

FORM APPROVED COUNTY COUNSEL 5/28/15  
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

204B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 April 28, 2015

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1132, CHANGE OF ZONE NO. 7816, TENTATIVE TRACT MAP NO. 36475, RESOLUTION NO. 2015-117, and AGRICULTURAL PRESERVE DIMINISHMENT NO. 1044 (FAST TRACK NO. 2013-05)** – Intent to adopt a Mitigated Negative Declaration – Applicant: CV Communities – First Supervisorial District – Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road - REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum). The Change of Zone proposes to change the zoning of the site from Light Agriculture - 10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1). The Tentative Tract Map is a Schedule A subdivision of 168.33 acres into 171 residential lots, two water quality basins, four park sites and 21 open space lots. Agricultural Preserve Diminishment No. 1044 proposes to remove the Project site from the El Sobrante No. 1 Agricultural Preserve.

(Continued on next page)

  
 Steve Weiss, AICP  
 Planning Director

  
 Juan C. Perez  
 TLMA Agency Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds  
**Budget Adjustment:**  
 For Fiscal Year:

**C.E.O. RECOMMENDATION:** APPROVE  
 BY   
 Tina Grande  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: District: 1 Agenda Number:

16-1

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT A MITIGATED NEGATIVE DECLARATION** for Environmental Assessment No. 42652, 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,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1132** amending the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum) as illustrated on Exhibit No. 6 and based on the findings and conclusions, incorporated into the staff report; pending adoption of the Board of Supervisors Resolution; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7816** amending the zoning classification of the subject property from Light Agriculture -10 Acre Minimum (A-1-10) to One-Family Dwellings (R-1), as illustrated on Exhibit No. 3 and based upon the findings and conclusions incorporated into the staff report; pending adoption of the Zoning Ordinance; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 36475**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
5. **ADOPT RESOLUTION NO. 2015-117** for the Diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 1044, based upon findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The proposed project is located just south of the approved Citrus Heights Specific Plan (SP325). In 2004, the Riverside County Board of Supervisors approved SP 325, which was subsequently amended in 2013 (SP325A1). Specific Plan 325A1 includes Medium Density Residential designations which establish it as a Community Development Specific Plan.

Tentative Tract Map No. 36475 would construct several public roadways on the site. Access to the Project site would be provided via two (2) full access connections from an approved, neighboring development project to the north (TR 36390, marketing name "Citrus Heights"). From Citrus Heights, Project residents would have direct connections to McAllister Street and Street "A." Street "A" is also known as "Fairway Drive," an approved public street that will provide a connection between McAllister Street and Van Buren Boulevard. In 2012 the Board of Supervisors authorized Fast Track status to the adjacent SP325 and this project site in recognition that both projects are causing the construction of Street "A", which will not only provide access to these projects but which also greatly benefits the adjacent communities of Victoria Grove, the Orchard, and other properties around McAllister Street by bringing a connection to Van Buren Blvd.

Owners of the property entered into a land conservation contract with the County of Riverside on January 1, 1971 which was recorded on February 26, 1971. The owners filed a notice of non-renewal on May 18, 1982, which was recorded May 28, 1982. Under both the County's Rules and Regulations Governing Agricultural Preserves and the State of California's Williamson Act Program, a landowner may apply to have property removed from the boundaries of an agricultural preserve once the contract has expired. Since the land conservation contract expired in 1992, the Applicant applied to have the subject site removed from the boundaries of the Agricultural Preserve.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1132; CHANGE OF ZONE NO. 7816; TENTATIVE TRACT  
MAP NO. 36475; AGRICULTURAL PRESERVE DIMINISHMENT NO. 1044 (FAST TRACK NO. 2013-05)  
DATE: April 28, 2015  
PAGE: Page 3 of 3**

On February 25, 2014, General Plan Amendment No. 1132 was presented to the Riverside County Board of Supervisors and was approved for initiation proceedings.

**GENERAL PLAN AMENDMENT NO. 1132** proposes to amend the General Plan Land Use designation on the Project site from "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community – Estate Density Residential (RC-EDR)" land uses to "Rural Community – Low Density Residential (RC-LDR)" land uses. The RC-LDR land use designation would allow for development of the Project site with detached single-family homes at a density of 2 du/ac.

**CHANGE OF ZONE NO. 7816** proposes to change the zoning designation of the Project site from Light Agriculture, 10-Acre Minimum (A-1-10) to One-Family Dwellings (R-1).

**TENTATIVE TRACT MAP NO. 36475** is a Schedule "A" subdivision of 168.33 acres into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26 acres, four park sites on 3.78 acres, and 21 open space lots encompassing 50.56 acres. In addition, 29.31 acres will be dedicated for on-site infrastructure development (Streets "A" through "R"). Lot sizes for the proposed residential units will range from 14,010 sq. ft. to 116,073 sq. ft. with a minimum lot size of 12,101 sq. ft.

**AGRICULTURAL PRESERVE DIMINISHMENT No. 1044** proposes to remove the Project site from the El Sobrante No. 1 Agricultural Preserve.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

**ATTACHMENTS:**

- **STAFF REPORT**
- **ENVIRONMENTAL ASSESSMENT NO. 42652**
- **AGRICULTURAL PRESERVE DIMINISHMENT NO. 1044 MAP & RESOLUTION**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE: April 28, 2015**

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1132 (GPA01132); CHANGE OF ZONE NO. 7816 (CZ07816); TENTATIVE TRACT MAP NO. 36475 (TR36475); AGRICULTURAL PRESERVE DIMINISHMENT (AG 01044); [FAST TRACK NO. 2013-05]**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | (1st Dist) Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st Dist) Press Enterprise

**Please Schedule for June 16<sup>th</sup> BOS Hearing**

RECEIVED

MAY 28 2015

COUNTY COUNSEL  
TO MPC

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

2  
3 **RESOLUTION NO. 2015-117**  
4 **DIMINISHMENT OF EL SOBRANTE**  
5 **AGRICULTURAL PRESERVE NO. 1**  
6 **(Government Code Section 51245)**  
7

8 **WHEREAS**, in 1971 Mile Sharkey, Christine Sharkey, Earl F. Kitchell, Joy W. Kitchell, Oliver  
9 C. Field, Almeron J. Field, Betty E. Field, Hale Field and Gingerlee C, Field owned a 168.3 acre area  
10 located northerly of El Sobrante Road, southerly of Dove Canyon Drive, easterly of McAllister Street,  
11 westerly of Vista Del Lago in the unincorporated area of Riverside County, California ("Property"); and,

