

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



FROM: TLMA Planning Department

SUBMITTAL DATE:
November 5, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860 -
Intent to adopt a mitigated negative declaration - Applicant: Henry P. Azaroon - Engineer/
Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest
Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado
Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre
Minimum (R-A-2 1/2) Zone - REQUEST: The General Plan Amendment No. 1039 proposes to amend the
land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative
Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a
minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross
acres. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872**, 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,

(continued on next page)



Steve Weiss, AICP
Planning Director

(Continued on next page)



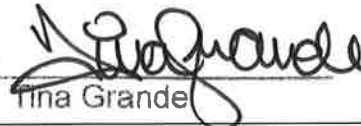
Juan C. Perez
TLMA Director

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

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-2

Departmental Communication

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1039, TENTATIVE PARCEL MAP NO. 36860**

DATE: November 5, 2015

PAGE: Page 2 of 2

2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1039, amending the Land Use Designation for the subject property from "Rural: Rural Residential" to "Rural Community: Estate Density Residential"; in accordance with Exhibit 6, and based on the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisor; and,

3. APPROVE PARCEL MAP NO. 36860, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The proposed land use designation from Rural: Rural Residential to Rural Community: Estate Density Residential along with the proposed Tentative Parcel Map No. 36860 (PM No. 36860) on the project site will permit a 2 ½ acre minimum subdivision. The proposed PM No. 36860 will create two parcels, one 4.77 gross acres and one 2.73 gross acres.

The existing 7.5 acre parcel was originally created by Tract Map No. 3944 that was recorded in the early 1970's. The map created 175 residential lots with a minimum lot size of 2 ½ acres. The existing zoning of Residential Agricultural - 2 ½ acre minimum (RA-2 ½) also reflects the requirement of Tract Map No. 3944. As a result of both the Tract Map and the zoning, the community at large has an expectation of a 2 ½ acre minimum lot size.

The proposed general plan land use designation furthers this expectation of the community by allowing the proposed 2 ½ acre minimum parcel map to be processed.

As part of the General Plan Initiation Process (GPIP), the proposed General Plan Amendment was before the Planning Commission on August 18, 2010 and was initiated by the Board of Supervisors (Board) on April 26, 2011. The GPA No. 1039 along with PM No. 36860 was presented to the Planning Commission for recommendation to the Board on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. November 4, 2015 Planning Commission Minutes**
- B. November 4, 2015 Planning Commission Staff Report**

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860
VICINITY/POLICY AREAS

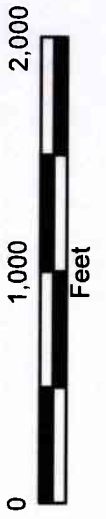
Chuck Washington
District 3

Date Drawn: 10/20/2015
Vicinity Map



Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2004, the County of Riverside updated a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the previous General Plan. The County of Riverside Planning Department offices in Riverside, at (951)952-3000, Western County or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://www.riversideca.gov>

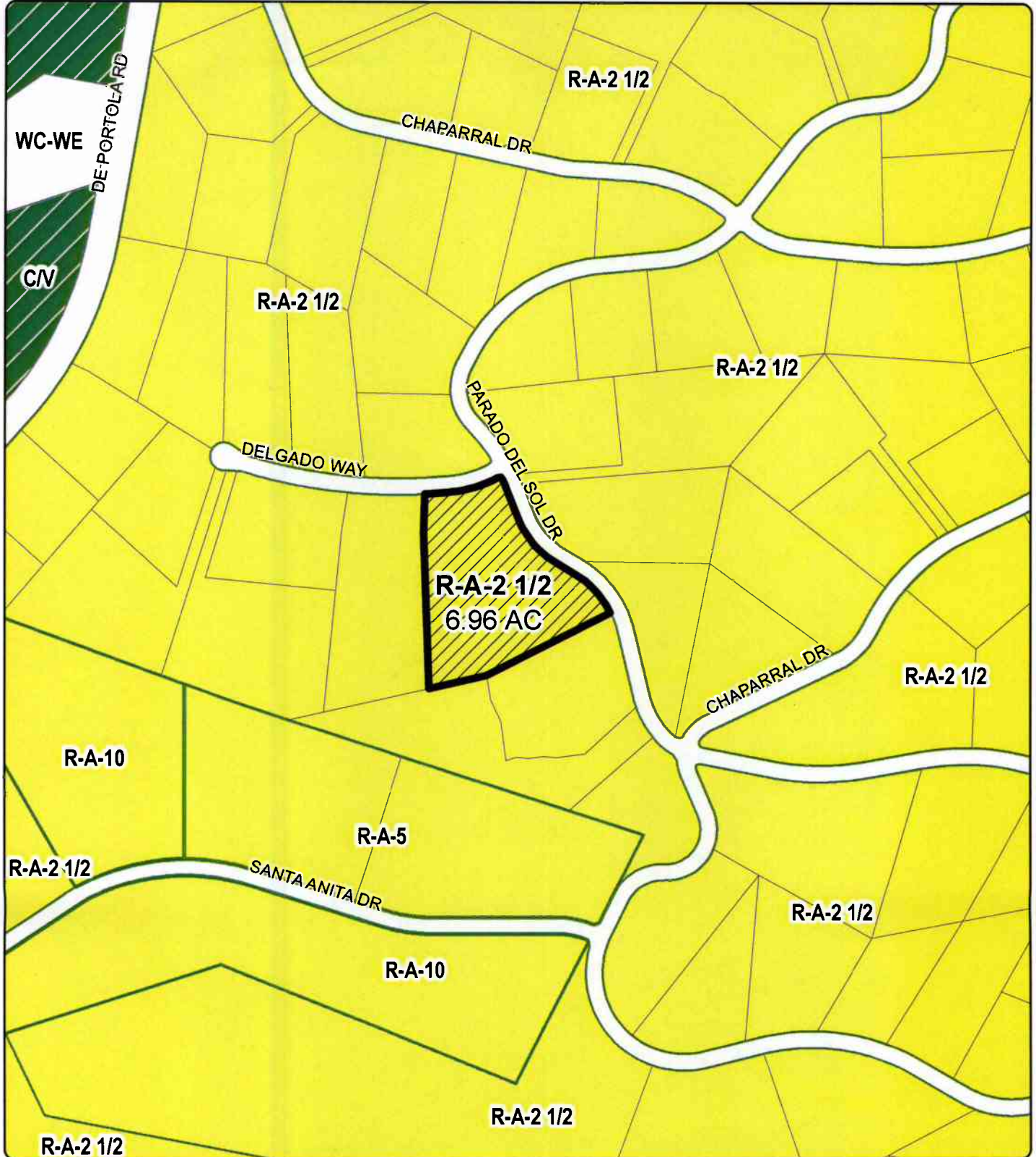
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860

