

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

509B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 23, 2009

SUBJECT: CHANGE OF ZONE NO. 7484, TENTATIVE PARCEL MAP NO. 33789 – (Mitigated Negative Declaration) – Applicant: Ken Gomez – Engineer / Representative: Megaland Engineers- First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) Location: Northerly and easterly of Wendy Lane, southerly of Paseo De Flores, and westerly of Via Sevilla – 20.22 Gross Acres – Zoning: Residential Agriculture (10 Acre Minimum) (R-A-10) - **REQUEST:** The Change of Zone proposes to change the subject property zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Parcel Map is a Schedule "H" subdivision of 20.22 gross acres into four (4) residential parcels with a minimum size of five (5) acres.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41253**, 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,

APPROVAL of **CHANGE OF ZONE NO. 7484**, amending the zoning classification for the subject property from Residential Agricultural – 10 Acre Minimum (R-A-10) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33789**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 2/23/09
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.3

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 3, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.3: CHANGE OF ZONE 7484 / TENTATIVE PARCEL MAP NO. 33789** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken Gomez – Engineer/ Representative: Megaland Engineering & Associates – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) and Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Southwesterly of the terminus of Paseo De Flores – 20.22 Gross Acres – Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10). APN: 930-310-003. (Legislative)
- II. PROJECT DESCRIPTION**
The change of zone is proposing to change the current zoning of Residential Agriculture- 10 Acre Minimum (R-A-10) to Residential Agriculture- 5 Acre Minimum (R-A-5). The tentative parcel map is proposing a Schedule "H" subdivision of 20.22 gross acres into four (4) residential parcels with a minimum parcel size of 5 acres.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Matt Straite, at 951-955-8631 or e-mail mstraite@rctlma.org.
- The following spoke in favor of the subject proposal:
Kevin Larsen, Applicant's Representative, 26359 Jefferson #C, Murrieta, CA 92562
Mike Juha, Neighbor, P.O. Box 1024, Wildomar, CA 92595
- No one spoke in neutral or opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0 continued the subject proposal to 1/7/09.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JANUARY 7, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 5.2: CHANGE OF ZONE 7484 / TENTATIVE PARCEL MAP NO. 33789** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken Gomez – Engineer/ Representative: Megaland Engineering & Associates – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) and Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Southwesterly of the terminus of Paseo De Flores – 20.22 Gross Acres – Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10). APN: 930-310-003. (Continued from 12/3/08). (Legislative)

II. **PROJECT DESCRIPTION**

The change of zone is proposing to change the current zoning of Residential Agriculture- 10 Acre Minimum (R-A-10) to Residential Agriculture- 5 Acre Minimum (R-A-5). The tentative parcel map is proposing a Schedule "H" subdivision of 20.22 gross acres into four (4) residential parcels with a minimum parcel size of 5 acres.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Matt Straite, at 951-955-8631 or e-mail mstraite@rctlma.org.

The following spoke in favor of the subject proposal:
Kevin Larsen, Applicant's Representative, 26359 Jefferson #C, Murrieta, CA 92562
Mike Juha, Neighbor, P.O. Box 1024, Wildomar, CA 92595

The following spoke in a neutral position of the subject proposal:
Vicki Long, Other Interested Person, 40390 Via Cabalbos, Murrieta, California 92562

No one spoke in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Snell absent), recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41253, 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. 7484, amending the zoning classification for the subject property from Residential Agricultural – 10 Acre Minimum (R-A-10) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of TENTATIVE PARCEL MAP NO. 33789, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER JANUARY 7, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 1/7/09
AGENDA ITEM NO. 5.2 PAGE 2

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: January 7, 2009
Continued from: December 3, 2008

Change of Zone No. 7484
Tentative Parcel Map No. 33789
E.A. Number: 41253
Applicant: Ken Gomez
Engineer/Rep.: Megaland Engineers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7484 proposes to change the zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Residential Agricultural - 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 33789 is a Schedule "H" subdivision of 20.22 gross acres into four (4) residential parcels with a minimum parcel size of five (5) acres.

The project is located in the La Cresta Community within the Southwest Area Plan; more specifically, northerly and easterly of Wendy Lane, southerly of Paeso De Flores, and westerly of Via Sevilla. Additionally, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met.

