600 in evaluating the proposed amendment, that Environmental
24 Assessment No. 38600 is an accurate and objective statement that complies with the California
25 Environmental Quality Act and reflects the County's independent judgment and that Environmental
26 Assessment No. 38600 is incorporated herein by reference in its entirety.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
3 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
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