12 **WHEREAS**, the Property is also identified as Assessor's Parcel Numbers 270-080-017, 270-090-  
13 001, 270-090-002 and 270-070-004; and,

14 **WHEREAS**, Mile Sharkey, Christine Sharkey, Earl F. Kitchell, Joy W. Kitchell, Oliver C. Field,  
15 Almeron J. Field, Betty E. Field, Hale Field and Gingerlee C, Field, entered into a Land Conservation  
16 Contract dated January 1, 1971 pursuant to the California Land Conservation Act of 1965 (Government  
17 Code Section 51200 et seq.) for the Property, which was recorded February 26, 1971, as Instrument No.  
18 19510, in the Office of the County Recorder of Riverside County, California (the "Land Conservation  
19 Contract"); and,

20 **WHEREAS**, Gilbert U. Kraemer, Jr., Daniel G. Kraemer and Mary A. Kraemer became the  
21 subsequent owners of the Property; and,

22 **WHEREAS**, on May 10, 1982, a Notice of Non-Renewal for the Land Conservation Contract was  
23 filed by Gilbert U. Kraemer, Jr., Daniel G. Kraemer and Mary A. Kraemer. The notice was recorded  
24 on May 18, 1982, as Instrument No. 93128, in the Office of the County Recorder of Riverside County,  
25 California; and,

FORM APPROVED COUNTY COUNCIL  
BY:  DATE: 5/29/15  
MICHELLE CLACK



1           **WHEREAS**, the filing of the Notice of Nonrenewal resulted in the expiration of the Land  
2 Conservation Contract as it applies to the Property on May 18, 1992, pursuant to Government Code  
3 Section 51245; and,

4           **WHEREAS**, the current owners of the Property are Mary Kraemer Nycholt, Susan M. Kraemer,  
5 Ann T. Kraemer, Eileen K. Vukicevich, John T. Kramer, John Thomas Kraemer and Cim Shami Kraemer  
6 Revocable Inter Vivos Trust Agreement of 1993, Karen Bailer, Bailey Family Trust Dated March 1993,  
7 Janine Kraemer Gonyea, Matthew D. Kraemer, Steven G. Kraemer and Paul G. Kraemer and Diane E.  
8 Kraemer, Successor Co-Trustees of the Gilbert U. Kraemer, Jr. as Trustees of the Gilbert U. Kraemer, Jr.  
9 Declaration of Trust Dated July 13, 1992 (the "owners"); and,

10           **WHEREAS**, on March 6, 2014, the owners and their authorized representatives requested to have  
11 the Property removed from the boundaries of El Sobrante Agricultural Preserve No. 1; and,

12           **WHEREAS**, this diminishment of the El Sobrante Agricultural Preserve No. 1 is associated with  
13 General Plan No. 1132, Change of Zone No. 7816 and Tentative Tract Map No. 36475; and,

14           **WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA") and the  
15 Rules and Regulations Governing Agricultural Preserves in Riverside County pursuant to Resolution No.  
16 84-526 have been satisfied, including the preparation of a Mitigated Negative Declaration for  
17 Environmental Assessment No. 42652; and,

18           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
19 Supervisors on June 16, 2015; now, therefore,

20           **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside, State of California, in regular session assembled on June 16, 2015, that:

- 22           1.     The above recitals are true and correct and incorporated herein by this reference.
- 23           2.     Under the County of Riverside's Rules and Regulations Governing Agricultural Preserves and  
24           the California Land Conservation Act of 1965, a landowner may apply to have property  
25           removed from the boundaries of an agricultural preserve once the contract has expired.
- 26           3.     The Land Conservation Contract for the Property expired on May 18, 1992.
- 27           4.     The El Sobrante Agricultural Preserve No. 1 Map No. 18, adopted on February 24, 1969 and

1 on file in the Office of the Clerk of this Board, is amended by this amendment No. 22 and the  
2 El Sobrante Agricultural Preserve No. 1 is diminished by removing the area shown on the map  
3 attached hereto as Exhibit A and entitled "MAP NO. 18 EL SOBRANTE AGRICULTURAL  
4 PRESERVE NO. 1 AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 666, 708,  
5 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044" which is made part of this  
6 resolution and said map and boundary description are both on file in the Office of the Clerk of  
7 the Board.

- 8 5. The diminishment of the El Sobrante Agricultural Preserve No. 1 is consistent with the  
9 provisions of the California Land Conservation Act of 1965, the Riverside County General  
10 Plan, and the Rules and Regulations Governing Agricultural Preserves in Riverside County.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
12 file and record copies of this resolution, map and boundary description in the Office of the County  
13 Recorder of Riverside County, California, and transmit copies to the Director of Conservation of the State  
14 of California, and with the Office of the Assessor of Riverside County, California.