EXISTING ZONING

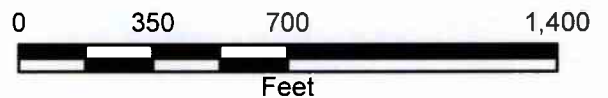
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 2



Zoning Area: Rancho California

Author: Stella Spadafora



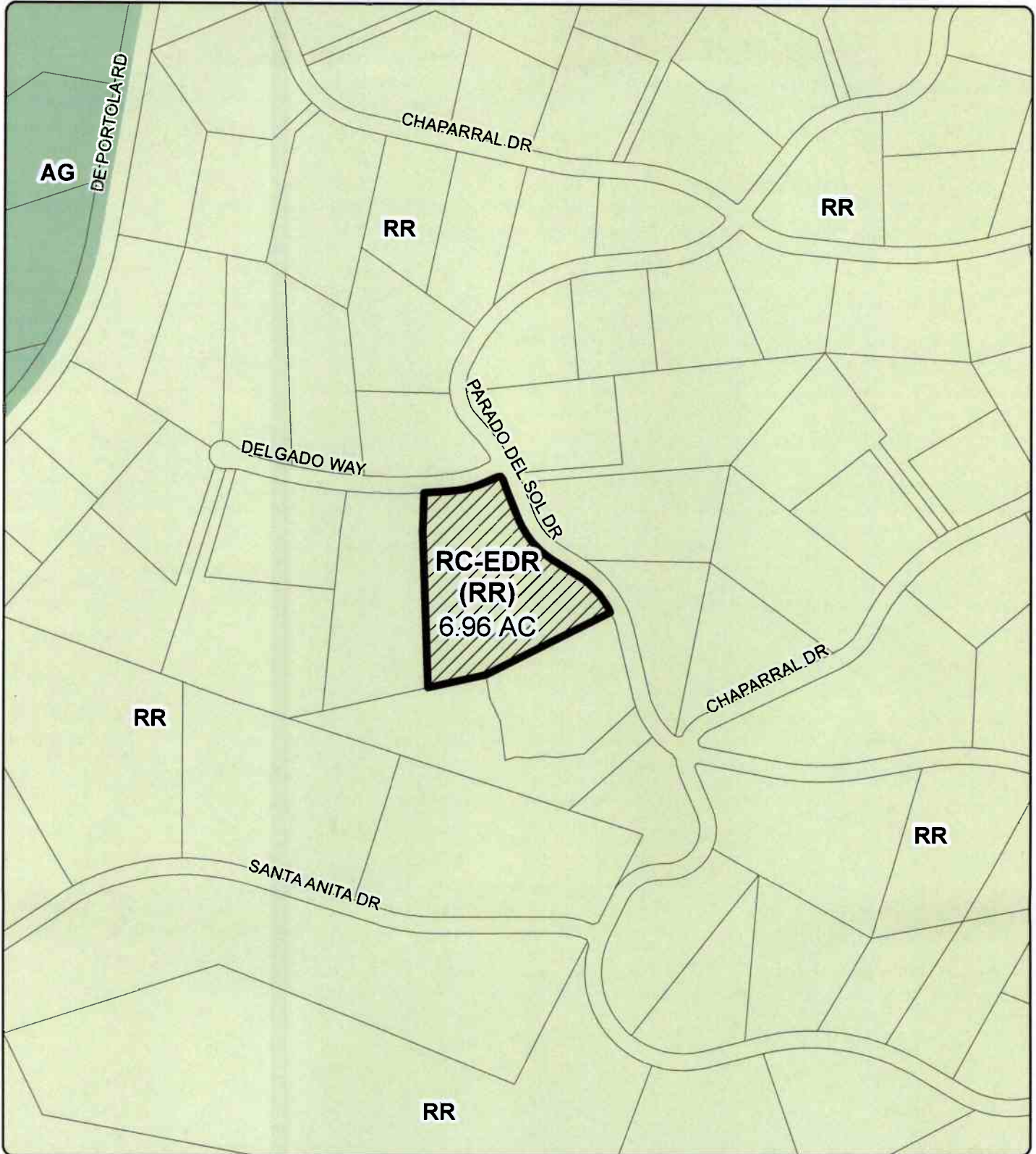
DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860
PROPOSED GENERAL PLAN

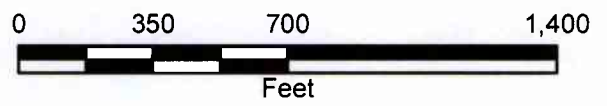
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 6

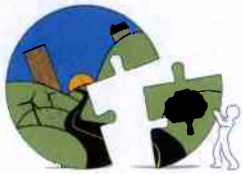


Zoning Area: Rancho California

Author: Stella Spadafora



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.7

GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre Minimum (R-A-2 ½) Zone.

II. PROJECT DESCRIPTION:

The General Plan Amendment No. 1039 proposes to amend the land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Spoke in favor of the proposed project:

- Henry Azarioon, Applicant, 41405 Paraod Del Sol Dr., Temecula (951) 296-7744

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Taylor Berger, 2nd by Chairman Valdivia

A vote of 5-0

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-026; and

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872;** and,


TENTATIVELY APPROVAL of **GENERAL PLAN AMENDMENT NO. 1039;** and, **APPROVE** of **PARCEL MAP NO. 36860.**

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

4.7

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: November 4, 2015

GENERAL PLAN AMENDMENT NO. 1039
TENTATIVE PARCEL MAP NO. 36860
Environmental Assessment No. 41872
Applicant: Henry Azaroon
Engineer/Representative: Reza James


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1039: The project proposes to amend the General Plan Foundation Component from Rural to Rural Community and the Land Use Designation from Rural Residential (R:RR) (5 Acre min. lot size) to Estate Density Residential (RC:EDR) (2 Acre minimum lot size) on the project site.

Parcel Map No. 36860: Proposes to divide the subject parcel of approximately 7.5 gross acres into two parcels. Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres.

Location: The property is located on the southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on August 18, 2010 and before the Board of Supervisors on April 26, 2011 as part of the General Plan Initiation process (GPIP).