FURTHER PLANNING CONSIDERATIONS:

December 18, 2008

At the December 3, 2008 Planning Commission meeting the applicant was directed to have the project reviewed by the La Cresta Property Owners Association. The proposed subdivision was subsequently reviewed by the La Cresta POA Architectural Review Committee on the evening December 3. Ms. Long, representing the La Cresta POA Board explained to staff that they had no comment on the project. The proposed subdivision was consistent with the requirements of the CC&R's for the La Cresta POA. She indicated that a letter stating such would be sent, but would likely arrive after the staff report is printed.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (RM) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural – 10 Acre Minimum (R-A-10) |
| 4. Proposed Zoning (Ex. #3): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the north, south, west |
| 6. Existing Land Use (Ex. #1): | Avocado groves and vacant land |
| 7. Surrounding Land Use (Ex. #1): | Vacant land to the north, south, and west, large-lot, single-family home and vacant land to the east |
| 8. Project Data: | Total Acreage: 20.22 gross acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 5 acres |



Schedule: H

9. Environmental Concerns:

See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41253**, 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. 7484**, amending the zoning classification for the subject property from Residential Agricultural – 10 Acre Minimum (R-A-10) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33789**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is not in conformance with the Rural: Rural Mountainous (RM) (10 Acre Minimum) Land Use Designation; however, the project is within the Santa Rosa Plateau/De Luz Policy area which permits subdivisions with lots as small as five (5) acres provided certain conditions are met. This project is in conformance with these additional requirements and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings , and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Mountainous (RM) (10 Acre Minimum) on the Southwest Area Plan.

2. The proposed subdivision of 20.22 gross acres in four (4) residential parcels with a minimum of five (5) acres, is a permitted use in the Rural: Rural Mountainous (RM) (10 Acre Minimum) designation in conjunction with the Santa Rosa Plateau/De Luz Policy area.
3. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west.
4. The existing zoning for the subject site is Residential Agricultural – 10 Acre Minimum (R-A-10).
5. The project proposes to change the zoning classification from Residential Agricultural – 10 Acre Minimum (R-A-10) to Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed subdivision of 20.22 gross acres into four (4) residential parcels with a minimum of five (5) acres is a permitted use, subject to approval of a tentative parcel map, in the Residential Agricultural – 5 Acre Minimum (R-A-5) and in conjunction with the Santa Rosa Plateau/De Luz Policy area.
7. The proposed subdivision of 20.22 gross acres into four (4) residential parcels with a minimum of five (5) acres is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5).
8. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the north, south, west.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. Environmental Assessment No. 41253 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Hazards and Hazardous Materials
 - e. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephen's kangaroo rat fee area;
 - d. A Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell;
 - e. An agricultural preserve;
 - f. An airport influence area or compatibility zone;
 - g. A redevelopment area;

- h. A mapped area of potential for liquefaction;
 - i. A mapped area of susceptibility to subsidence;
 - j. A fault zone; or,
 - k. A community service area.
3. The project site is located within:
- a. The boundaries of the Southwest Area Plan;
 - b. Unique Farmland;
 - c. The Santa Margarita and San Juan Watershed;
 - d. The Santa Rosa Plateau/ De Luz Policy Area; and,
 - e. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 930-310-003.

NB:rf
Y:\Planning Case Files-Riverside office\PM33789\PC 12-10-08\PM33789_Staff Report (PC 12-10-08).doc
Date Prepared: 10/15/08
Date Revised: 11/03/08

