

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

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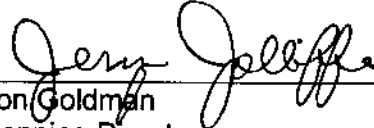


FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 6, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 884 - MITIGATED NEGATIVE DECLARATION - Applicant: County of Riverside - Engineer / Representative: County of Riverside - First Supervisorial District - Zoning Area - Elsinore Area Plan: Wildomar/Sedco Hills Policy Area: Community Development: Mixed Use Planning Area (CD-MUPA), Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Commercial Office (CD-CO) (0.35 - 1.0 Floor Area Ratio), Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio), Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio), Public Facilities (CD-PF) 0.25 -0.60 Floor Area Ratio), Very Low Density Residential (CD-VLDR) (1 Acre Minimum), Low Density Residential (CD-LDR) (1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), Community Center (CD-CC) (5 - 40 Dwelling Units Per Acre - 0.10 - 0.30 Floor Area Ratio), and Open Space: Recreation (OS-R) - Location: Wildomar/Sedco Hills, between Cities of Lake Elsinore and Murrieta - 2,300 Gross Acres proposed for change - **REQUEST:**

1. **Amend various land use designations** in the Wildomar Area within the Community Development Foundation Component of the General Plan affecting approximately 1,300 individual parcels, including, but not limited to (see attached Exhibit 2, "Proposed General Plan Land Use Designation Changes", with acreages for each area):
 - a. Remove the Community Center Overlay designation on properties around I-15 & Baxter Road, leaving mostly Commercial Retail designations.
 - b. Add a Community Center Overlay designation to properties around Palomar St. & Central Ave. and properties generally southeasterly of I-15 & Clinton Keith Road.
 - c. Add a Mixed Use Policy Area designation to area west of I-15 to Mission Trail, north of Lemon St., to the Lake Elsinore City limits.
 - d. Change a Community Center Overlay designation to a Mixed Use Policy Area designation for properties at the southeast corner of Mission Trail and Canyon Dr. and change a Community Center designation to a Mixed Use Policy Area designation at the


 Jerry Jolliffe for
 Deputy Planning Director

Ron Goldman
 Planning Director

RG:nm

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/07
Tina Grande

Dept's Recomm.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy

Prev. Agn. Ref.

District: First

Agenda Number:

15.3

- northwest and southeast corners of Clinton Keith Road and Inland Valley Drive.
- e. Change various designations along Clinton Keith Road east of I-15 mostly to Business Park and Commercial Office and some properties west of I-15 to various residential designations.
 - f. Change various designations along La Estrella St east of the I-15 mostly to Business Park and Medium Density Residential.
 - g. Change from Commercial Office to Business Park designation southeasterly of Monte Vista Dr. & I-15.
 - h. Change designations to Commercial Retail & Business Park northwesterly of Bundy Canyon Road and Almond St.
 - i. Change designations to Low Density Residential at the northeast corner of Palomar St. & Mission Trail and to Medium Density Residential at the northwest corner of said streets.
 - j. Change designations to Medium High Density Residential southeasterly of Corydon St & Palomar Ave. and to Business Park at the northeasterly corner of said streets.
 - k. Change of designation to Light Industrial southwesterly of Mission Trail and Garden Street, extending to Corydon St.
2. **Add policies to the Elsinore Area Plan** in the General Plan to guide development in newly designated Mixed Use Policy Areas in the Wildomar area (see Exhibit 1, "General Plan Amendment 00884 Text Amendments).
 3. **Amend the Circulation Element** in the Wildomar area to **add Secondary road designations** to Palomar Street between Mission Trail and Corydon and Inland Valley Drive from Clinton Keith Road with a new over-crossing of the I-15 to connect to Washington Ave., and the Collector road designations to Wyman Road, Stable Lanes Way, Hidden Springs Road, Bayless Road, Susan Drive, Iodine Springs Road, Salida Del Sol, Yamas Drive, Elizabeth Lane, Bunny Trail, and Jana Lane (see Exhibit 3, Proposed Circulation Element).
 4. **Amend the Circulation Element to amend or add trail designations** along various existing roadways and drainage channels throughout the Wildomar Area and along existing trails in the Sedco Hills area (see Exhibit 4, Proposed Trails).