The subject site is located in the "Rancho California" community within the Southwest Area Plan. The site is surrounded by parcels designated Rural: Rural Residential, in all directions with parcel sizes ranging from 2.6 acres to 5.6 acres. The applicant's proposed RC: EDR and parcel size 4.77 and 2.73 is similar in character with the surrounding parcels. It is also consistent with the area's existing zoning of Residential Agricultural, 2 ½ acre minimum lot size (R-A-2 ½).

On February 18, 1970, Tentative Tract No. 3944 was recorded. This map is 175 residential lots with a minimum lot size of 2 ½ gross acres, but vary in size up to a maximum of 27.43 net acres, and have a median acreage of about 4 acres. The zoning was established to be Residential Agriculture 2 ½ acre minimum, and the CC&Rs for the home owners association established a 2 ½ minimum lot size as part of their regulations.

In 2003, when the map for the General Plan was established all the lots in this subdivision were given the designation Rural Residential, which has a 5 acre minimum. The logic behind this was that the median acreage appeared to be about 4 acres, and there was no 2 ½ acre general plan designation, so

✓

the designation of Rural Residential 5 acre minimum appear to be the best fit. If the designation of RC-EDR which has a two acre minimum would have been used, then the expectation would have been that the land could be divided into two acre lots, which would have been contrary to the established community standards of 2 ½ acre minimums.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R: RR) (5 Acre Min.) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 2 ½ acre min. (R-A-2 ½) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 2 ½ acre min. (R-A-2 ½) |
| 5. Existing Land Use (Ex. #1): | Single Family Residential, Horse Corral, Barn |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential, Citrus Groves |
| 7. Project Data: | Total Acreage: 6.96 Net Acres
Total Proposed Lots: 2
Proposed Min. Lot Size: 2.5
Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-026 recommending adoption of General Plan Amendment No. 1039 to the Riverside County Board of Supervisors;

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872**, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1039, amending the Land Use Designation for the subject property from "Rural: Rural Residential" to "Rural Community: Estate Density Residential"; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

APPROVE PARCEL MAP NO. 36860, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 Residential on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 2.73 acres, is permitted use in the proposed General Plan land use designation of Rural Community: Estate Density Residential designation which has a minimum lot size requirement of 2 acres.

3. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.
4. As the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, the required findings for the both demonstrate that the project is consistent with both the General Plan and Zoning Ordinance No. 348.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Housing by increasing the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The project also furthers the Riverside County Vision for Population Growth by providing an area where growth could be accommodated without causing random sprawl and also maintain the existing community vision as expressed in the previously recorded tract subdivision No. 3944.
6. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for Maturing Communities by allowing the community established by Tract No. 3944 mature at its own pace and with its own context by allowing a 2 ½ minimum acre submission. The principal in its entirety:

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by allowing a density that is constant with the community vision for the area. The principal in its entirety:

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.

7. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Rural Community the designation change from Rural Residential to Estate Density Residential is consistent with Rural Community Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.

The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by implementing LU 22.4 of the General Plan, which states that one of its goals is to “accommodate the development of a variety of housing types, styles and

densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." Therefore based upon the above the project would contribute to the achievement of the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The special circumstance is that this project is consistent with Tract No. 3944 and the local community vision for the area, however this vision of minimum 2 21/2 acre lots does not fit perfectly into the categories for land use designations, and some accommodation needs to be made to allow this community vision to continue. Therefore a case by case analysis for land divisions in this unique community is warranted. This change justifies modifying the General Plan in this special circumstance.
10. The proposed designation of Rural Community: Estate Density Residential (RC: EDR) (2 acre min.) is consistent with the surrounding area's development pattern. Recorded tract no. 3944 which was recorded February 16, 1970, which this project is lot 80 of 175 lots, required a 2.5 gross acre minimum lot size. This tract created a home owners association which is very active today, and it maintains as part of the HOA's requirements that subdivisions may not go below 2.5 acres. The lots within the tract have the minimum of 2.5 gross acres, but vary in size up to a maximum of 27.43 acres.
11. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR).
12. The zoning for the subject site is R-A-2 1/2.
13. The proposed residential use is consistent with the proposed RC: EDR designation and permitted in the R-A 2 1/2 zoning classification, since the project's minimum lot size of 2.73 acres does not exceed the minimum of lot size of 2 acres for RC:EDR designation.
14. The proposed residential use, is consistent with the development standards set forth in the R-A 2 1/2 zone by both proposed lots exceeding the minimum lot size and dimensions required by the R-A—2 1/2 zone.
15. The project site is surrounded by properties which are zoned R-A- 2 1/2.
16. Single Family Residential units and Citrus Groves have been constructed and are operating in the project vicinity.
17. This project is located within Criteria Area 6694 Group "C" of the Western Riverside County Multiple Species Habitat Conservation Plan. The property has completed the Habitat Acquisition and Negotiation Strategy Process through HANS 2103. The Project has fulfilled its requirement towards the MSHCP by delineating the Spineflower Habitat on the Environmental Constraint

Sheet (ECS). The ECS shall also note the following on the exhibit "No disturbances may occur within the boundaries of the constraint areas. Brush management to reduce the fuel loads to protect urban uses (fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas. And night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased." The project is also conditioned to conduct a Migratory Bird Treaty Act (MBTA) Survey if habitat clearance for migratory birds occur during nesting season.

18. This project is not within a City Sphere of Influence.
19. The proposed project meets the improvement requirements of a Schedule H map and all the other lot requirements as stated in section 3.8 of Ordinance No. 460.
20. This land division is located within a CAL FIRE state responsibility area. The site currently maintains three access points, Delgado Way to the north of the site and two access points from Parado Del Sol Drive located to the east of the site. The nearest fire station is located approximately three miles from the site and a fire hydrant is located at the southeast corner of the property.
21. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by provide blue dot reflectors and Schedule H fire protection approved standard fire hydrants with no portion of any lot frontage more than 600 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.
22. Fire protection and suppression services will be available for the subdivision through County Fire Department.
23. 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 – ECS sheet should not that driveway exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. An approved turnaround shall be provided at all buildings sites on driveways over 150 feet in length, and shall be within 50' of the building. Access will be designed to withstand the weight of 70 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus. - standards for signs identifying streets, roads and buildings – blue dot reflectors shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants, minimum private water supply reserves for emergency fire use –Schedule H fire protection approved standard fire hydrants minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI, Gate entrance shall be at least two feet wider than the width of the traffic lanes serving that gate- Gates shall be automatic minimum 20 feet in width and shall be equipped with a rapid entry system.
24. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.

