

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



**FROM:** Supervisor Jim Venable

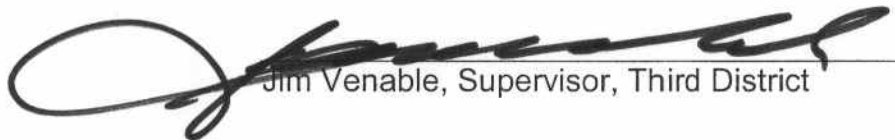
**SUBMITTAL DATE:** April 7, 2004

**SUBJECT:** Assessor's Parcel Number 331-120-058 – Initiate General Plan Amendment.

**BACKGROUND:**

Assessor's Parcel Number (APN) 331-120-058 is located northerly of Rouse Road and easterly of Interstate 215 and Encanto Drive in the northeastern quadrant of the Sun City/Menifee Valley Area Plan. The property is zoned C-P-S (Scenic Highway Commercial) and was designated Commercial (Senior Design) within the Interstate 215 Corridor Policy Area (North) on the Sun City/Menifee Valley Community Plan, as adopted in 1992 and in effect until October 7, 2003, but is currently designated Medium Density Residential. At the public hearing on March 16, 2004, concerning Change of Zone Case No. 6830 and Tentative Tract Map No. 31543, it came to my attention that the Medium Density Residential designation applied to this property by the Sun City/Menifee Valley Area Plan, as adopted on October 7, 2003, is in error.

The property was formerly the westerly half of a larger parcel, APN 331-120-005. The easterly half of that parcel had been included within a privately-initiated general plan amendment, Comprehensive General Plan Amendment (CGPA) No. 594, whereby its designation was changed from Commercial (Senior Design) to Residential 2-4 Dwelling Units Per Acre. (That area was subsequently included in a residential subdivision, Tract Map No. 30161, which has since been recorded.) In the course of preparing recommendations to the Planning Commission regarding the Sun City/Menifee Valley Area Plan in the fall of 2002, staff endeavored to reflect all recently adopted general plan amendments in the recommended Area Plan. Apparently an oversight occurred in the transfer of information, resulting in the entirety of APN 331-120-005 being assigned

  
Jim Venable, Supervisor, Third District

(Continued On Attached Pages)

Department Recommendation:  Policy  Policy  
 Consent  Consent  
Per Executive Office:

**Prev. Agn. Ref.**

**Dist. Third**

**AGENDA NO.**

**3 35**

The Honorable Board of Supervisors

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to the Medium Density Residential designation, instead of just the easterly portion of the parcel which had been approved for residential use through this Board's adoption of CGPA No. 594 in 2002.

APN 331-120-058 is located in a commercial corridor and is bordered on the north by a mini-warehousing/self-storage facility and on the south by a mortuary. Properties to the north are designated Commercial Retail, and properties to the south are designated Business Park. The site is adjacent to Encanto Drive, which serves the commercial uses described above and others in the area, including a fast food restaurant and a recreational vehicle sales lot, and the Interstate 215 freeway. The establishment of a residential subdivision at this location would be incompatible with the nature of the corridor. Residents would be subject to high noise levels from the freeway and commercial traffic associated with adjacent roads.

**RECOMMENDATION:**

In light of this Board's actions taken on March 16, 2004, denying the proposed change of zone and tentative tract map, it is the recommendation of the Office of the Third District Supervisor that this Board direct the initiation of a general plan amendment to apply an appropriate non-residential designation within the Community Development Foundation Component (Commercial Retail or Business Park) to APN 331-120-058 at no cost to the property owner.