

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

637 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 31, 2005

SUBJECT: FINDINGS IN SUPPORT OF DENIAL OF PROPOSED GENERAL PLAN
AMENDMENT NO. 737 (GPA00737)

BACKGROUND: General Plan Amendment No. 737 proposes to amend the Sun City / Menifee Valley Area Plan to change the subject site from Commercial Retail to Medium Density Residential. The Board of Supervisors agreed to consider this proposed amendment in settlement of litigation filed by Ashby Development Company after the County denied Tentative Tract Map No. 31543 and Change of Zone Case No. 6830, which would have allowed for the development of 15 residential units on the 4.4 acre site. The Planning Commission considered General Plan Amendment No. 737 at its March 30, 2005 hearing and recommended denial of the proposed amendment.

The Board hereby denies General Plan Amendment No. 737 on the following grounds:

1. The 4.4 acre site is located adjacent to Interstate 215 and along Encanto Drive and Rouse Roads, both of which are major county roads. Interstate 215, Encanto Drive and Rouse Roads generate excessive levels of noise and air pollution and are incompatible with residential use. The proposed 10-foot high sound barrier is unsightly and also incompatible with residential uses.
2. A commercial use would be more compatible with the existing location of the site along a major freeway and County roads, and is more consistent with the existing land uses adjacent to the site. There is a storage facility located along the northern boundary of the property and a mortuary located across Rouse Road, south of the property.
3. A commercial use would provide more jobs for the local community and is consistent with the increasing urbanization of the Menifee area.

Robert C. Johnson
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 6/2/05

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

3.64