25. The additional parcel will be provided water by Rancho California Water District, the site has sufficient circulation that will support an additional one-family dwelling unit, the watercourse that traverse the project site shall be kept free from obstructions, the Spineflower Habitat shall not be disturbed, a Migratory Bird Survey shall be conducted if habitat clearance is proposed during nesting season, and the project has been conditioned to address fire safety and soil suitability for seepage pits. If future development requires ground disturbance, the project is conditioned to address protection of cultural and paleontological resources.
26. The project has complied with the provisions of both SB-18 and AB-52.
27. Environmental Assessment No. 41872 identified the following potentially significant impacts:
 - a. Biology
 - b. Utility and Service Systems

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.

CONCLUSIONS:

1. The proposed project is in conformance with the RC: EDR Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural 2 ½ acre min (R-A 2 ½) 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 clearly 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 beyond the two opposition letters received during the General Plan Initiation Process. A letter was received from Dan Silver of Endangered Habitats League, and also a letter from Ms. Terilee Hammett, a local resident. Both letters are attached to the staff report for reference.
2. The project site is not located within:
 - a. The City of Temecula sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;

GENERAL PLAN AMENDMENT NO. 1039 /TENTATIVE PARCEL MAP NO. 36860

PC Staff Report: November 4, 2015

Page 7 of 7

- c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Liquefaction potential area;
 - e. Subsidence area;
 - f. High Fire Area;
 - g. A Parks and Recreation District or a CSA
3. The project site is located within:
- a. Low paleontological sensitivity area; and,
 - b. A half mile of an unnamed fault in Elsinore Fault Zone.
4. The subject site is currently designated as Assessor's Parcel Number: 927-260-015.

Y:\Planning Case Files-Riverside office\PM36860\DH-PC-BOS Hearings\DH-PC\Staff Report GPA 1039 PP36860 from email version revised further.docx

Date Prepared: 01/01/01

Date Revised: 10/20/15

2
3 **RESOLUTION 2015-026**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1039**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 November 4, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on November 4, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

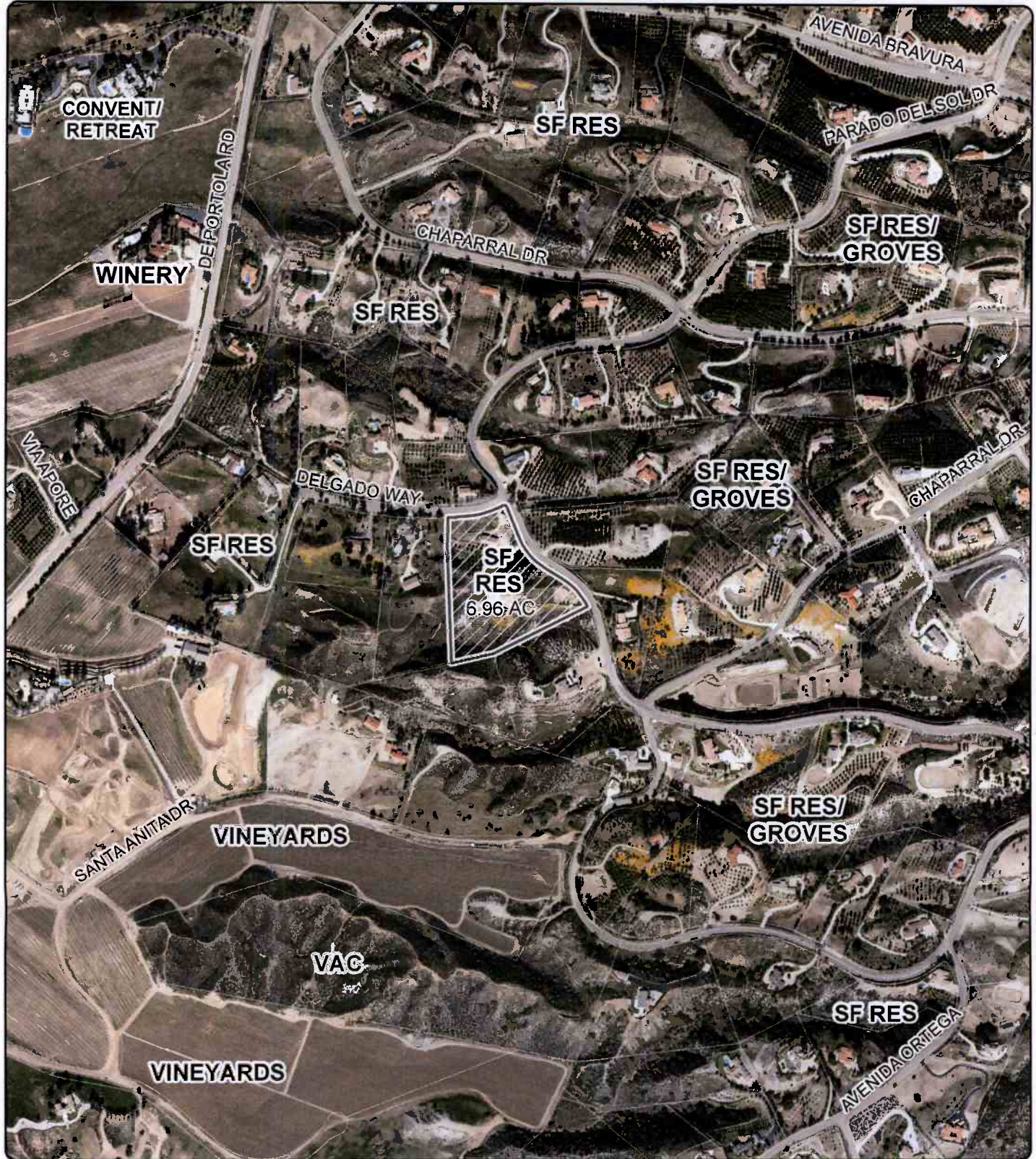
22 **CERTIFICATION** of the environmental document, Environmental Assessment No. 41872; and
23 **ADOPTION** of General Plan Amendment No. 1039
24
25
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28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860

Chuck Washington
District 3

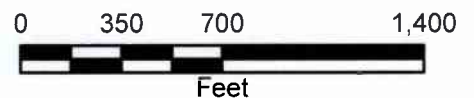
Date Drawn: 10/20/2015
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Stella Spadafora



