

**Agenda Item No.:**  
**Area Plan: Southwest**  
**Zoning Area: French Valley**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 925**  
**Applicant: Lubec Properties, LLC**  
**Engineer/Representative: David Jeffers**

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

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

The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 230.72 acres. The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "French Valley" community within the Southwest Area Plan and is also located within the City of Murrieta's Sphere of Influence. The proposal includes 28 parcels totaling approximately 230.72 acres. Many of the parcels are adjacent to each other; however, some parcels amidst the proposal have not been included. Rural Residential can be found to the north and the east of the site and Community Development Foundation designations can be found to the south and the west of the subject site.

Many of the parcels that are included in the proposal and many that surround the proposed site remain vacant at this time although urbanization trends seem to be moving toward the area of the subject site. Much of the urbanization in the area is found to the south of the subject site, where multiple tracts have been approved or are currently under review by the Planning Department. The incorporation of the City of Menifee which lies to the west of the site across Leon Road also serves as a sign of urbanization and change for the area. Keller Road divides the site into a northern and southern section. The Circulation Element of the General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100' right-of-way and improving circulation within the area.

County mapping has identified a number of the parcels included within the proposal as being located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. Conservation within Cell 5174 will range from 35%-45% of the Cell and will focus on the northern portion of the cell according to the plan. Those proposed parcels that fall within Cell 5174 are located in the southern and northeastern portions of the Cell. Conservation within Cell 5175 will range from 35%-45% of the Cell and will also be focused in the northern portion of the cell. Those proposed parcels that fall within Cell 5175 are located in the southeastern and northeastern portions of the Cell.

Cells 5174 and 5175 will contribute to Proposed Constrained Linkage 17 (Paloma Valley), which according to the plan, will provide Habitat for species and will also provide for the movement of species. The plan recognizes that this linkage is currently constrained by existing urban development and agricultural uses; however, many of the land uses surrounding the Constrained Linkage are currently rural. According to the Environmental Programs Department, the northern portion of the subject site is located within the area identified for Proposed Constrained Linkage 17 and conservation may be required within this area. The proposed project will have to complete the Habitat Assessment and

Negotiation Strategy, if the general plan amendment is initiated by the Board of Supervisors and as part of the project review process. The site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies (currently, a Blue Line Stream transects the southern portion of the site), Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

Staff recognizes that urbanization is moving toward the subject site in the future. Staff recommends that a specific plan be required to develop the site and that it be added to the General Plan's "Specific Plan Required Policy Area." This will allow for comprehensive development of this and many of the surrounding sites that are currently seeking Foundation Change General Plan Amendments. No change in the General Plan designation is proposed by staff at this time. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 926, 974, 976 and 998.

**RECOMMENDATION:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 925 as modified by staff to be added to the Specific Plan Required Policy Area. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 7, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$4,861.72.
3. The project site is currently designated as Assessor's Parcel Numbers: 472-090-005, 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-008, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019 and 480-030-021.