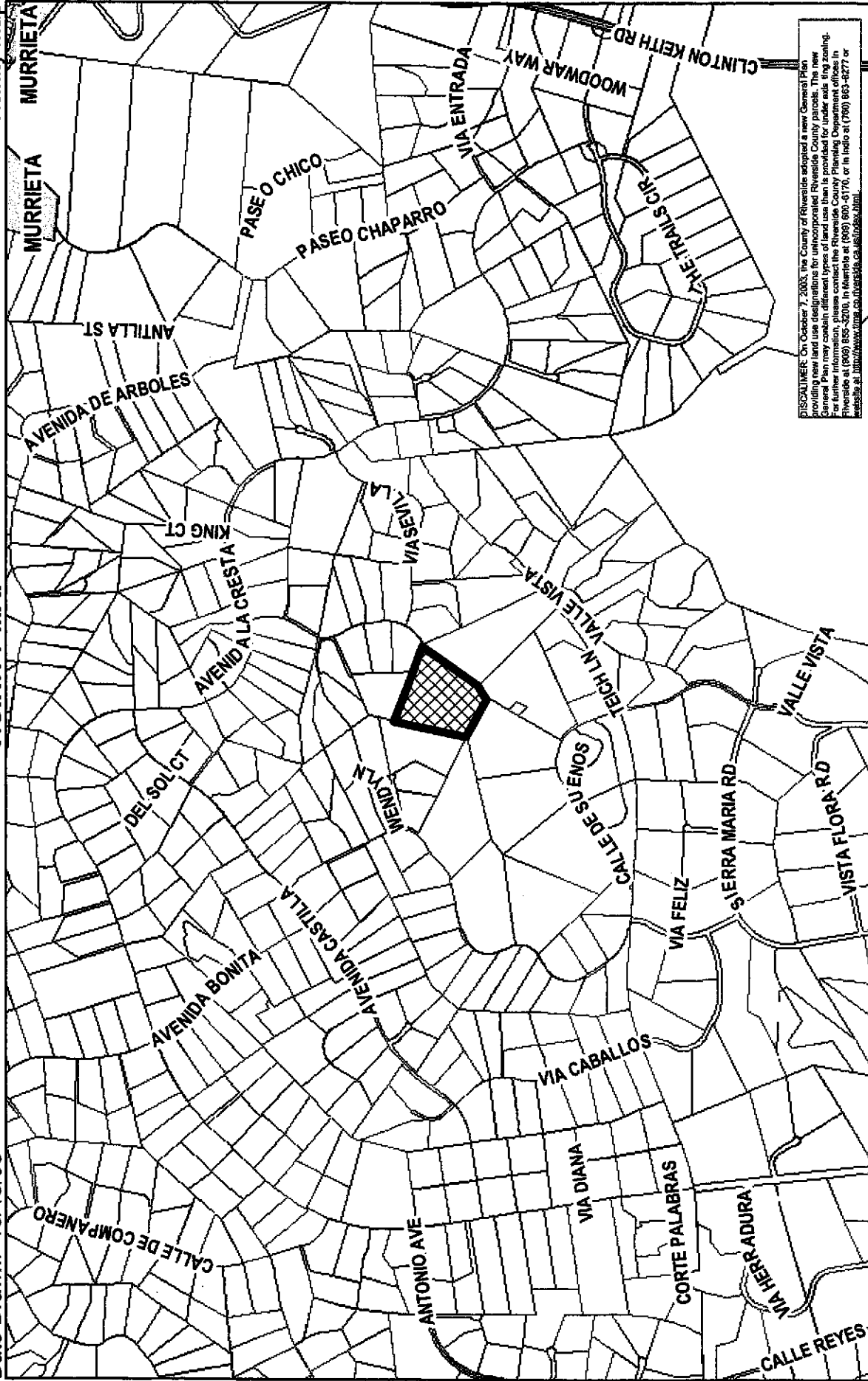
Supervisor Buster
District: 1

Date Drawn: 10/15/08

CZ07484 PM33789

VICINITY MAP

Planner: Ryan Fowler
Date: 12/10/08
Vicinity Map



Area: Rancho California
Township/Range: T7SR4W
Section : 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessor's
Blk. Pg. 903-31
Thomas
Bros. Pg. 926 H7

