

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

408 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 24, 2004

**SUBJECT:** CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 (EIR NO. 435)/ADDENDUM TO EIR NO. 435/RESOLUTION NO. 2004-455 - SFU Investments - Third Supervisorial District - Winchester Area - Zoning A-1-2 1/2 and A-1-5 - Schedule A - 148.25 Acres - 362 Lots - Located northerly of Garbani Road, approximately 1.3 miles east of Interstate 215 and Antelope Road, south of Newport Road and west of Briggs Road - REQUEST: Change of Zone 6561 proposes to change the zone from A-1-2 1/2 and A-1-5 to R-1; Tentative Tract Map No. 29972 proposes to subdivide 148.25 acres into 362 single family lots, a 4.75 acre park, 3 detention basins, 2 open space lots, and 3 regional multipurpose trail lots.

CONTROVERSIAL ISSUES: The site is located in an area of large lot residential and agricultural land uses and so neighborhood compatibility is an issue of potential concern.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS BY A VOTE OF FOUR TO ONE:**

**DENIAL of CHANGE OF ZONE NO. 6561;** and

**DENIAL of TENTATIVE TRACT MAP NO. 29972;** and

The Planning Commission also recommended that the general plan designation on the site be changed from the Community Development Foundation Component of the General Plan with a land use designation of Medium Density Residential (2-5 dwelling units per acre) to the Rural Community Foundation Component of the General Plan with a land use designation of Estate

Robert C. Johnson  
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
*John G. Smith*  
DATE 12/7/04

Departmental Concurrence

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

COUNTY OF RIVERSIDE  
300PM DEC -1 AM 11: 10 04 DEC -2 PM 3: 22

Prev. Agn. Ref. October 5, 2004 | District: Third | Agenda Number:  
Agenda Item 16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6561/TENTATIVE TRACT MAP NO. 29972/ENVIRONMENTAL IMPACT REPORT NO. 435 (EIR NO. 435)/ADDENDUM TO EIR NO. 435/RESOLUTION NO. 2004-455 -

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Density Residential with a 2 acre minimum lot size. The Planning Commission previously recommended this designation on the site for adoption by the Board of Supervisors during last year's hearings on the general plan.

**FURTHER PLANNING CONSIDERATIONS:**

**NOVEMBER 24, 2004**

On October 5, 2004, the Board of Supervisors held a public hearing for the first time on the proposed project. The major concern raised at this hearing was the project's compatibility with the adjacent rural community. As a result, the Board of Supervisors continued the hearing until today, December 14, 2004, and directed the Planning Department to present a project that fits more appropriately with the area. The Planning Department subsequently met with the applicant to discuss buffering and other design considerations, which would increase the project's compatibility with the surrounding area. Based on these discussions, the applicant has submitted a revised map for consideration by the Board of Supervisors (See Attached).

The revised map (Tentative Tract Map No. 29972, Amended No. 5) has incorporated a number of changes. First, the number of lots has been reduced from 386 to 363 lots. In addition, the Planning Department recommends that Lot No. 1 be converted to open space. This would reduce the total number of lots to 362. More importantly, it would provide a continuous buffer strip between the proposed development and adjacent residences on the west. These residents now access their properties via Pitman and Leeanne Lane. Second, the entire length of the proposed development along Garbani Road is now buffered by either open space, an elongated detention basin or a 4.75-acre park. (Under the revised map, the park site has been moved from the southeast corner of the site to the southwest corner.) Behind this buffer strip, larger lots (12,000 square feet or greater) now face onto Garbani Road, although some smaller lots do face onto the park site. These larger lots, in conjunction with the extensive buffering along Garbani Road, will provide a more rural appearance when viewed from Garbani Road and are more in keeping with the larger lots across the street from the site. The revised map also adds a 14-foot regional trail along the eastern edge of the site. This trail extends through the 28.55-acre open space area and ties into the established riding trails to the north of the site. In addition to the on-site trail, the revised map provides buffering along the eastern edge of the site through the use of open space, larger lots (12,000 square feet or greater) and a landscaped detention basin. With the conversion of Lot No. 1 to open space, the Planning Department would support the propose re-design.

In reviewing the amended map, the Department of Building and Safety has raised concerns about two interceptor drains that are co-located within proposed fire access lanes and potential flooding of eight lots should adjacent catch basins become clogged. The applicant is now working with the Department of Building and Safety and the Fire Department to resolve these technical issues.

