

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

906B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 26, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7068 / TENTATIVE TRACT MAP NO. 32546 – EA39650  
– Applicant: Paz Construction – Engineer / Representative: Civil Trans - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Southerly of 54<sup>th</sup> Street and easterly of Agate Street – 9.7 Gross Acres - Zoning: Light Agriculture-4 Acre Minimum (A-1-4) - **REQUEST:** The change of zone proposes to change the existing zoning from Light Agriculture - 4 Acre Minimum (A-1-4) to Light Agriculture (A-1). The tentative tract map is a Schedule A subdivision of 9.7 acres into a total of 15 residential units, with a minimum lot size of 1/2 Acre Gross. The map also includes a 10 foot wide trail along the southerly side to 54<sup>th</sup> Street that will connect to neighboring trail systems in the area.

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39650**, 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. 7068**, from Light Agriculture – 4 Acre Minimum (A-1-4) to Light Agriculture (A-1) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32546**, 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:aa

REVIEWED BY EXECUTIVE OFFICE  
DATE 10/16/06 rmg

Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recd.:

Per Exec. Ofc.:

RECEIVED PLANNING DEPARTMENT  
OCT 10 2006

Prev. Agn. Ref.

District: Second | Agenda Number:

16 . 1

*Derek and Danielle Carrington*  
*P.O. Box 464*  
*Mira Loma, Ca 91752*

October 24, 2006

Clerk of the Board  
4080 Lemon Street 1<sup>st</sup> Floor  
Post Office Box 1147  
Riverside, Ca 92502-1147

Re: Tentative Tract Map 32546

Dear Sir or Madame:

We wish to address the consideration of rezoning of said property submitted by Paz Construction, see attached. We believe in light of the current development in our community of 18 homes this past year, that a rezoning of an additional 15 homes would create a NEGATIVE impact and undue burden on our neighborhood; and would not be in agreement with the current zoning of light agriculture. Minimally the rezoning should not be reduced less than 2 acre parcels for minimal lots to retain the rural atmosphere of our immediate community; not more than a development of four homes in total.

We have contacted our immediate neighbors and informed them of our opinions, who may also be calling you.

Thank you for your kind attention to our input and evaluation of the property which will impact our residence and property safety and investment values.

Sincerely,

*Derek Carrington, Danielle Carrington*

Derek and Danielle Carrington

Attachments: 2 copies  
Email: [btamayos@rctlma.org](mailto:btamayos@rctlma.org)

5009 OCT 31 6H P: 28

CLERK BOARD OF SUPERVISORS  
RECEIVED RIVERSIDE COUNTY

Derek and Danielle Carrington  
P.O. Box 464  
Mira Loma, Ca 91752  
(951) 685-4430

Donald Oaks  
5334 Agate  
George & Kathy Rentro  
8450 54<sup>th</sup>

Brian & Valentina Schaeffer  
8430 54<sup>th</sup>  
Albert W. Cox  
8485 54<sup>th</sup> Street

Riverside, California 92509

Re: Riverside County Public Hearing Notice Tuesday, October 31, 2006 1:30 P.M.  
PAZ Construction Tentative Tract Map 32546 Schedule A

Hello Neighbors:

Well, hopefully all of you have received and read the notice dated October 19, 2006. Copy attached. As you know from our previous correspondence we are very unhappy with the actions of the County of Riverside and with Gateway. In fact, Mr. George Rentfro went down to the county and secured a recorded copy of the above development, Tract 28698, and we have had county representatives come out to said site and note that the street improvement plans and the development are NOT as shown...Hmm... We have also been told... nothing of substance transpired because we were the only 'squeak' in the community. Let us hope that no significant rains and floods occur in our lifetime to affect our properties.

Here is your chance to speak up and let your voice be heard. The current property straight across from Jr. and Fred and Brian & Valentina's homes is under 'possible rezoning' it is 9.7 ac zoned Light Ag with 4 acre minimum. Currently optimum of 2 homes can be built. **THIS WOULD INCREASE THE VALUE OF OUR PROPERTIES!** The new zoning proposed would be 1/2 acre parcels resulting in 15 homes still zoned light ag (animals? In short area?) Excessive traffic in addition to the 18 homes above us, and don't you love how 54th Street has been improved?

**THIS WOULD SURELY DECREASE THE VALUE OF OUR PROPERTIES!**

Our speculation, Paz purchased the property aware of the value and the zoning, it is our opinion it be subdivided into possibly 2 acres with a total of 4 residential units and remain light agriculture to blend with the neighboring homes. If you have comments or additional information or ideas it would be well worth our time and effort to attend this meeting and ensure that we all 'squeak loudly'. The project planner is Beth Tamayose (951) 955-2419 email: [btamayos@rctlma.org](mailto:btamayos@rctlma.org). We will enclose the following phone numbers should you like to organize a neighborhood meeting or petition.

Derek's cell (951) 368-3486 business 685-4430 fax 681-6020  
George Rentfro business & home (951) 685-5002 fax 685-6855

*Derek and Danielle Carrington*

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE PEDLEY ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 31, 2006 at 1:30 P.M.** to consider the application submitted by Paz Construction – Civil Trans, on **Change of Zone 7068**, which proposes to change the zone from Light Agriculture – 4 Acre Minimum (A-1-4) to Light Agriculture (A-1), or such other zones as the Board may find appropriate; and **Tentative Tract Map 32546, Schedule A**, which proposes to subdivide 9.7 acres into a total of 15 residential units, with a minimum lot size of ½ Acre Gross. The map also includes a 10 foot wide trail along the southerly side to 54<sup>th</sup> Street that will connect to neighboring trail systems in the area. The project is located southerly of 54<sup>th</sup> Street and easterly of Agate Street in the Pedley Zoning District – Jurupa Area Plan, Second Supervisorial District.

The Planning Commission has found that approval of the project will not have a significant effect on the environment and has recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 39650**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, CA 92502, and at the Riverside County Planning Department, 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PROJECT PLANNER BETH TAMAYOSE AT (951) 955-2419 OR EMAIL [btamayos@rctlma.org](mailto:btamayos@rctlma.org).

Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board  
4080 Lemon Street, 1st Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Dated: October 19, 2006

Nancy Romero  
Clerk of the Board  
By: Cecilia Gil, Board Assistant

Publication: The Press Enterprise  
P.O. Box 792  
Riverside, CA 92501

*15 Homes*

DATE PUBLISHED: Saturday, October 21, 2006

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE PEDLEY ZONING DISTRICT – JURUPA AREA PLAN, SECOND SUPERVISORIAL DISTRICT, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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