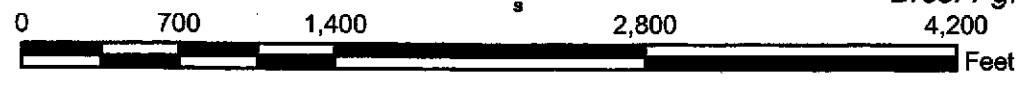


DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

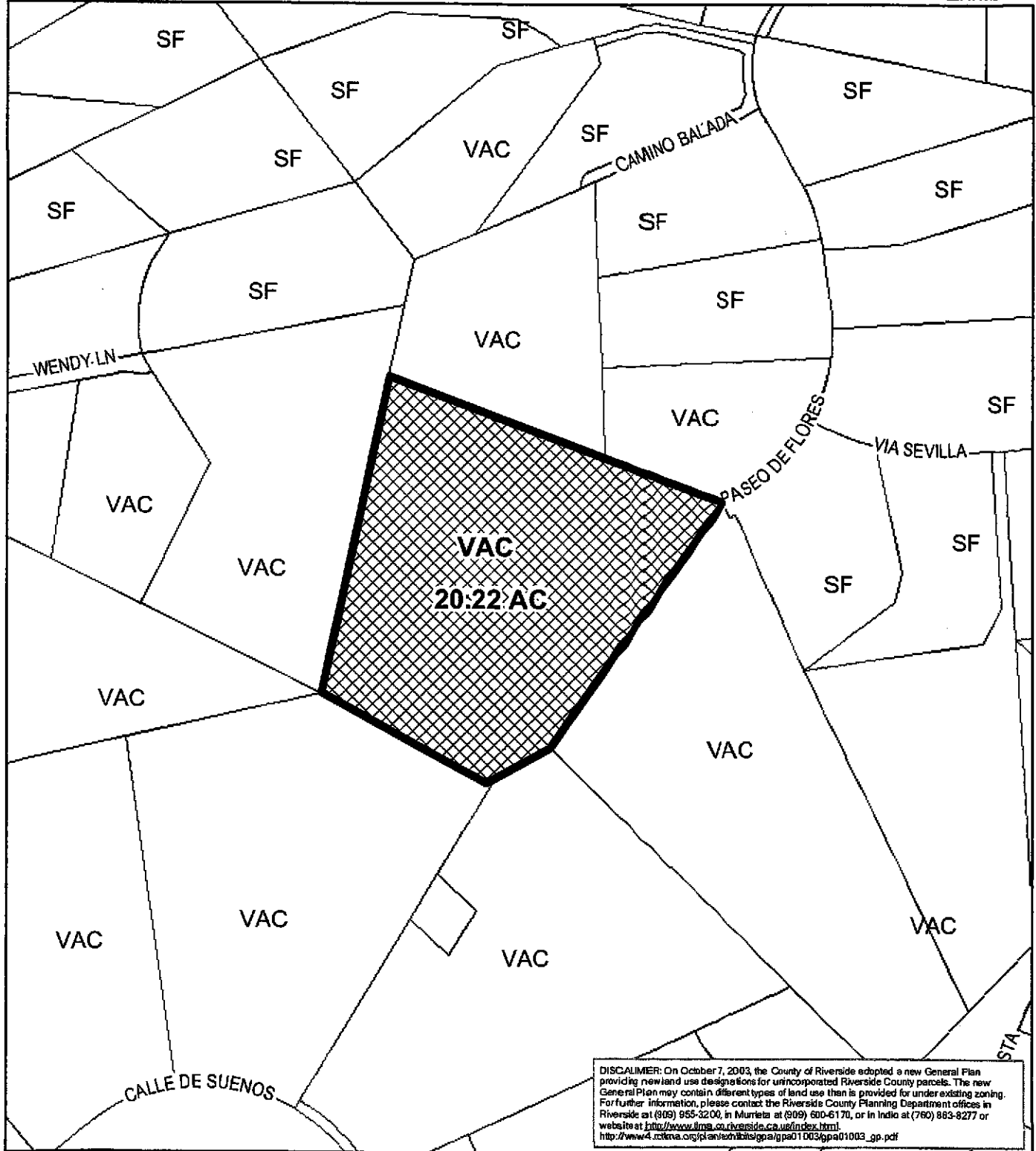
Area: Rancho California
Township/Range: T7SR4W
Section: 21