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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctimes.org>

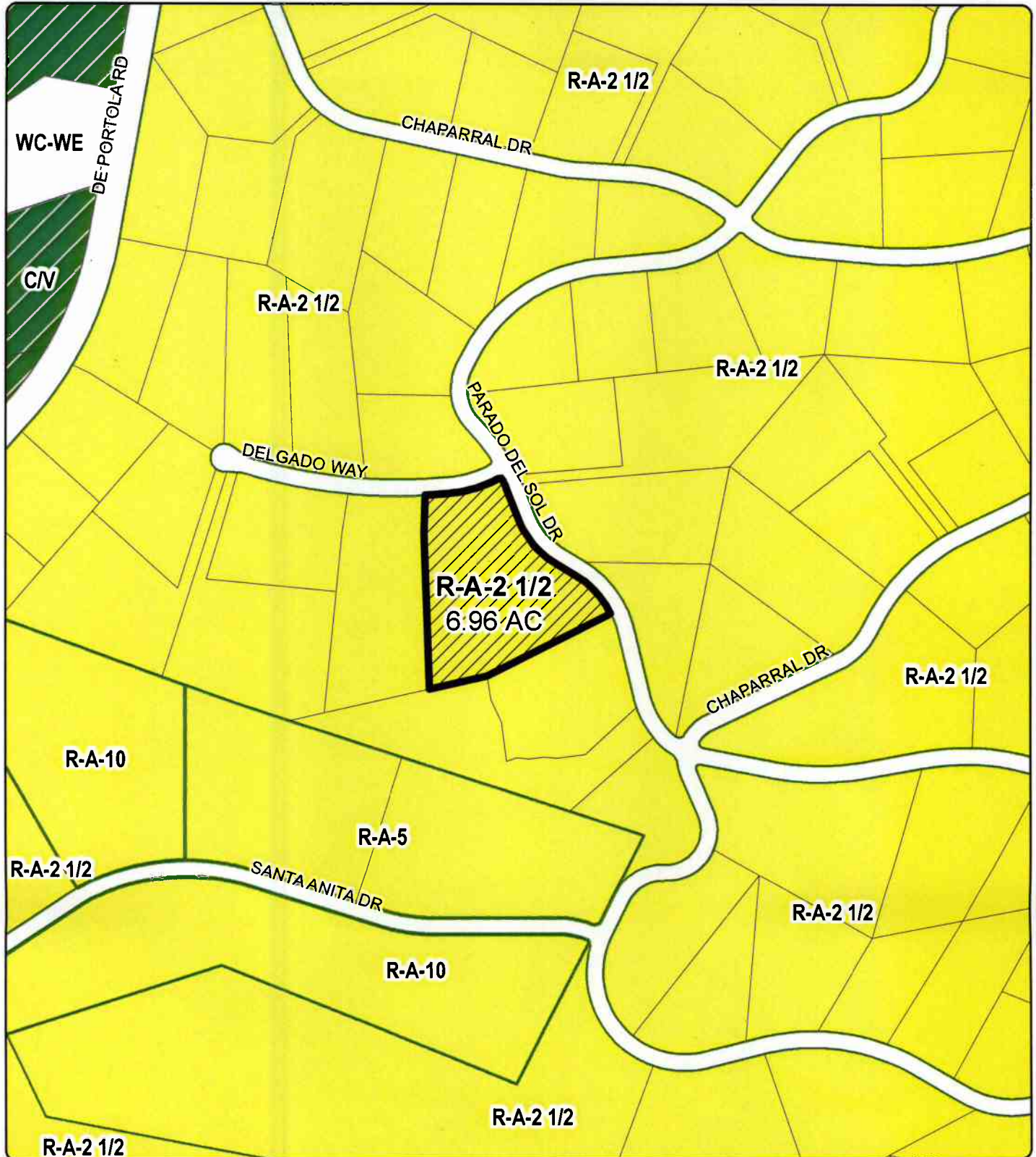
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860

EXISTING ZONING

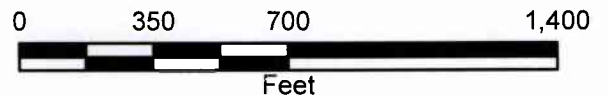
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 2



Zoning Area: Rancho California

Author: Stella Spadafora



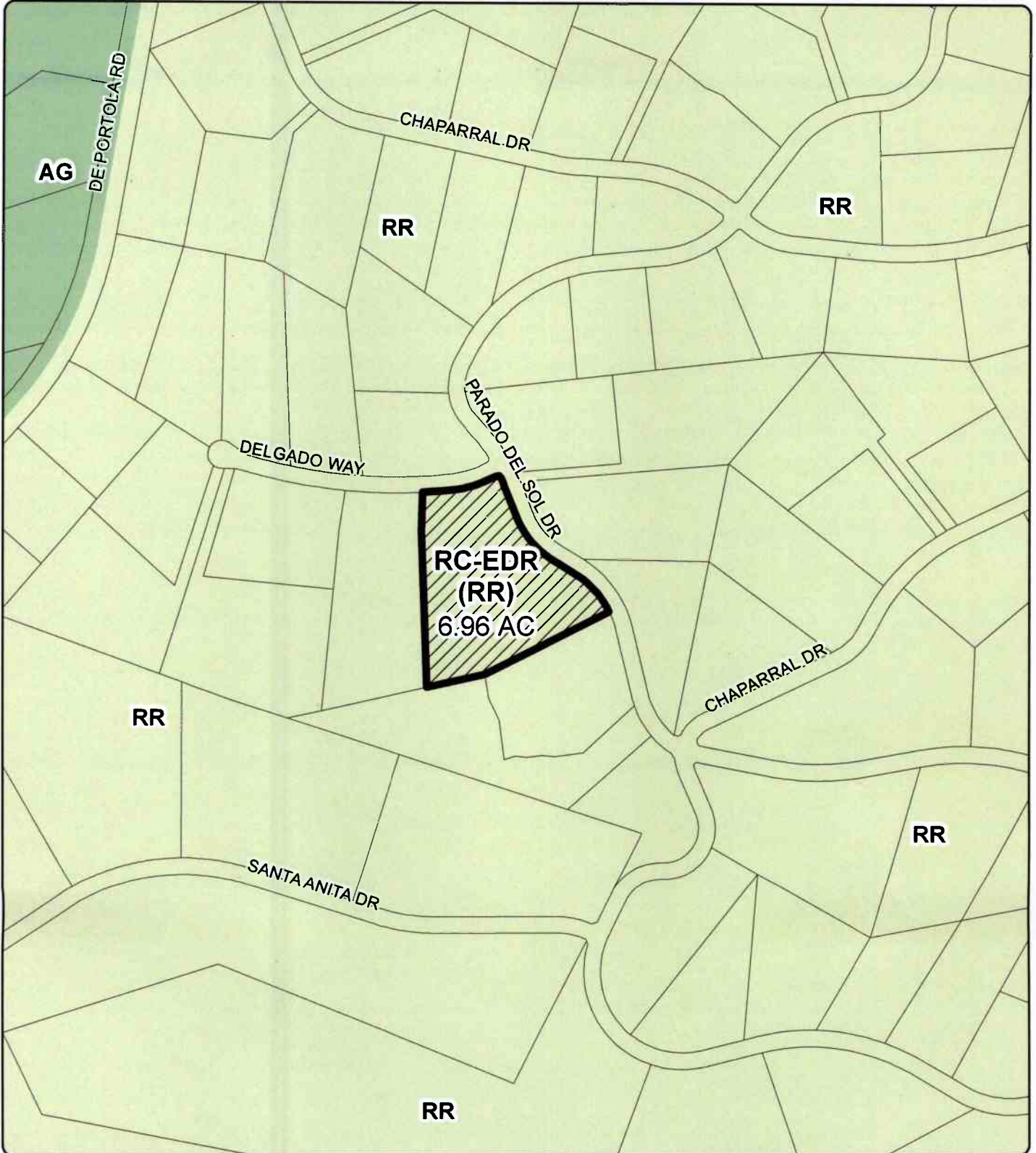
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860
PROPOSED GENERAL PLAN