BACKGROUND: A workshop was conducted with the Planning Commission on October 17, 2007 and a public hearing on November 14, 2007, which was continued to December 5, 2007, at which the Planning Commission recommended approval of the proposed project, with the following modifications as shown on the Proposed Land Use Designation Changes for December 5, 2007: a) Change the area northwesterly of northwesterly of Clinton Keith Road and Palomar Street from the proposed land use designation of Medium Density Residential (2-5 du/ac) to Low Density Residential (1/2 ac min.). b) Change the two parcels previously proposed as Public Facility and included with the school site at southeasterly corner of Baxter Road and Cervera Lane to be designated Commercial Retail. c) Change proposed designation from Medium Density Residential Business Park on the east side of Bayless Drive, north of La Estrella Street to Business Park. d) Change the seven parcels located at the northeast and northwest corner of Clinton Keith Road and Iodine Springs Road from Medium Density Residential and Business Park to Mixed Use Planning Area and amend the Clinton Keith/Iodine Springs Mixed Use Planning Area Policy ELAP 9.5. e) Change the southwest corner of Clinton Keith Road and Iodine Springs Road from Medium Density Residential and Business Park to Mixed Use Planning Area to Very High Density Residential, Medium High Density Residential and Open Space to reflect the recent tentatively approved Specific Plan 340. f) Delete the proposed Collector Streets between Bayless Drive and Porras Drive north of La Estrella Street.

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 884
December 6, 2007
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RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41594**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 884**, amending the Land Use Designation for various subject properties, and based upon the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors.

11-28-07

GPA 884

ATT: Nancy Romero, Clerk of the Board or
To whom it may concern:

This letter is in regards to the new plans for the Northwesterly Bundy Cyn. Rd. between Orange and Almond St. We were unable to get off work for the 1:30 p.m. meeting on 11-14-07 as for other neighbors. We wanted to speak out on all of our concerns for all the new plans & changes in the making going on here in Wildomar. Looking on the map, it shows we are 1 of 6 Houses Between Orange & Almond St. that back-up to Bundy Cyn. Rd. We are $\frac{1}{2}$ acre Lots. Most of us have been here since this tract was built in 1987-20 yrs. ago. Boy, has everything changed since then and it will continue to change. When we moved here 20 yrs. ago, no one was out this way. Bundy Cyn. Rd. was a small 2-Lane country Rd. with nothing around. The I-15 had no one on it, now the Freeway noise never stops. The lake Elsinore High School was not up to Bundy Cyn. Rd. until they innovent Domained the Houses that were there. I can see us being innovent Domaine in the future with all of your new plans to change from residential to commercial property. (No place for Houses-Take us). The noise is unbearable now. The exhaust from the school buses, Big Rigs and all the cars are awful - can't breath and very unhealthy. We tried to put up wooden Fences^{150'} for privacy, exhaust and noise, but hasn't helped. We are all asking for a Sound-wall along our backyards. along Bundy Cyn. Rd, especially if these commercial Buildings are coming in. That means more noise

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and traffic! We hear Bundy Cyn. Rd. is going to 6-Lanes in the future and is and will be the main Truck Route. That means even more noise and exhaust. Then we have Arco Gas Station and Jack IN THE BOX open 24-HRS. We hear people talking and screaming, car alarms and so on all through the nite. The school noise and traffic is also too much. We can't sit in our backyards and relax with all the noise and exhaust. Need that sound-wall to help it out!! Another thing, we had Lake Elsinore address, then it was changed to Wildomar and now hearing maybe Murrieta? Changes, Changes, Changes everywhere. It use to be so quiet but now the noise is so loud and all around us. Please bring this up at the next meeting and to the planning Dept. and others involved in these changes. Please help us out! If you lived here, you would want at least a sound wall too! We need your help! Thank-you for taking the time to read this letter and listening to our concerns!

Thank-you.

Mr. + Mrs. Rod Duquette
Mr. + Mrs. Rod Duquette

ROD DUQUETTE AND G. DUQUETTE
21815 SILVER RUN CIRCLE
WILDOMAR, CA 92595-8458

XC: Planning by COB

Philip A. Manuell

2934 Los Campos Drive, Fallbrook Calif. 92028

11/30/07

Nancy Romero, Clerk of the Board

4080 Lemon Street, 1st Floor

Post Office Box 1147, Riverside, CA 92502-1147

Re: APN 365103023, 366023007, 366031001

Dear Ms. Romero:

As the owners of the above captioned properties, please be advised that we fully support GPA No. 884.

This GPA will afford the planning area in question a more diverse ability to create a needed revenue stream while improving many areas that are currently blighted.

Sincerely,



Philip A. and Deborah A. Manuell

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