

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

**General Plan Amendment No. 928**  
**Applicant: Hennie Monteleone**  
**Engineer/Representative: David Jeffers**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

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

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Medium Density Residential" (CD:MDR) (2-5 du/ac) on approximately 32.99 acres. The project is located northerly of Raven Court, southerly of Augie Court and westerly of Briggs Road.

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

The subject site is located in the "French Valley" community within the "Southwest Area Plan" and also lies within the City of Murrieta's Sphere of Influence. The immediate area surrounding the subject site is dominated by the Rural: Rural Residential and Community Development: Medium Density Residential designations.

Tract Map No. 29484 (TR29484) lies south of the subject site and approved 242 single-family residential lots in 2001 prior to the adoption of the General Plan in 2003. Tract Map No. 30433 (TR30433) lies to the north of the site and approved 502 single-family residential units with 6,000 and 7,200 square foot minimum lot sizes in 2005 and is located north of the subject site. Tract Map No. 30695 and Tract Map No. 30696 were both approved in 2004 and combined, will add approximately 545 single-family residential units to the area. TR30695 and TR30696 are both located to the east of the subject site across Briggs Road within Specific Plan No. 312, "French Valley."

General Plan Amendment No. 931 (GPA00931) which lies south of the subject site went before the Planning Commission as a Foundation Amendment for comments on December 2, 2009. The Planning Director recommended that the case be tentatively declined for initiation and the Planning Commission recommended that the case be initiated. GPA00931 has not been before the Board of Supervisors at the time of this writing. General Plan Amendment No. 978 (GPA00928) is also located to the south of the subject site and is proposing a Foundation Amendment from Rural: Rural Residential to Community Development as well. GPA00978 had not been before the Planning Commission or the Board of Supervisors at the time of this writing.

The site has been identified as being a part of Cell Group "Z", a six cell group, under the County's Multiple Species Habitat Conservation Plan (MSHCP). The site is located in the northeastern most cellof the group, Cell 5476. Conservation within Cell Group "Z" will contribute to the assembly of "Proposed Core 2" and will range from 75%-85% conservation focusing in the western portion of the Cell Group according to the plan. The subject site is located within the northeastern portion of the Cell Group. Two of the lots under this proposal are currently undergoing the Habitat Evaluation and Acquisition Negotiation Strategy (HANS01902, APN'S: 480-090-009 and 480-090-010) review process. The case has not been finalized; however, the respective lots have been tentatively approved as 100% developable. The site will also be required to conform to additional plan wide requirements of the

MSHCP such as Riparian/Riverine Policies, 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. Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

The subject site also falls within zones “D” and “E” of the “French Valley Airport” influence area. According to the Riverside County Airport Land Use Commission’s Basic Compatibility Criteria for local airports, two options are provided for residential densities in *Compatibility Zone D*. The choice between these two options is at the discretion of the local land use jurisdiction. Option (1) has a density limit of 0.2 dwelling units per acre (i.e., an average parcel size of at least 5.0 gross acres). This is the density now allowed by the existing Rural Residential land use designation and this density is consistent with Option 1. Option (2) requires that the density be **greater than** 5.0 dwelling units per acre (i.e., an average parcel size *less than* 0.2 gross acres). The requested general plan amendment is inconsistent with the Option (2) compatibility criteria. The site is located outside of the noise contours established around the runway. The proposed amendment will create an incompatibility between the County General Plan and the Airport Land Use Compatibility Plan for French Valley Airport. To adopt such a change would require the County to overrule the Airport Land Use Commission’s compatibility plan. Any proposed change to the land use designation on this property will have to be reviewed by the Riverside County Airport Land Use Commission.

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.

**RECOMMENDATION:**

The Planning Director’s recommendation is to **tentatively decline** to adopt an order initiating proceedings for General Plan Amendment No. 928 from Rural: Rural Residential to Community Development: Medium Density Residential. 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 \$3495.91.
3. The project site is currently designated as Assessor’s Parcel Number: 480-090-008, 480-090-009, 480-090-010, 480-090-017, 480-090-018 and 480-090-019.

