

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

619B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2005

SUBJECT: CHANGE OF ZONE NO. 6942 / TENTATIVE PARCEL MAP NO. 32159 / PLOT PLAN NO. 19224 – EA39444 – Applicant: Dufresne, Inc. – Engineer / Representative: Matthew Fagan - First Supervisorial District – Rancho California Zoning Area - Elsinore Area Plan: Community Development: Commercial Office (CD-CO) (0.35-1.0 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and westerly of Palomar Street – 9.6 Gross Acres - Zoning: Rural Residential - **REQUEST:** The Change of Zone proposes to change the existing Rural Residential (R-R) zoning to Community Office (C-O). The Schedule E parcel map subdivision of 9.6 acres into two commercial parcels, parcel 1 is 3.60 gross acres and parcel 2 is 6.24 gross acres. The Plot Plan proposes to construct a 55,300 square-foot multi-tenant office building complex. This project includes four detached two-story buildings, a central courtyard, 23,585 square feet of landscaping and 294 parking stalls.

RECOMMENDED MOTION:

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

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39444**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6942** from Rural Residential (R-R) to Community Office (C-O), in accordance with Exhibit #2; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32159**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report; and,

David Mares For

Robert C. Johnson
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/15/05

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6942 / TENTATIVE PARCEL MAP NO. 32159 / PLOT PLAN
NO. 19224

November 3, 2005

Page 2 of 2

APPROVAL of **PLOT PLAN NO. 19244**, subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.

Nancy Romero - Change of Zone 6972

From: <schroeder1292@comcast.net>
To: <district3@rcbos.org>, <districtthree@rcbos.org>, <rgoldman@rctlma.org>, <nromero@rcbos.org>, <akraus@rctlma.org>
Date: 12/19/05 9:26 AM
Subject: Change of Zone ~~6972~~ 6942
CC: <bcarr22@hotmail.com>

Tentative Parcel Map 32159, Plot Plan No 19224

Dear Sirs,

I have received a copy of a letter sent to you regarding the development of the above mentioned property on Palomar Road. I live in the Stonehurst Housing tract and want to state that I am NOT opposed to this development by Dufresne Inc. The letter seemed to state that all the neighbors are unanimously opposed which is not true! I know of several other neighbors that are NOT opposed. I don't appreciate him speaking for me or the people I know without even meeting me or asking me my opinion.

The area is in need of improvements and I am happy to see a beautiful new complex go in, just as I was happy to see the Church go in. It only enhances my property value. I do agree that there needs to be improvements for traffic control. However that is an existing problem in Temecula, Murrieta, Elsinore, and Wildomar and this plaza will not create grid-lock or fatalities as suggested by the previous letter sent to you. I leave every morning for work and it has never taken me 20 minutes to go one mile as he suggested! I am eager to have everything I need right in my own neighborhood and this office plaza will only add to that convenience. I am totally convinced that this plaza will increase my property value.

Mr. Carr is worried about the environment and the "creatures" which is a ludicrous statement. There have been environmental studies and grading plans that address the run off issues, and the creatures would be displaced no matter what went in there, even a park. However, everyday I see rabbits running the streets of Stonehurst and my back yard has frogs and birds and various other "creatures". The housing tract didn't seem to displace them, why would the Office plaza?

I want to go on record to state that if I am involved in any lawsuit regarding this property, it will be with Dufresne Inc. against Mr. Carr and his "neighbors". I am a resident of Wildomar and I want to decide how Wildomar is developed also, and I want to see the proposed project developed on Palomar Street.

Sincerely,

Nancie Schroeder
22914 Timber Lane
Wildomar CA 92595

cc: S&L Association

From: "Brad Carr" <bcarr22@hotmail.com>
To: <schroeder1292@comcast.net>, <district3@rcbos.org>, <districtthree@rcbos.org>, <rgoldman@rctlma.org>, <nromero@rcbos.org>, <akraus@rctlma.org>
Date: 12/20/05 12:31:28 AM
Subject: RE: Change of Zone 6972 6942

Dear Mrs.Schroeder,

Thank you for your concerned response to my letter.

In spite of your wholehearted approval of this poorly planned and inappropriate project, you are misinformed if you believe many Stonehurst neighbors support construction. This project WILL NOT enhance the property values in the area. Instead, this project places our homes in the center of a commercial development, which will likely prove completely unappealing to potential homebuyers, thereby depressing property values. How anyone could possibly think owning a house across the street from a project such as this would enhance property values is beyond comprehension.

Given the Board of Supervisors' penchant for approving virtually any project as long as the developer can pay the fees, I would not be surprised if they approve this project. I, for one, have seen enough and will seek, at my own expense if need be, a restraining order prohibiting construction indefinitely. You probably won't like that either. However, I can no longer entrust the Board of Supervisors to make informed zoning decisions in the unincorporated areas of Riverside County. This is from experience. I am not opposed to development. But it must be development appropriate to the surroundings. By any measure, this office complex falls woefully short.

Ms. Schroeder, while it is true that I do not presume to speak for you, your opinion IS NOT shared by the majority of Wildomar residents. Without prior improvements to the infrastructure, this project simply will not move forward. If you desire a more urban environment in which to live, I suggest you relocate to one. Wildomar does not match that description.

Hopefully, we will meet someday and discuss the pros and cons, but if not, we'll meet in court.

Sincerely,
 Brad Carr

>From: schroeder1292@comcast.net
 >To: district3@rcbos.org, districtthree@rcbos.org,
 >rgoldman@rctlma.org,nromero@rcbos.org, akraus@rctlma.org
 >CC: bcarr22@hotmail.com
 >Subject: Change of Zone 6972
 >Date: Mon, 19 Dec 2005 17:28:41 +0000
 >
 >Tentative Parcel Map 32159, Plot Plan No 19224
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