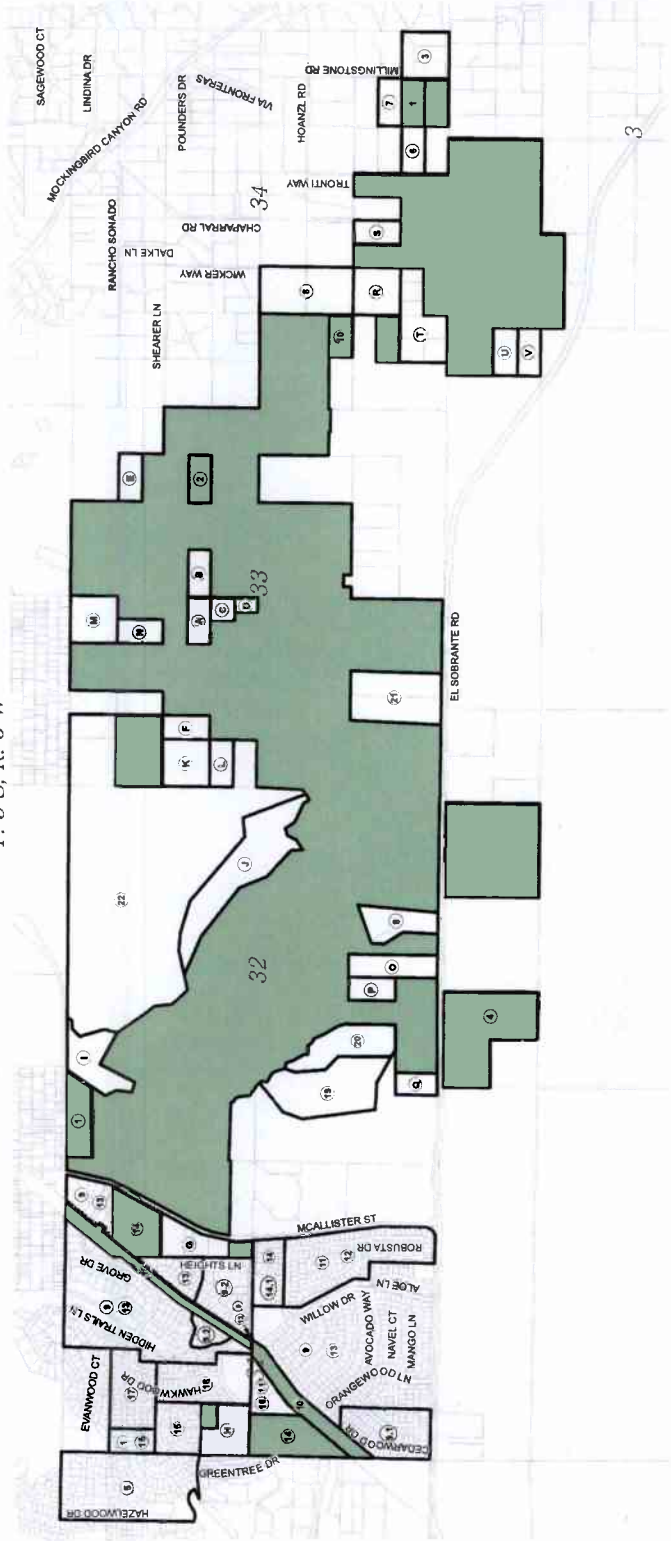
# **Exhibit A**



# MAP NO. 18 EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 837, 666, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044

T. 3 S., R. 5 W



EXCLUSIONS:  
A - Y

- AMENDMENTS**
- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
  - NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
  - NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
  - NO. 4, (ENLARGEMENT), JANUARY 13, 1981, MAP NO. 529
  - NO. 5, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 558
  - NO. 6, (DIMINISHMENT), MAY 7, 1985, MAP NO. 614
  - NO. 7, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 637
  - NO. 8, (DIMINISHMENT), JANUARY 23, 1990, MAP NO. 666
  - NO. 9, (DIMINISHMENT), FEBRUARY 23, 1999, MAP NO. 708
  - NO. 9.2, (DIMINISHMENT), JULY 27, 1999, MAP NO. 708
  - MAP NO. 712
  - MAP NO. 744
  - NO. 10, (DIMINISHMENT), MAP NO. 791
  - NO. 11, (DIMINISHMENT), MAY 4, 1999, MAP NO. 794
  - NO. 12, (DIMINISHMENT), DECEMBER 22, 1998, MAP NO. 794
  - NO. 13, (DIMINISHMENT), MAP NO. 819
  - NO. 14, (DIMINISHMENT), MARCH 19, 2002, MAP NO. 819
  - NO. 15, (DIMINISHMENT), MAY 9, 2000, MAP NO. 829
  - NO. 16, (DIMINISHMENT), MAY 9, 2000, MAP NO. 830
  - NO. 17, (DIMINISHMENT), MAY 9, 2000, MAP NO. 831
  - NO. 18, (DIMINISHMENT), MAY 9, 2000, MAP NO. 832
  - NO. 19, (DIMINISHMENT), FEBRUARY 27, 2001, MAP NO. 844
  - NO. 20, (DIMINISHMENT), AUGUST 6, 2002, MAP NO. 854
  - NO. 21, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889
  - NO. 22, (DIMINISHMENT), JUNE 16, 2015, MAP NO. 1044

ADOPTED ON FEBRUARY 24, 1969  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TENTATIVE TRACT NO. 36475**

THOSE PORTIONS OF SECTION 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M., AS SHOWN ON THE SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHEAST CORNER OF SECTION 32 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 26, PAGE 15 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

**THENCE** SOUTH 89°13'29" EAST 993.01 FEET ALONG THE NORTH LINE OF SAID SECTION 33;

**THENCE** SOUTH 00°55'18" WEST 656.05 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.;

**THENCE** ALONG SAID NORTH LINE NORTH 89°14'05" WEST 992.96 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION;

**THENCE** ALONG SAID SECTION LINE SOUTH 00°55'01" WEST 1640.57 FEET;

**THENCE** SOUTH 89°15'37" EAST 661.88 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.;

**THENCE** SOUTH 00°55'12" WEST 328.05 FEET ALONG SAID LINE TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33;

**THENCE** ALONG SAID SECTION LINE NORTH 89°15'55" WEST 661.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 32;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TENTATIVE TRACT NO. 36475**

**THENCE** ALONG SAID SECTION LINE SOUTH 00°55'01" WEST 640.44 FEET, TO THE SOUTH LINE OF PARCEL 1 AS SHOWN ON SAID RECORD OF SURVEY;

**THENCE** ALONG SAID PARCEL LINE SOUTH 62°14'50" WEST 112.78 FEET, TO THE MOST SOUTHERLY POINT OF SAID PARCEL 1, THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1 THE FOLLOWING FIFTEEN (15) COURSES:

1. NORTH 20°05'53" WEST 941.73 FEET;
2. SOUTH 84°59'57" WEST 263.76 FEET;
3. NORTH 48°19'48" WEST 1202.02 FEET;
4. NORTH 72°52'22" WEST 446.16 FEET;
5. NORTH 85°07'04" WEST 258.15 FEET;
6. SOUTH 78°00'06" WEST 558.30 FEET;
7. NORTH 43°00'03" WEST 280.74 FEET;
8. NORTH 07°38'14" WEST 247.78 FEET;
9. NORTH 35°56'00" WEST 199.32 FEET;
10. NORTH 33°34'13" WEST 426.52 FEET;
11. NORTH 13°03'32" EAST 181.23 FEET;
12. NORTH 14°27'08" WEST 355.44 FEET;
13. NORTH 46°11'00" EAST 144.52 FEET;
14. NORTH 87°49'14" EAST 115.17 FEET;
15. NORTH 34°16'37" EAST 81.21 FEET, TO THE NORTHERLY LINE OF SAID PARCEL 1, ALSO BEING THE NORTH LINE OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M;