Assessors
Bk. Pg. 903-31
Thomas
Bros. Pg. 926 H7
4,200

CZ07484 PM33789

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR4W
Section: 21

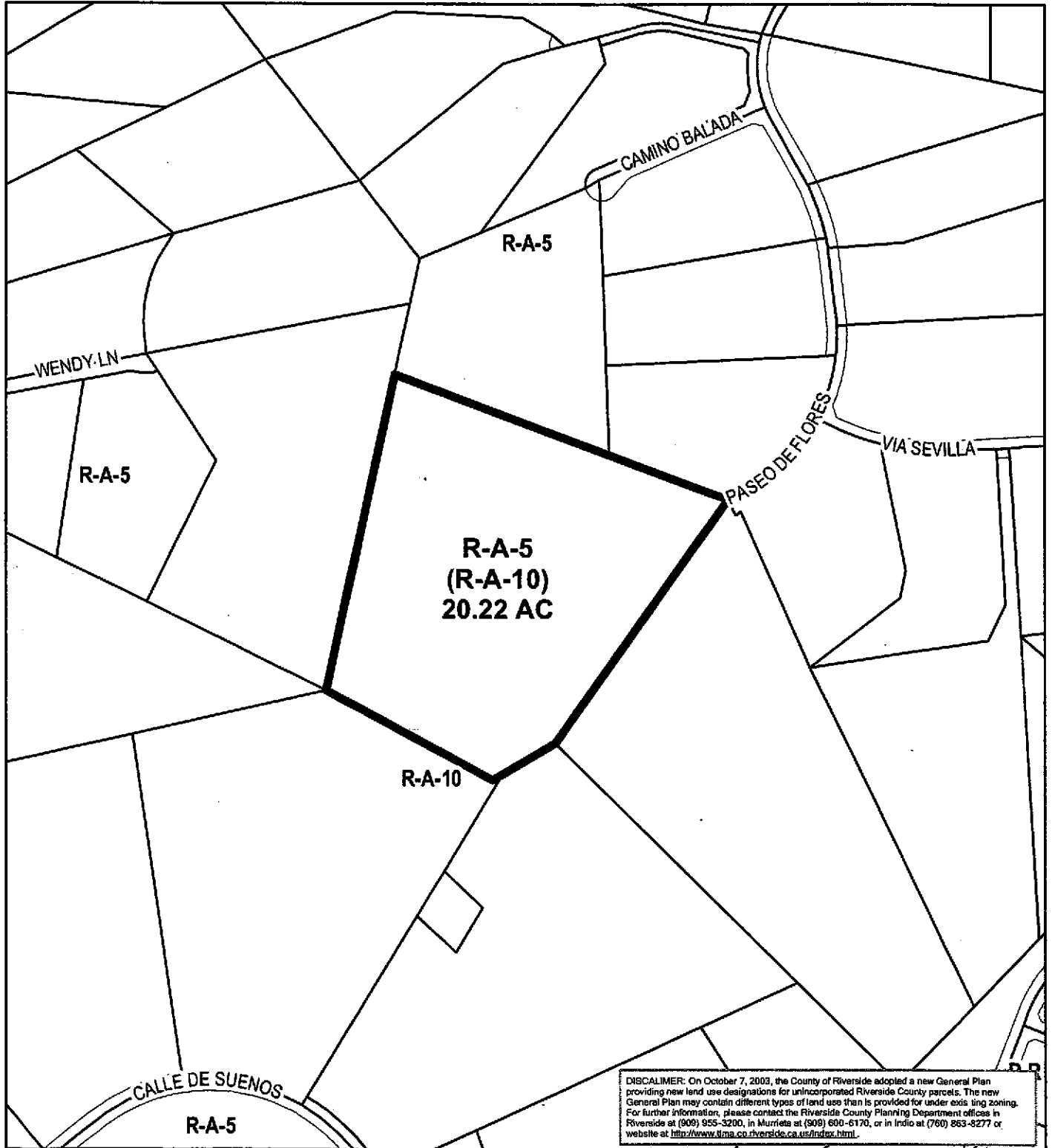


Assessors
Bk. Pg. 903-31
Thomas
Bros. Pg. 926 H7

Supervisor Buster
District 1
Date Drawn: 10/15/08

