

601 B

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 12, 2003

SUBJECT: CHANGE OF ZONE NO. 06773, TENTATIVE TRACT MAP NO. 31130 - EA38970
- Marana Construction - Blaine Womer Civil Engineering - Bautista Zoning Area - Third
Supervisory District - Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of
Mayberry Avenue, and westery of Thacker Drive - 10.09 Gross Acres - Light Agriculture-10
Acre Minimum (A-1-10) Zone - **REQUEST:** The project is a request to change the zone from
Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agriculture (R-A); and a Schedule
B tract map proposing to subdivide 10.09 acres into 16 residential lots with a minimum lot size
of 18,000 sq. ft.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:

**ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL
ASSESSMENT NO. 38970,** based on the findings incorporated in the initial study and the
conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of CHANGE OF ZONE NO. 6773 from Light Agriculture - 10 Acre Minimum (A-1-
10) to Residential Agricultural (R-A), in accordance with Exhibit "A", based upon the findings
and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE TRACT MAP NO. 31130, subject to the attached conditions of
approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

RCJ:eo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 12/22/03

Dept't Recomm.: Policy Policy
Per Exec. Ofc.: Consent Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

16.4

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 06773 / TENTATIVE TRACT MAP NO. 31130

EA38970

Page 2 of 2

CONTROVERTIAL ISSUES:

The property owner north of the project site, Mr. Beattie, has concerns regarding Flood Control District's 48-inch pipe that was installed over then years ago. The Flood Control District pointed out that the outlet's opening points north, locates parallel to east property line of Mr. Beattie's parcel, and will impact his property not the parcel to the south.

United States Department of Agriculture



Natural Resources Conservation Service
950 N. Ramona Blvd., Suite 6
San Jacinto, Ca. 92582

909-654-7139
FAX 909-654-5334

January 5, 2004

Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, Ca. 92502-1147

Subject: Change of Zone No. 06773, Tentative Tract Map No. 31130, EA 38970

Dear Board of Supervisors,

The proposal to develop this 10.09 acres of Prime Farmland into 16 residential lots is not compatible with the General Plan guidelines as amended on June 14, 1988 (page 63). In that General Plan amendment of the Hemet/San Jacinto Land Use Planning Area – Land Use Policies, it states “In order to provide for buffer–transition areas between agriculture and non-agriculture uses, a one acre minimum lot size is required along and near the boundaries of lands designated as Agriculture on the Open Space and Conservation Map. Transition to smaller parcels should be gradual.” We still feel that this requirement should be enforced to help protect the valuable Prime Farmland in the Valle Vista area. The land immediately to the south of this parcel has been in agriculture for many years and has been recently replanted to newer varieties of citrus. The proposed R-A zoning with lots sizes of 18,000 sq. ft. will essentially be a residential tract and should not be allowed under the current County requirements, which are still in effect for this “study area” of the County. We feel that in order to follow the County guidelines and protect the hundreds of acres of existing agriculture to the south, east and west of this parcel, the County should limit the parcel sizes to the one-acre minimum. A zoning of A-1-1 or R-A-1 would help preserve the surrounding Prime Farmland and make a smoother transition.

Because of the large amount of agriculture land in the immediate area, and the fact that a significant amount is Prime Farmland, we disagree with the County’s finding of a mitigated negative declaration. The agriculture issues have not been adequately addressed. We hope that the County guidelines in the General Plan concerning buffers will be followed and that the appropriate changes in lot size will be made before the Board makes any recommendations for approval.

Respectfully,

A handwritten signature in black ink that reads "Robert S. Hewitt".

Robert S. Hewitt
District Conservationist, San Jacinto