**THENCE** ALONG THE NORTHERLY LINE OF SAID SECTION 33 SOUTH 89°23'15" EAST 586.21 FEET;

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TENTATIVE TRACT NO. 36475**

**THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°15'45" EAST 2638.55 FEET, TO THE POINT OF BEGINNING.**

CONTAINING 7,332,366 SQUARE FEET, OR 168.32 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



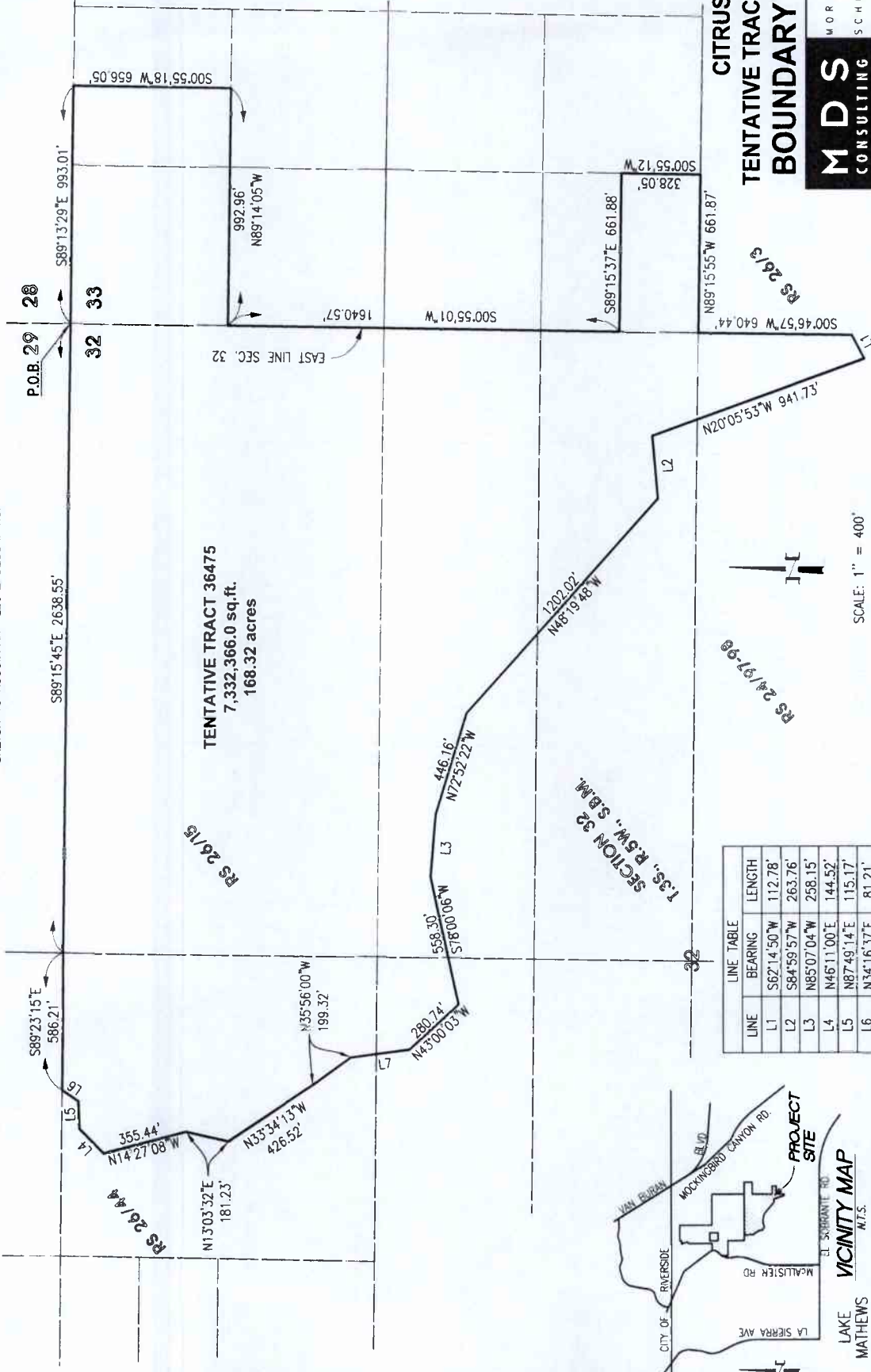
WALTER A. SHEEK, PLS 4838

EXPIRES SEPT. 30, 2016

<b>MDS</b> CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS	ENGINEERS	SURVEYORS

# EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**CITRUS HEIGHTS II**  
**TENTATIVE TRACT NO. 36475**  
**BOUNDARY EXHIBIT**

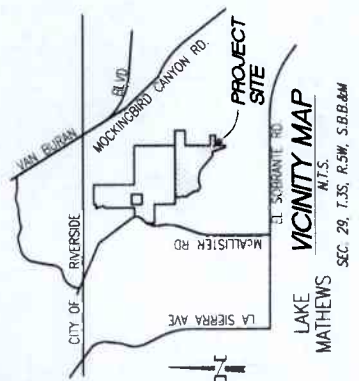
**MDS**  
 MORSE  
 17320 REDHILL AVE  
 SUITE 350  
 IRVINE, CA 92614  
 SCHULTZ  
 PH: 949-251-8821  
 FAX: 949-251-0616

PLANNERS ENGINEERS SURVEYORS

I:\00326\EXHIBITS\BOUNDARY-EXHIBIT.dwg 5/13/2015

LINE	BEARING	LENGTH
L1	S62°14'50"W	112.78'
L2	S84°59'57"W	263.76'
L3	N85°07'04"W	258.15'
L4	N46°11'00"E	144.52'
L5	N87°49'14"E	115.17'
L6	N34°16'37"E	81.21'
L7	N07°38'14"W	247.78'

SCALE: 1" = 400'



LAKE MATHIEWS  
 N.T.S.  
 SEC. 29, T.3S, R.5W, S.B.B.&M



**Agenda Item No.:**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Lake Mathews**  
**Supervisory District: First**  
**Project Planner: Matt Straite**  
**Board of Supervisors: June 16, 2015**

**GENERAL PLAN AMENDMENT NO. 1132**  
**CHANGE OF ZONE NO. 7816**  
**TENTATIVE TRACT MAP NO. 36475**  
**AGRICULTURAL PRESERVE NO. 1044**  
**ENVIRONMENTAL ASSESSMENT NO. 42652**  
**(FAST TRACK NO. 2013-05)**  
**Applicant: CV Communities**  
**Engineer/Representative: T&B Planning**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**General Plan Amendment No. 1132** proposes to amend the General Plan Land Use designation on the Project site from Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Estate Density Residential (RC-EDR) land uses to Rural Community – Low Density Residential (RC-LDR) land uses. The RC-LDR land use designation would allow for development of the Project site with detached single-family homes at a density of 2 du/ac.