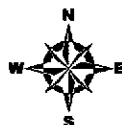
CZ07484 PM33789
PROPOSED ZONING

Planner: Ryan Fowler
Date: 12/10/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR4W
Section : 21



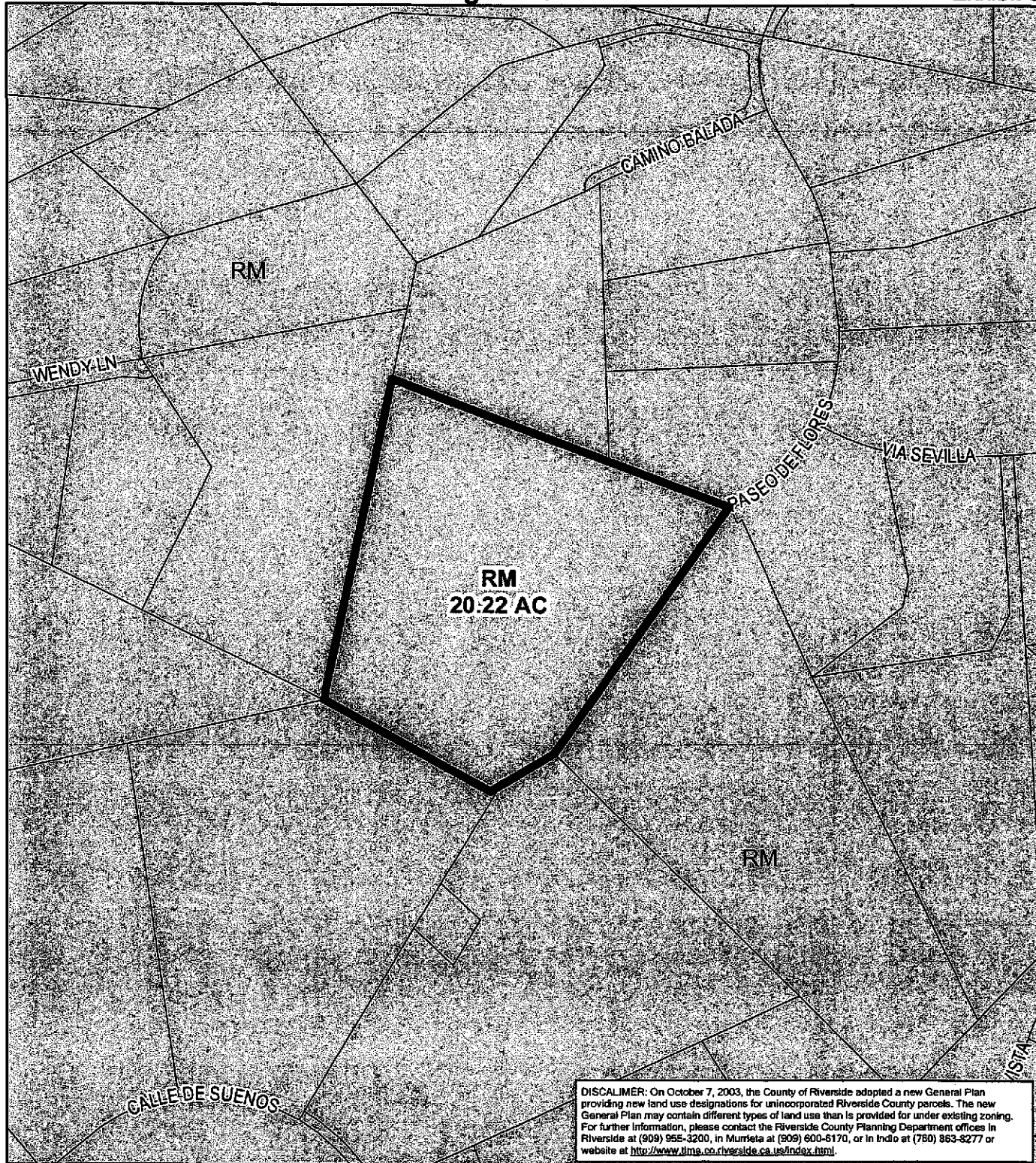
Assessors
Bk. Pg. 903-31
Thomas
Bros. Pg. 926 H7
2,190