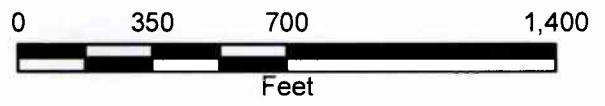
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 6



Zoning Area: Rancho California

Author: Stella Spadafora



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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

Chuck Washington
District 3

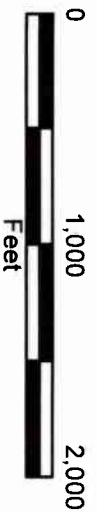
RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860
VICINITY/POLICY AREAS

Date Drawn: 10/20/2015
Vicinity Map



Zoning Area: Rancho California

Author: Stella Spadafora



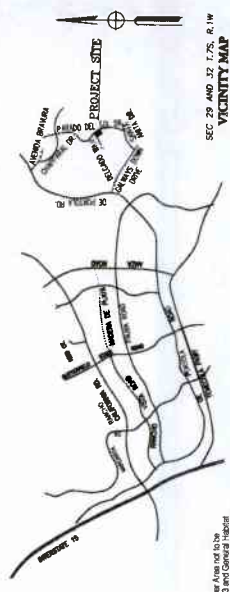
Applicable: On October 7, 2013, the County of Riverside adopted a new General Plan providing new land use designations and policies for various geographic areas. The new General Plan now contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 261-3377, Riverside County or Riverside County.

TENTATIVE PARCEL MAP NO. 36860

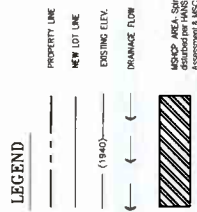
LOT 80 TRACT NO. 3944

APN: 927-260-015

RIVERSIDE COUNTY, CALIFORNIA



SEC 29 AND 32 1.7S, R 14W
VICINITY MAP
N.T.S.



MSDP AREA - Surveyed Area used for the Assessment & MS-CP Compliance Report Dated 12/25/13 by New J Field (Updated April 4, 2014)

OWNER/APPLICANT:
 MICHAEL J. GARDNER
 4185 PARADO DEL SOL
 TEMECULA, CA 92592

SITE ADDRESS:
 4185 PARADO DEL SOL
 TEMECULA, CA 92592

REPRESENTATIVE:
 Mjg Design and ID
 1400 S. Main Street, Suite 200
 Temecula, CA 92592
 P.O. Box 787
 Temecula, CA 92593
 ATTENTION: NEZA JAMES
 neza@mjgdesign.com

SOURCE OF TOPOGRAPHY:
 BANCROFT WATER TOOL
 Aerial, Image and Elevation Data
 COLLECTED DECEMBER 2008