**Change of Zone No. 7816** proposes to change the zoning designation of the Project site from Light Agriculture 10 - Acre Minimum (A-1-10) to One-Family Dwellings (R-1). The proposed R-1 zoning designation would allow single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes.

**Tentative Tract Map No. 36475** is a Schedule "A" subdivision of 168.33 acres into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26 acres, four park sites on 3.78 acres, and 21 open space lots encompassing 50.56 acres. In addition, 29.31 acres will be dedicated for on-site infrastructure development (Streets "A" through "R"). Lot sizes for the proposed residential units will range from 14,010 square feet to 116,073 square feet with a minimum lot size of 12,101 square feet.

**Agricultural Preserve Diminishment No. 1044** proposes to remove the Project site from the El Sobrante No. 1 Agricultural Preserve, and diminish the preserve.

The project is located northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of Blackburn Road.

### **Background:**

The proposed project site was utilized for agriculture production from 1967 to 2005 and transitioned from orange groves (1967-2003) to dry-land cultivation (2003-2005). Agriculture production on the site halted in 2005 and the crops were then removed. The project site currently remains vacant, with exception to an abandoned barn located on the eastern side of the project site.

Vacant land is located north of the Project site. At the time the County of Riverside adopted the existing General Plan in 2003, the land use adjacent to the north of the Proposed Project site was designated RC-VLDR. However, in 2004, the County of Riverside Board of Supervisors approved SP 325, which was subsequently amended in 2013 (SP325A1). Specific Plan 325A1 includes Medium Density Residential designations which establish it as a Community Development Specific Plan.

Tentative Tract Map No. 36475 would construct several public roadways on the site. Access to the Project site would be provided via two (2) full access connections from an approved, neighboring development project to the north (TR 36390, marketing name "Citrus Heights"). From Citrus Heights,

Project residents would have direct connections to McAllister Street and Street "A." Street "A" is also known as "Fairway Drive," an approved public street that will provide a connection between McAllister Street and Van Buren Boulevard.

The designated park areas, which encompass a total of 3.78 acres, will be located evenly throughout the project area. Within the northern portion of the project site, a 0.97 acre park will be located on Lot 174, a 3.78 acre park on lot 175 located within the eastern area of the site, a 0.68 acre park on lot 177 within the southeast, and a 0.89 park on Lot 176 which will be located within the southern section of the project site. The twenty-two (22) designated open space lots will be dedicated for community entries, common landscaped areas, and manufactured slopes.

On February 25, 2014, General Plan Amendment No. 1132 was presented to the Riverside County Board of Supervisors and was initiated.

**ISSUES OF POTENTIAL CONCERN:**

Consistency with El Sobrante Policy Area:

The proposed subdivision is located within the El Sobrante Policy Area of the Lake Mathews and Woodcrest Area Plans and as such, is required to be consistent with the policy area. The proposed Kramer subdivision is consistent with the policy area. A detailed analysis of the projects consistency with the policy area is attached.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #6): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum).
2. Proposed General Plan Land Use (Ex. #6): Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum).
3. Surrounding General Plan Land Use (Ex. #6): SP325 (as reflected on SP land use plan) to the north, Rural Community: Estate Density Residential (RC:EDR) and Rural Community: Very Low Density Residential (RC:VLDR) to the east, Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR), and Rural Community: Estate Density Residential (RC:EDR) to the south, and Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Low Density Residential (RC:LDR), and Open Space-Conservation (OS-C) to the west.

- |                                   |   |
|-----------------------------------|---|
| 4. Proposed Zoning (Ex. #3):      | One-Family Dwellings (R-1).   |
| 5. Existing Zoning (Ex. #3):      | Light Agriculture-10 Acre Minimum (A-1-10).   |
| 6. Surrounding Zoning (Ex. #3):   | Specific Plan (SP 325) to the north, Light Agriculture - 10 Acre Minimum (A-1-10) to the south, east, and west.                             |
| 7. Existing Land Use (Ex. #1):    | Project site is currently vacant.   |
| 8. Surrounding Land Use (Ex. #1): | Vacant property located to the west, east, and south of the project site, and single family homes and vacant property located to the north. |
| 9. Project Data:                  | Total Acreage: 168.33<br>Total Proposed Lots: 171<br>Proposed Min. Lot Size: 14,010 sq. ft.<br>Schedule: A                                  |
| 10. Environmental Concerns:       | Refer to attached Environmental Assessment No. 42652.   |

**RECOMMENDATIONS:**

**PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for Environmental Assessment No. 42652, 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,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1132** amending the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum) as illustrated on Exhibit No. 6 and based on the findings and conclusions, incorporated into the staff report; pending adoption of the Board of Supervisors Resolution; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7816** amending the zoning classification of the subject property from Light Agriculture-10 Acre Minimum (A-1-10) to One Family Dwellings (R-1), as illustrated on Exhibit No. 3 and based upon the findings and

**GENERAL PLAN AMENDMENT NO. 1132  
CHANGE OF ZONE NO. 7816  
TENTATIVE TRACT MAP NO. 36475  
ENVIRONMENTAL ASSESSMENT NO. 42652  
AGRICULTURAL PRESERVE DIMINISHMENT NO. 1044  
FAST TRACK NO. 2013-05  
Board of Supervisors Staff Report: June 16, 2015  
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conclusions incorporated into the staff report; pending adoption of the Zoning Ordinance; and,

4. **APPROVE TENTATIVE TRACT MAP NO. 36475**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
5. **ADOPT** Resolution No. 2015-117 for the Diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 1044, based on the hereinafter listed findings and conclusions.

