

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

743B



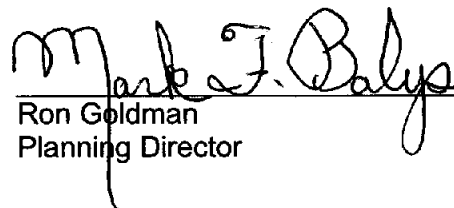
FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 18, 2008

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 821 / CHANGE OF ZONE NO. 7386 / TENTATIVE PARCEL MAP NO. 34906 – MITIGATED NEGATIVE DECLARATION – Applicant: Monica Mitchell – Engineer / Representative: HP Engineering Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southwesterly corner of De Portola Road and Anza Road – 4.75 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum). The Change of Zone proposes to change the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule H subdivision of 4.75 gross acres into four residential lots with a minimum lot size of one acre.

**RECOMMENDED MOTION:**

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

  
Mark Balys for  
Deputy Planning Director  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 1/23/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 821 / CHANGE OF ZONE NO. 7386 / TENTATIVE

PARCEL MAP NO. 34906

January 18, 2008

Page 2 of 2

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40973**, 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. 821**, amending the Land Use Designation for the subject property from Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) to Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum), in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7386**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural - 1 Acre Minimum (R-A-1), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34906**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

February 24, 2008

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

Attn: Alisa Krizek

Reference: General Plan Amendment No. 821 / Change of Zone N0. 7386 / Tentative Parcel Map No. 34906 – Schedule H, Public Hearing Scheduled for Tuesday March 11<sup>th</sup>, 2008 1:30 PM.

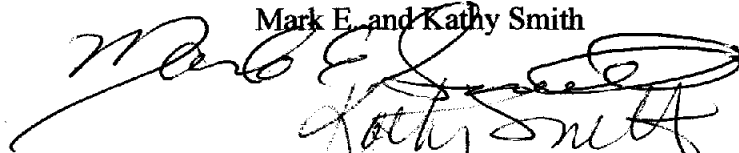
We have property and reside in the Community Development Medium Density Residential area to the west of the parcel proposed for conversion to Very Low Density Residential in the General Plan.

Much of the general area between Highway 79 South and Temecula Creek has been previously converted to Very High Density Residential and Commercial Retail. That development pressures further conversion of the Medium Density Residential area between De Portola Road and Highway 79 South and West of Anza Road towards High Density and Very High Density Residential. Developer interest, inquiries, and purchase offers have persisted over the last four years for properties in this MDR area. The properties along Anza Road up to and adjacent to the property requested for change is presently listed as Commercial Tourist.

In light of the trends towards further development of these areas along Highway 79 South, De Portola, and Anza Roads, conversion of the General Plan MDR area to more restrictive VLDR seems counter to the current direction of further development in the area.

As property owners in the area of the proposed change, we would not want to see any precedence set that may restrict options for future land use in the area. We are concerned that the proposed change of current General Plan Designation for this property may tend to restrict land use for other properties in the same general area.

Mark E. and Kathy Smith



Owners – Parcel APN: 952-160-010  
43310 Calle Rocinante  
31805 Temecula Parkway #411  
Temecula, CA 92592

Mailing Address:

2008-02-069212