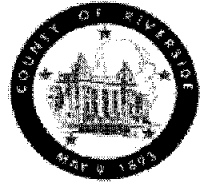


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 8, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 747 / CHANGE OF ZONE NO. 7160 / TENTATIVE TRACT MAP NO. 32332 – MITIGATED NEGATIVE DECLARATION – Applicant: Arlington Veterinary Laboratory – Engineer / Representative: James W. Unland & Associates – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Agriculture: Agriculture (AG-AG) (10 Acre Minimum) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of New Chicago Avenue, and westerly of Bautista Canyon Road – 23.70 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to amend the general plan land use designation from Agriculture: Agriculture (AG-AG) (10 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum). The Change of Zone proposes to change the project site's current zoning classification from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agriculture (R-A) and Open Area Combining Zone - Residential Developments (R-5). The Tentative Tract Map is Schedule B subdivision of 23.70 acres into 34 single-family residential lots with a 1/2 acre minimum lot size and two lots (lots 8 and 9) to be open-space lots with a existing citrus crops to remain.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 9/4/08 mg

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 747 / CHANGE OF ZONE NO. 7160 / TENTATIVE TRACT MAP NO. 32332

May 8, 2008

Page 2 of 3

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40189**, 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. 747**, amending the Land Use Designation for the subject property from Agriculture: Agriculture (AG-AG) (10 Acre Minimum) to Rural Community: Low Density Residential (RC-LDR) (1/2 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. 7160**, amending the zoning classification for the subject property from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agriculture (R-A) and Open Area Combining Zone - Residential Developments (R-5), 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 TRACT MAP NO. 32332**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

154

June 17, 2008

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

RE: **AGAINST** GENERAL PLAN AMENDMENT (No. 747)

Dear Nancy Romero

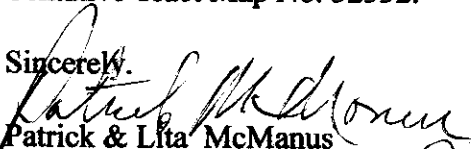
We are responding to the "Notice of Public Hearing" regarding a change of zone in the area of the San Jacinto Valley known as Valle Vista. In case you are not familiar with this area of the San Jacinto Valley, I would like to describe it to you. It is California as it was years ago, a rural area of citrus groves.

We have lived in Riverside County for almost 30 years and in the San Jacinto Valley for 20 years. We built our "dream house" on Century Court in 2000 and in the short eight years we have lived here, we have witnessed a lot of development that is changing the rural atmosphere of the Valle Vista area. And much of the building that has been done over the last few years has remained vacant. In fact, less than a mile from this proposed project, there are 3 large houses on 1/2 acre lots that stood vacant for over 15 months and only within the last 2 months have 2 of the houses been occupied. Additionally, the second phase of a housing development at Mayberry and Lake St is almost completed which will place 20 more houses on the already saturated market.

The General Plan Amendment you are proposing will change 23.70 acres of "Light Agriculture" to "Low Density residential". However, there were approx 8 acres of citrus trees cut down last year north of Mayberry Ave @ Casino and a sign was posted announcing the building of 16 custom homes. No homes were ever built. But, add those 8 acres with 16 homes to the 23.70 acres and 34 proposed homes and the 20 + new homes a mile west and now there are 70 + houses being proposed or almost completed in the same general area which will mean approximately 210 new residents in a small geographic area.

The traffic that will be generated by these new homes, added to the traffic currently driving on Mayberry to the new school at Mayberry and Fairview will further impact and degrade our quality of life and our neighbor's quality of life. We are adamantly **AGAINST** this proposed General Plan Amendment No. 747 / Change of Zone No. 7160 / Tentative Tract Map No. 32332.

Sincerely,


Patrick & Lita McManus
26337 Century Court
Hemet, CA 92544



2008 - 06 - 07320815.4