**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 Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed Land Use change from Rural Community: Estate Density Residential (RC:EDR) and Rural Community: Very Low Density Residential (RC:VLDR) to Rural Community: Low Density Residential (RC:LDR) requires the following findings be made:
  - a. The proposed General Plan Amendment does not conflict with the Riverside County Vision because:
    - i) The proposed project site will remain rural in nature under an RC-LDR land use designation because the designation allows for a maximum of 2 dwelling units per acre, consistent with the Rural Community Foundation Designation and the Lake Mathews/Woodcrest Area Plan vision.
    - ii) The site is currently designated as "Estate Density Residential" and "Very Low Density Residential" within the Rural Community Foundation Component. The proposed amendment would designate the site as "Low Density Residential" within the Rural Community Foundation Component.
    - iii) Amending the land use designation of the Proposed Project from RC-EDR and RCVLDR to RC-LDR would allow for a gradual transition of land uses from Medium Density Residential (MDR) to the rural residential uses on larger lots found to the south and east of the site.
    - iv) The proposed project site will remain rural in nature under an RC-LDR land use designation because the designation allows for a maximum of 2 dwelling units per acre, consistent with the Rural Community Foundation Designation and the Lake Mathews/Woodcrest Area Plan vision.
  - b. The proposed General Plan Amendment does not conflict with any General Plan Principle as outlined in Appendix B of the General Plan. Appendix B outlines several principles, based on staff's review the project is consistent with them; most specifically section IV and V which outlines the Community Design Principles and Agriculture Principles respectively. Examples include:



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- i) General Plan Principle A.1 which requires a variety in land use choices. The proposed General Plan change will add to the diversity of the land use choices in the area.
  - ii) General Plan Principle A.3 and 4 which requires balanced growth between rural and urban areas, this project satisfies this because it will help transition between the more rural areas to the south, with a slight increase in density (decrease in lot size), and smaller lot sizes found in the Specific Plan to the north of the project site.
  - iii) General Plan Principle B.1 and 2 which requires unique community identity. The project is consistent with this requirement because the edges are defined by both topography and open spaces.
  - iv) General Plan Principle F.1 which explains that a mix of housing should be used. The project is consistent with this requirement because the RC-LDR land use will allow for the development of broader range of housing opportunities for residents in a wider range of economic circumstances.
  - v) General Plan Principle V.1 through 4 which explains that incentives should be used to maintain agricultural areas. The project is consistent with this requirement because agricultural uses on the site are no longer viable. The increasing demand on the water supply and the topography of the site has made the site no longer viable for farming. The previous farming activity ceased long ago and the Agricultural Williamson Act contract was canceled, as a result of the lack of the lands suitability for farming. See additional support for this in findings below.
  - vi) General Plan Principle V.6 which explains that buffers should be used adjacent to agricultural areas. The project is consistent with this requirement because it will provide a transitional and buffering land use (RC-LDR) between the Community Development MDR designation within Citrus Heights Specific Plan to the north and the RC-EDR and RC-VLDR south of this site.
- c. The proposed General Plan Amendment does not conflict with any Foundation component because the foundation would not change. The site is currently designated as "Estate Density Residential" and "Very Low Density Residential" within the Rural Communities Foundation Component. The proposed amendment would designate the site as "Low Density Residential" within the Rural Communities Foundation Component.
- d. The proposed Amendment contributes to the achievement of the purposes of the General Plan and is not detrimental to them because the proposed amendment would maintain the rural residential atmosphere of the community.
- e. The General Plan and Ordinance No. 348 require that an additional finding, selected from five possible findings, be made. The appropriate additional finding for this project is that special circumstances or conditions have emerged since 2003 that were unanticipated in preparing the General Plan. At the time the County of Riverside adopted the existing General Plan in 2003, the land use adjacent to the north of the Proposed Project site was designated RC-VLDR. However, in 2004, the County of Riverside Board of Supervisors approved SP 325, which was subsequently amended in 2013 (SP325A1). Specific Plan 325A1 includes Medium Density Residential designations which establish it as a Community Development Specific Plan. The



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change from RC-VLDR to MDR constitutes a change in condition which was unanticipated in preparing the General Plan.

3. The proposed zoning for the subject site is One Family Dwellings (R-1).
4. The proposed zoning is consistent with the proposed General Plan Land Use designation because the minimum lot size for the proposed Rural Community- Low Density Residential (RC:LDR) Land Use Designation is ½ Acre lots, which is permitted in the R-1 zone. Additionally the uses envisioned in the RC:LDR designation are permitted in the R-1 zone.
5. The proposed use, residential with a minimum of 14,010 square feet, is a permitted use in the One-Family Dwellings (R-1) designation.
6. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
7. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) to the north, Rural Community: Very Low Density Residential (RC:VLDR) and Rural Community: Low Density Residential (RC:LDR) to the south, Rural Community: Estate Density Residential (RC:EDR) and Rural Community: Very Low Density Residential (RC:VLDR) to the east, and Rural Community: Very Low Density Residential (RC-VLDR), Rural Community: Low Density Residential (RC:LDR), and Open Space-Conservation (OS-C) to the west.
8. The project site is surrounded by properties which are zoned Specific Plan (SP 325) to the north and Agriculture -10 Acre Minimum (A-1-10) to the south, east, and west.
9. Single family homes are located to the north and located to the south, east, and west of the project site is vacant property.
10. This project area is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan and as such, is not required to designate areas for conservation habitat purposes.
11. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
12. The proposed project site is located within an area that is designated as a very high fire hazard severity zone.

13. This land division has been designed so that each lot, and the subdivisions as a whole, in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
14. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. Environmental Assessment No. 42652 identified the following potentially significant impacts that were either included as new or updated mitigation measures to the project site:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Transportation/Traffic
17. Owners of the property entered into a land conservation contract with the County of Riverside on January 1, 1971 which was recorded on February 26, 1971. The owners filed a notice of non-renewal on May 18, 1982, which was recorded May 28, 1982.
18. Under both the County's Rules and Regulations Governing Agricultural Preserves and the State of California's Williamson Act Program, a landowner may apply to have property removed from the boundaries of an agricultural preserve once the contract has expired. Since the land conservation contract expired in 1992, the Applicant applied to have the subject site removed from the boundaries of the agricultural preserve.
19. The diminishment of 168.38 acres of El Sobrante Agricultural Preserve No. 1 is consistent with the Williamson Act, the Rules and Regulations Governing Agricultural Preserves in Riverside County and with the County's General Plan.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One-Family Dwellings (R-1) 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 "A" 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 conditionally 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