To address potential environmental impacts associated with the tract map's new design, an addendum to EIR No. 435 has been prepared (See Attached). A revised resolution has also been prepared to adopt Change of Zone No. 6561, Tentative Tract Map No. 29972, make findings of over-riding considerations and certify EIR No. 435 and the addendum to EIR No. 435 (See Attached Draft Resolution No. 2004-455). At the time of this writing, review of the revised resolution had not been completed and so it is in draft form.

MINUTES OF THE BOARD OF SUPERVISORS  
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16.2

1:30 p.m. being the time set for public hearing on the application of SFU Investments for Change of Zone No. 6561 to change the zone from A-1-2 ½ and A-1-5 to R-1 and for Tentative Tract Map No. 29972, a Schedule A map to subdivide 148.25 acres into 377 single-family lots, Environmental Impact Report No. 435, located in the Winchester Area, 3rd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

The following individuals spoke IN FAVOR:

Ron Sullivan, Menifee.  
Elizabeth Sullivan, Menifee.  
Christopher Carnes, Menifee.  
Athla Csikes, Romoland.  
John Denver.  
Joe Dougherty, Menifee.  
Aaron Knox, Corona.  
Jeff Bailey, Menifee.  
Edwin Samilin, Menifee.  
Jon Samilin, Menifee.

The following individuals spoke IN OPPOSITION:

Amy Unruh, Menifee.  
Gene Unruh, Menifee.  
Melodee Waldman, Menifee.  
Josie Garcia, Menifee.  
Richard Croy, Menifee, submitted a letter.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 5, 2004 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 5, 2004

Nancy Romero, Clerk of the Board of Supervisors, in

and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

16.2

xc: Planning, Applicant, COB  
N.R.

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Georgia Denny, Menifee, submitted a letter.  
Phil Green, Menifee.  
Julie Gagnon, Menifee, submitted a letter.  
Anthony Hernandez, Menifee.  
Jeanna Hernandez, Menifee.  
Barbara Spencer, Menifee, submitted a letter.  
Kasey Sherrill, Menifee, submitted and read a letter into the record.  
William Zeidlik, Menifee, submitted a letter.

Since no one else present wished to speak on the matter, the Chairman declared the hearing closed.

On motion of Supervisor Venable, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 14, 2004, and directed Planning Department to present a project that fits more appropriately with the area.

2 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 5, 2004 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 5, 2004

Nancy Romero, Clerk of the Board of Supervisors, in

and for the County of Riverside, State of California.

By: *Cosinne Daly* Deputy

AGENDA NO.  
16.2

xc: Planning, Applicant, COB

**From:** Roy Wilson  
**To:** Nancy Romero  
**Date:** 12/9/04 8:43AM  
**Subject:** Fwd: Bell Mountain Project

For public record.

>>> Lynda Kerney 12/9/2004 8:38:00 AM >>>

>>> "John and Lynn Dreher" <[jldreher@verizon.net](mailto:jldreher@verizon.net)> 12/9/2004 8:37:08 AM >>>  
Chairman and Board Members,

My name is Lynn Dreher and my family has lived in the Menifee Valley for over 10 years. My husband and I have raised our four children in Riverside County and we have particularly enjoyed the sports activities this area has offered. We have been involved with NJB (National Junior Basketball) and MVLL (Menifee Valley Little League) for many years. My husband, John, has coached in MVLL for the past 9 years and is currently the President.

As our area grows, we are concerned about the limited number of parks to support these great children's programs. Last year, Menifee Valley Little League had approximately 500 players and we have seen a greater number of sign-ups for the 2005 season. We are very concerned that we will not have enough parks to accommodate the growing need. We would hate to have to limit the number of players we can accept due to limited parks in our area.

I understand that the Board of Supervisors will be discussing the Bell Mountain Project on Tuesday, December 14th. The Bell Mountain Project, which is proposed on Jim Wang's property (29972/CZ 6561), would provide a much needed all-purpose park for our children.

It is inevitable that Menifee will continue to grow, but I urge you to consider all the family's needs in this area and approve this important project for our community.

Thank you for your time,

Lynn Dreher  
29701 Zuma Way  
Sun City, CA 92586  
[jldreher@verizon.net](mailto:jldreher@verizon.net)  
(951) 679-0663