NUMBER OF PROPOSED PARCELS:
 PARCEL 1 = 4.77 ACRES GROSS 4.43 ACRES NET
 PARCEL 2 = 2.73 ACRES GROSS 2.33 ACRES NET

ASSESSORS PARCELS:
 927-260-015
 927-260-015

PROJECT AREA:
 6.50 ACRES GROSS
 7.50 ACRES GROSS

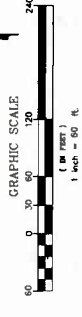
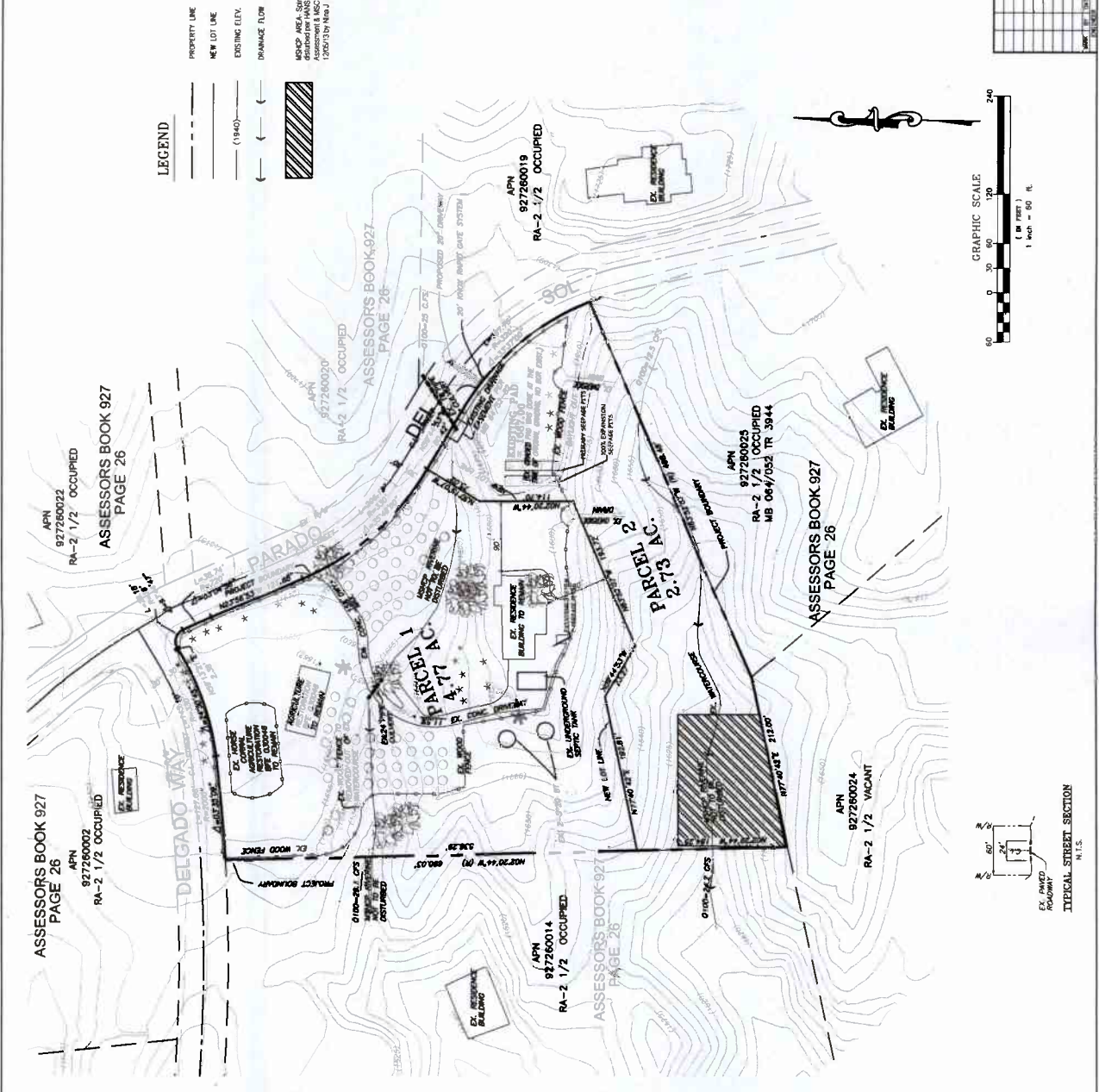
THOMAS GUIDE:
 SAN BERNARDINO COUNTY, RIVERSIDE COUNTY, YEAR 2008
 T.B.G.S. PAGE 960 GRID 2.2.5.2

LEGAL DESCRIPTION:
 LOT 80 OF TR 3944, PH 64/32, IN THE COUNTY OF RIVERSIDE,
 SEC 29 AND 32 1.7S, R 14W

UTILITY PURVEYORS & SCHOOL DISTRICT:
 WATER: RIVERSIDE WATER DISTRICT
 GAS: 50 CAL GAS
 ELECTRIC: 50 CAL EDISON
 CABLE: NAPA VALLEY CABLEVISION
 SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

ZONING/USE:
 EXISTING ZONING: R-4-2.5
 EXISTING LAND USE: RURAL RESIDENTIAL (RR)
 PROPOSED ZONING: R-4-2.5
 PROPOSED LAND USE: RC EPA

NOTES:
 1. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
 OF SUBDIVIDER.
 2. UNIMPROVED LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEODELIC
 3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF
 4. ALL DIMENSIONS NOT TO FACED UNLESS SHOWN.
 5. THERE ARE EXISTING STRUCTURES IN THE PROPERTY.
 6. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
 7. ON THE PROPERTY, CONCRETE PROPOSED
 8. WITH THESE STRUCTURES AND COMPLY
 9. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN AREA.
 10. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD
 11. THIS MAP IS UNDER SCHEDULE "Y" MAP
 12. THIS MAP IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD
 13. GEODELIC TESTING WAS PERFORMED FOR EACH LOT ON THE MAPS. HOWEVER, ADDITIONAL
 14. DEPARTMENT STANDARDS ARE TO TESTING OF THE PROPOSED FINISH GRADE SURFACE.



TYPICAL STREET SECTION
N.T.S.

SHEET NO. 1		COUNTY OF RIVERSIDE	
APN: 927-260-015		TPM NO. 36860	
DATE PREPARED: JULY, 2012 REV. MAY, 2015		LOT 80 TRACT NO. 3944	
REVISIONS		OF 1 SHEETS	
NO.	DATE	BY	FILE NO.

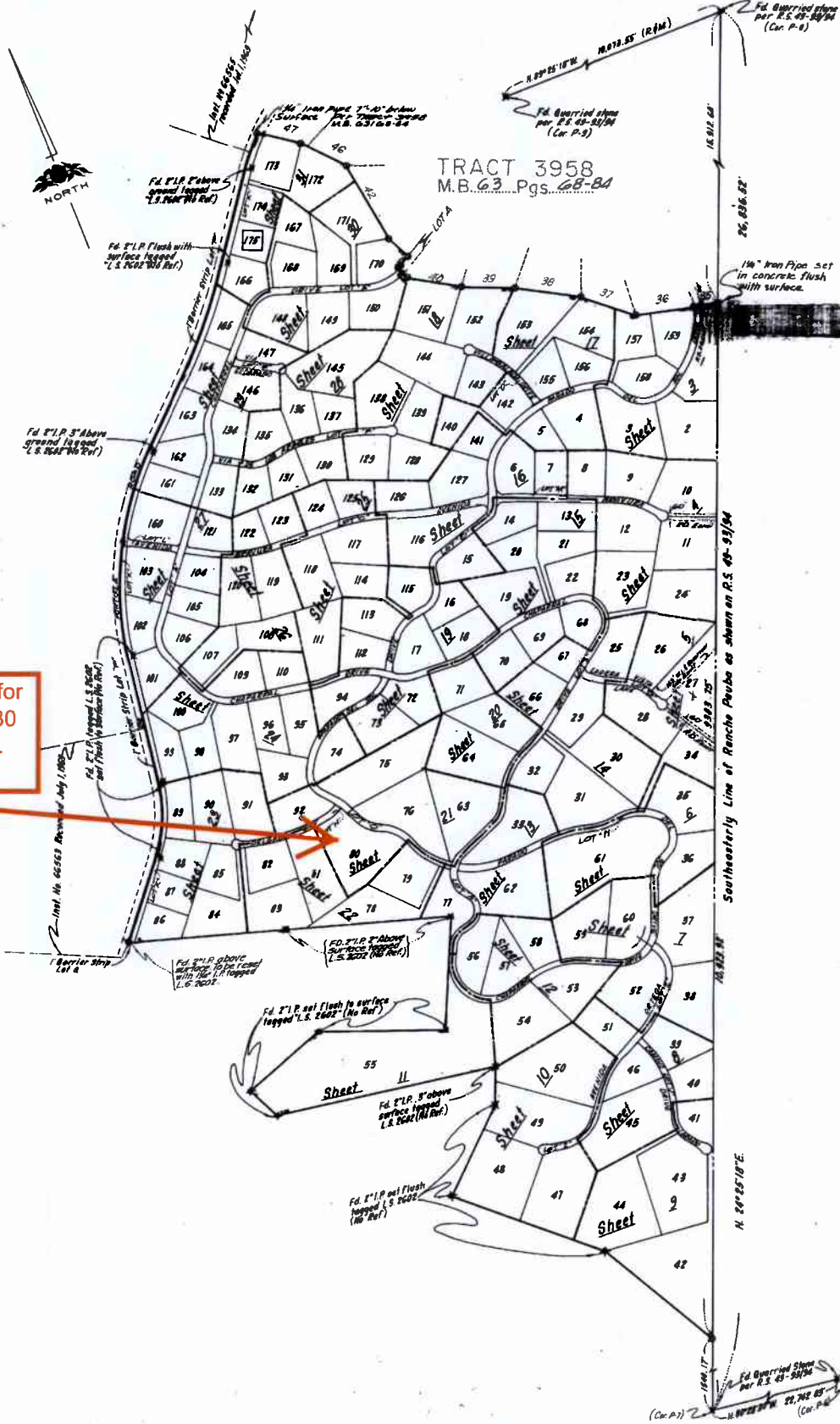
SCALE: 1"=600'