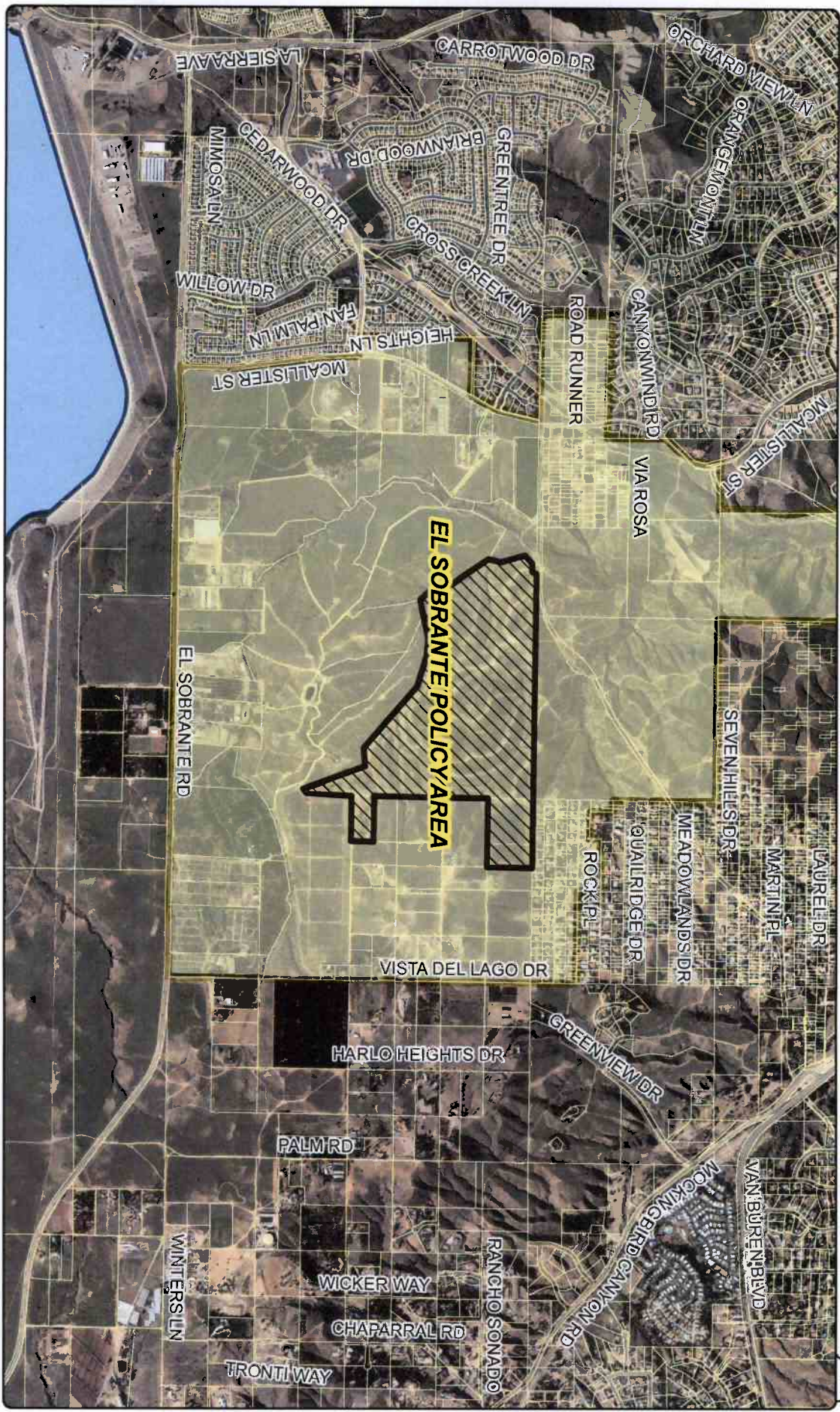
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. Airport Influence Area;
  - c. Fault Zone;
  - d. Cell of the Western Riverside Multi-Species Conservation Plan;
  - e. County Service Area;
  - f. Liquefaction Area; or,
  - g. An area subject to Subsidence.
3. The project site is located within:
  - a. The boundaries of the Lake Mathews/Woodcrest Area Plan;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. Riverside Unified School District;
  - d. The Western Riverside MSHCP Fee Area;
  - e. The City of Riverside Sphere of Influence;
  - f. High Fire and State Responsibility Area; and,
  - g. A low potential for Paleontological resources.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-070-004, 270-080-017, 270-090-001, and 270-090-002.



Supervisor Jeffries  
District 1

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07816 GPA01132 TR36475**  
**VICINITY/POLICY AREAS**

Date Drawn: 09/18/2014  
Vicinity Map



Zoning District: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County jurisdiction. The new General Plan may contain different type of land use than is provided herein. The new General Plan may also contain different type of land use designations than is provided herein. Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://www.riversideca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07816 GPA01132 TR36475