Supervisor Buster
District 1
Date Drawn: 10/15/08

CZ07484 PM33789

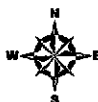
Existing General Plan

Planner: Ryan Fowler
Date: 12/10/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR4W
Section : 21



Assessors
Bk.Pg. 903-31
Thomas
Bros. Pg. 926 H7

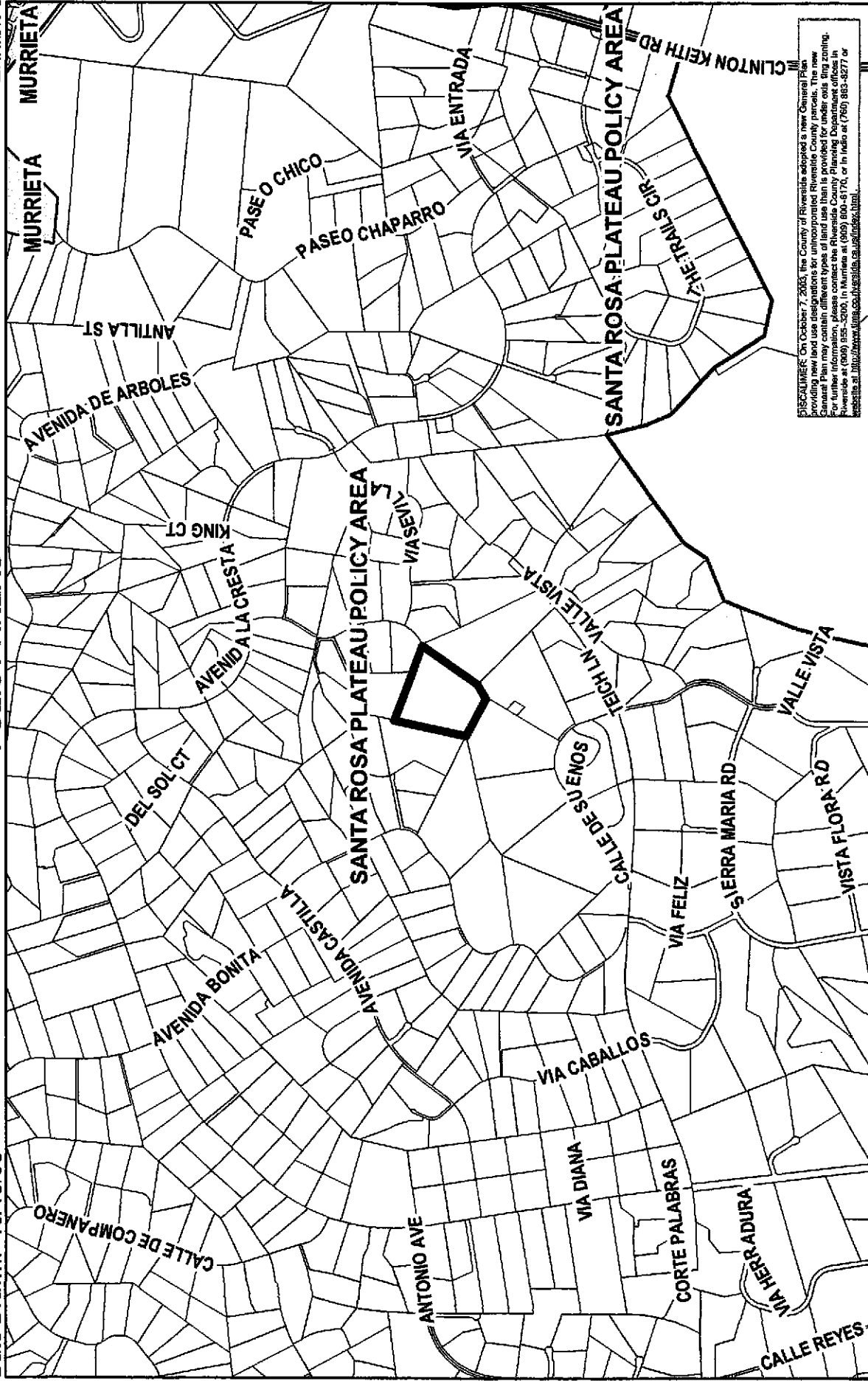


Supervisor Buster
District: 1
Date Drawn: 10/15/08

CZ07484 PM33789

POLICY AREAS

Planner: Ryan Fowler
Date: 12/10/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 908-8770, or in Indio at (760) 863-8277 or visit us at <http://www.riversideca.gov/planning>.

Area: Rancho California
Township/Range: T7SR4W
Section : 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 903-31
Thomas
Bros. Pg. 926 H7



Charles and Deanna Whitney
39755 Paseo de Flores
Murrieta, CA 92562
951-696-9690

March 9, 2009

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

Subject: Comments regarding Notice of Public Hearing on Tuesday, March 17, 2009 at 1:30 P.M. Re: Change of Zone No. 7484, Tentative Parcel Map No. 33789, APN 930-310-003.

Reference: (a) Riverside County Tentative Parcel Map No. 33789
(b) Riverside County Oak Tree Management Guidelines dated 2 Mar 1993
(c) Letter to Riverside County Planning Dept. dated 24 November 2008 from Charles and Deanna Whitney (Attached)
(d) Photographs of Some of the Oak Trees located in the Northwest corner of APN 930-310-003 (Attached)

Dear Members of the Board of Supervisors,

On November 24, 2008, we wrote a letter (Ref. (c), attached) regarding this zoning change and immediately sent it to the planner, Matt Straite. We subsequently spoke to him on the telephone prior to the Planning Commission meeting in December. He assured us that he had received the letter and it would be part of the package submitted to the planning commission prior to the meeting. However, his report dated December 3, 2008 which was included in the meeting documents, specifically states that no letters had been received in support of or in opposition to the zoning change. This zone change also was discussed and voted on at the January 2009 meeting and the report submitted for that meeting also specifically states that no letters had been received. The only mention of our letter is on the last slide of a slide presentation from the Jan meeting. We mention this now in order to set the record straight, since the two staff reports are erroneous.

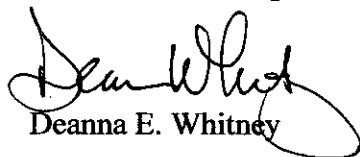
Although our letter was not recorded in the reports, we see that many of the errors and omissions reported by our letter regarding Tentative Parcel Map No. 33789 were mentioned in the conditions of approval which resulted from the Planning Meeting.

Unfortunately, one of the most important items we tried to bring to the attention of the Planning Dept. was not adequately addressed. This is the absence on the drawing of the many oak trees in the oak woodland that are destined for destruction. The planner, Matt

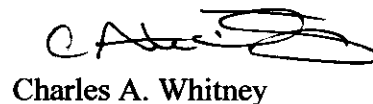
Straite, told us in a telephone call that a "biologist", who is now dead, said that these oak trees are a "hybrid" variety that should not be preserved and since the biologist is now dead, he cannot check this statement. This is totally absurd! The Riverside County Oak Tree Management Guidelines exist for a reason. The conditions of approval state more than once that the proposed project will be required to preserve oak trees but they are ignoring the fact that only two of many oak trees actually appear on the drawing. The Guidelines specify that trees two (2) inches DBH or larger should be mapped. This was not done, and quite frankly, the manner in which the Planning Dept. has failed to address this is very disturbing.

We urge you to do a thorough investigation of this development and zoning change. We continue to hold the view that the current zoning of R-A-10 is correct for the land in question due to the steep grade of the hills and the fact that the natural topography will be destroyed by this dense housing development. (Please see Ref. c, Paragraph 4, attached) Additionally, this plan is in violation of the Riverside County Oak Tree Management Guidelines. This plan, if approved, will allow destruction of a large oak woodland area.