64
53

TRACT No. 3944

Being a Subdivision of a portion of the Rancho Pauba

TRACT 3958
M.B. 63 Pgs. 68-80



The project site for PM36860 is lot 80 of Tract Map No. 3944.



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 12, 2010

VL ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
 ATTN: Mike Harrod
 County of Riverside
 4080 Lemon St., 9th Floor
 Riverside, CA 92501

**RE: Item 6.0, General Plan Amendment Initiation Proceedings
 (July 14, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation system. We find serious problems with many of the staff recommendations.

Item 6.1, GPA 981 (Coachella Valley)

Concur with staff recommendation to decline to initiate. The property lies in two hazard zones. As noted, "Employment and service opportunities are limited in the vicinity and commuting outside of the area for these opportunities would be likely." Thus, rather than new circumstances supporting conversion from Rural Desert to Community Development, there are strong planning reasons to maintain this rural demarcation.

Item 6.2, GPA 964 (Elsinore)

Disagree with staff recommendation to initiate. This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 6.3, GPA 1030 (Temescal)

Disagree with staff recommendation to initiate. The proposal is to change 446 acres within MSHCP Criteria Cells from the relatively restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail and open space. This land is highly important wildlife habitat, with Temescal Wash

as an outstanding feature. While nearby urbanization exists, this does not *in and of itself* constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided in the form of an absorption study.

We appreciate the new information in the staff report on MSHCP assembly, specifically that the recommended land use plan would be consistent with a HANS determination. However, Exhibit 7 is troubling in that lands labeled Open Space Conservation Habitat (OS-CH) are *co-labeled* as Open Space Rural (OS-RUR). OS-RUR is 1 du per 20 acres and *not* conserved habitat. This apparent conflict should be clarified in favor of OS-CH.

Item 6.4. GPA 1039 (Rancho California)

Disagree with staff recommendation to initiate. The proposal is to triple the effective density of a 7 acre Rural parcel to allow 2-acre estate lots under Rural Community. The parcel map and the designator map do *not* show that the current Rural designator is wrong. Rather, they show that 2-acre lots would be out of character with the surrounding larger-parcel agricultural uses and, indeed, would constitute a *spot zone* within surrounding Rural. It should be noted that due to the parcel size of 7 acres, the proposal would produce 3 total units instead of the current 1 total unit.

This merit-less proposal would maximize greenhouse gas emissions due to a highly automobile dependent, dispersed pattern of development, ruin the agricultural potential of the site due to estate lot conversion, and subject more residences to fire risk. The substantial density increase may also prejudice MSHCP assembly. Finally, approval would incentivize others to request similar, unjustified up-planning.

Item 6.5. GPA 1098 (Coachella Valley)

Disagree with staff recommendation to initiate. This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be eroded. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 6.6. GPA 1101 (Coachella Valley)

No position.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Katherine Lind, County Counsel

5 October 2010

Ms. Tamara Harrison
Riverside Co. Planning Dept.
4080 Lemon St., 12th Fl.
Riverside, CA 92501

RE: GPA 1039, Agenda Item 3.1
Planning Commission 10-6-10

Dear Ms. Harrison:

After two conversations with you and the applicants, I still feel the need to voice my concerns about this application. The application requests to change from the Rural foundation to Rural Community and RR land use to EDR. My reasons are as follows:

- 1) This parcel is one in the 307-parcel **GlenOak Hills Community Association**, which is not mentioned anywhere in the staff report or applicant's information.
- 2) The GP's definition of RR includes the sentence: "For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre." The GlenOak Hills Community would seem to fit this definition as a "multi-lot development," so why is the GPA necessary?
- 3) This application, as it stands, constitutes "**spot zoning**" and should not be allowed, due to the direct effect on the other 306 parcels in this community. This property does not "stand alone" in Rancho California, but is tied to a legal community of 307 parcels.
- 4) Mr. Dan Silver also correctly views this application as **spot zoning**, per the case file.
- 5) This application will **set a precedent** in the community.
- 6) The applicant's statement in the memo dated 6-3-10, item 12 states "GlenOak Hills is well developed community of some 298 lots, almost all are 2.5 ac." The accuracy of this statement is questionable.
- 7) All 307 parcels are on **septic systems**. There is concern for the viability of these systems, in addition to the **availability of water** in the years to come, if numerous parcels divide and develop our community of 307 into 400 parcels. Water and septic systems must be seriously considered for the benefit of all GlenOak Hills property owners.

Thank you for your consideration.

Sincerely,
Terilee Hammett
40540 Chaparral Drive
Temecula, CA