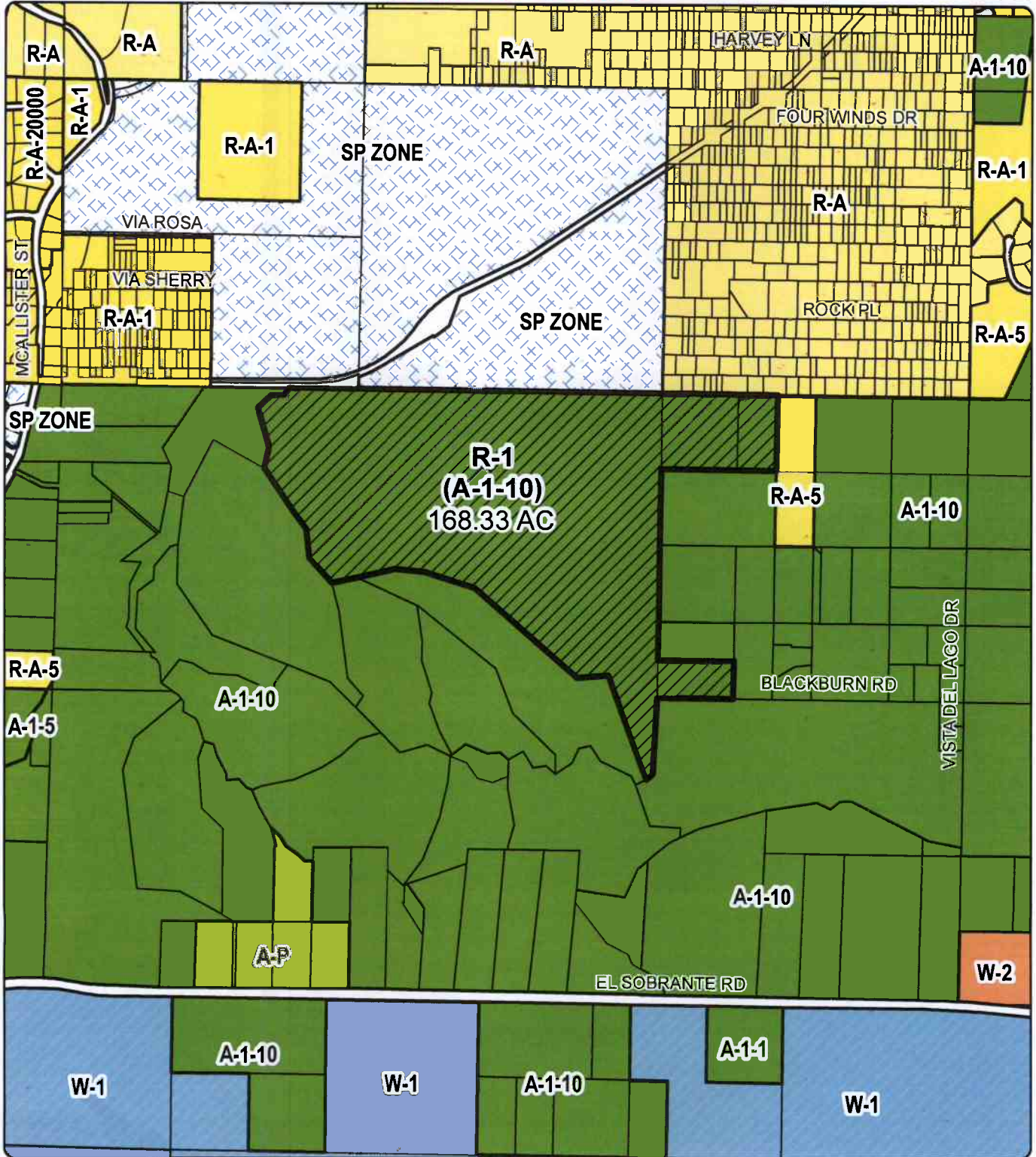
Date Drawn: 09/18/2014

Supervisor Jeffries

District 1

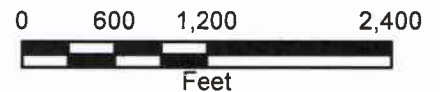
### PROPOSED ZONING

Exhibit 3



Zoning District: Lake Mathews

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

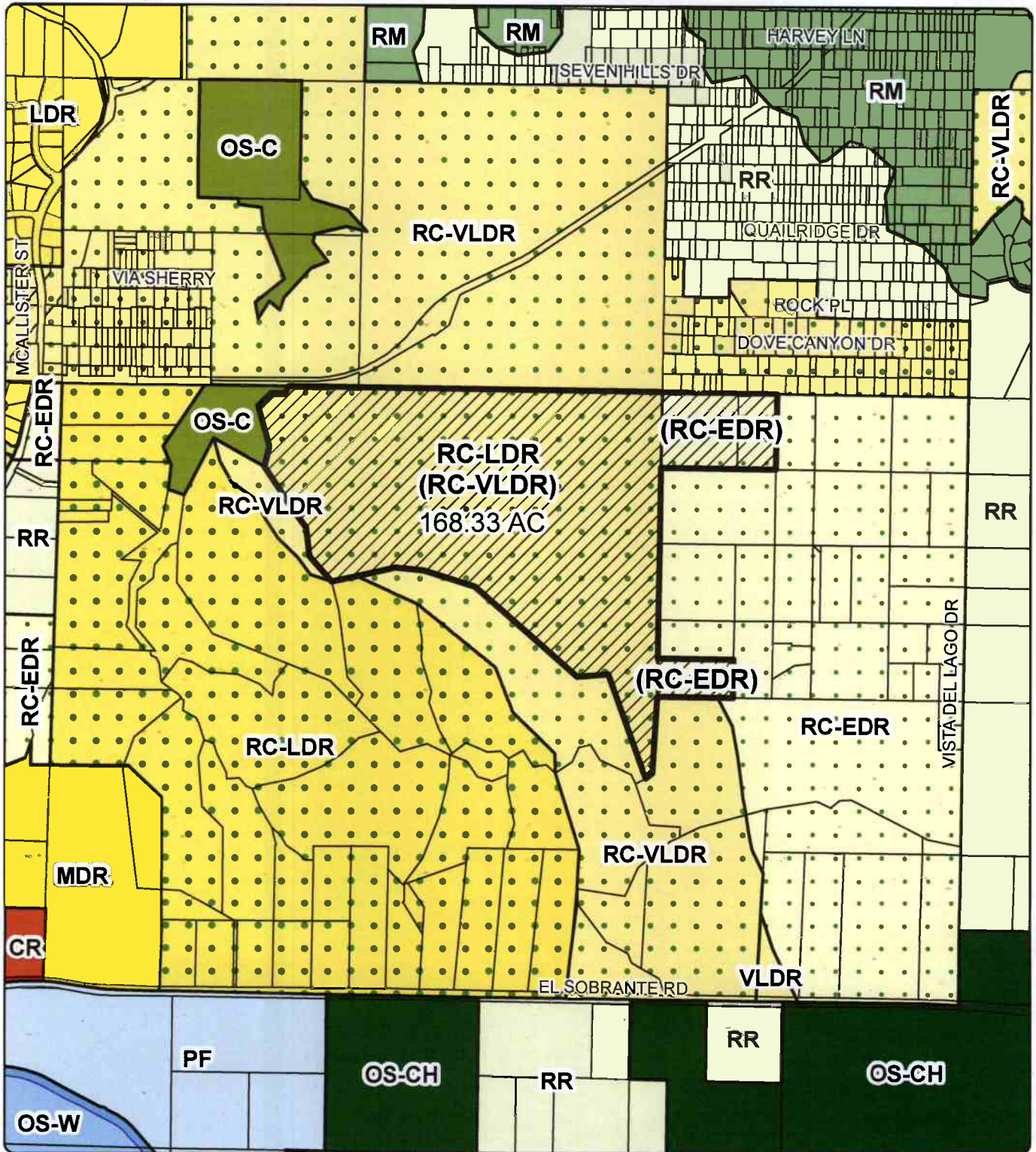
CZ07816 GPA01132 TR36475

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 09/18/2014

Exhibit 6



Zoning District: Lake Mathews

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07816 GPA01132 TR36475

Supervisor Jeffries  
District 1

LAND USE

Date Drawn: 09/18/2014

Exhibit 1



Zoning District: Lake Mathews

Author: Vinnie Nguyen



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