Sincerely,



Deanna E. Whitney



Charles A. Whitney

Attachments:

1. Letter to Riverside Co. Planning Dept dated 24 November 2008 from Charles and Deanna Whitney (Three pages plus one page photo attachment for a total of four pages)
2. Photographs of Oak Trees located in the Northwest corner of APN 930-310-003 (Two pages consisting of eight photographs)

Copy

Charles & Deanna Whitney
39755 Paseo De Flores
Murrieta, CA 92562

24 November 2008

To: Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Attention: Mr. Matt Straite

Subject: Comments on the Proposed Zoning Change Described on Tentative
Parcel Map No. 33789

References:

- (a). Tentative Parcel Map No. 33789 AMD. #4, dated 17 Oct 2008 for APN 930-310-003.
- (b). Riverside County Oak Tree Management Guidelines, dated 2 Mar 1993.

Attachments:

- (1). APN 930310003 Airphoto, Riverside County GIS, Report Printed on 23 Nov 2008.

Gentlemen:

This letter is submitted in opposition to the rezoning of APN 930-310-003 from the current R-A-10 to R-A-5 as described and shown on the Ref (a) Tentative Parcel Map. The Ref (a) map contains errors and omissions and misrepresents rights to road and slope easements to be vacated. Additionally, the proposed subdivision does not appear to be in accordance with the Riverside County guidelines governing land use and protection of native oak woodlands.

1. Errors

Note number 8 on the Ref (a) map states: "There are no existing wells on the property or within 200 feet of the property boundary". This note is not factual. There is an existing well approximately 325 feet from the terminus of Paseo De Flores along the Northern boundary of the property. The approximate position is noted on Attachment (1). Before the Planning Commission considers approving this Tentative Parcel Map, that Note must be corrected and subjected to review by the appropriate environmental authorities.

Note number 11 on the Ref (a) map states: "Pond shall be protected and not to be disturbed per EPD constraints." This note is not factual. There is no pond currently on the parcel and there is no indication on the Ref (a) map that a pond is to be created.

in the Declaration of Restrictions recorded on each of the property titles. Because of the county vacating the roads to the LCPOA and the easements granted to the LCPOA by the original developers, we believe that it is improper for the Riverside County Planning Department to consider vacating those sectors of road and slope easements without consultation and approval of the LCPOA.

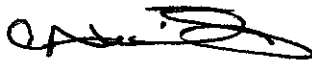
It should also be noted that the standard practice of the LCPOA is that whenever an existing dead end street is extended, maintenance of the extension is the responsibility of the property owners using the extension. The statement on the Ref (a) map regarding maintenance of Paseo De Flores by La Cresta should be clarified with the LCPOA Board of Directors.

4. Topography and Land Use

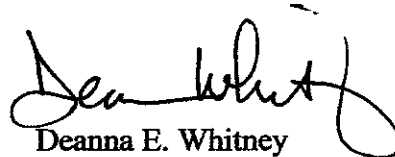
This particular parcel is not suited to be subdivided into 4 parcels as shown on the Ref (a) map. The Rural Mountainous (RM) Land Use designator with a ten (10) acre minimum is entirely appropriate for this parcel. The average slope for over 70% of the existing 20.22 acre parcel is well in excess of 25% and the ten (10) acre R-A-10 zoning should be retained for this parcel. If the proposed re-zoning to R-A-5 is approved, and the subdivision is approved, three (3) of the four (4) proposed parcels would have an average slope in excess of 30% for over 70% of their area. This type of subdivision is out of character for this area. It will destroy the natural topography and also create a cluster of closely spaced houses that will resemble an urban landscape. It is not consistent with the Rural Mountainous/Residential-Agricultural zoning and building characteristics of the Santa Rosa Plateau. The zoning for the subject parcel should remain as R-A-10 and remain the same as all of the adjoining parcels that occupy this very steep hillside.

In conclusion, we oppose the proposed rezoning of APN 930-310-003 from R-A-10 to R-A-5 and the subdivision of the parcel into four (4) individual parcels. We also point out the areas of errors and omissions contained in the Ref (a) Tentative Parcel Map, which should be corrected before any further proceedings are conducted. We however would not oppose a subdivision of the 20.22 acre parcel into no more than two (2) approximate ten (10) acre parcels which would be consistent with the land use designated by Riverside County and would preserve the heritage oaks on the property.

Sincerely yours,



Charles A. Whitney



Deanna E. Whitney

Attachment (1) APN 930-310-003 Airphoto



Selected parcel(s):
930-310-003

LEGEND

SELECTED PARCEL

PARCELS

CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Sun Nov 23 08:10:21 2008

9 MAR 2009

Photographs of oak trees currently growing on Parcel 4 of Tentative Parcel Map 33789, APN 930-310-003. Page 1 of 2.



0405



0409



0402



0406

0411



Page
2
of 2.

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9 MAR 2009