

**Agenda Item No.: 9.5**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Gavilan Hills**  
**Supervisory District: First**  
**Project Planner: Tamara Harrison**  
**Planning Commission: June 24, 2009**  
**Continued from: October 1, 2008 and August 12, 2008**

**General Plan Amendment No. 1038**  
**Applicant: MDMG, Inc.**  
**Engineer/Rep.: MDMG, Inc.**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural: Rural Residential" (RUR:RR) (5 Acre Minimum), to "Rural Community: Estate Density Residential" (RC: EDR) (2 Acre Minimum)" for an approximately 365.1-acre property. The project is located northerly of Two Bit Trail, easterly of Goldfield Road, southerly of Lake Mathews Drive, and westerly of Valley Street.

**FURTHER PLANNING CONSIDERATIONS:**

**May 26, 2009**

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. The proposal was discussed for a second time at the October 1, 2008 Planning Commission where the Commissioners urged the applicant to seek input about the proposal from the surrounding community.

The subject site is located in the "Gavilan Hills" community within the "Lake Mathews/Woodcrest" area plan. The General Plan identifies this community as a "rural enclave...that consists of mostly large lot, rural, and mountainous residential uses along with large vacant parcels." The proposed site is primarily vacant with the exception of a single family home and greenhouses on the northern parcels. Surrounding parcels to the north and south are vacant as well and lots to the east and west are vacant with scattered single family homes. Parcels adjacent to the northeast of the site are currently designated RC: EDR and parcels adjacent to the southwest portion of the site are currently designated RC: VLDR. The proposed change would be a reasonable extension of the existing Rural Community designation and pattern and would also maintain the rural vision that the General Plan has identified for the area. The proposal would also bring the northern portion of the subject site's land use designation into consistency with the northern portions current zoning designation of R-A-2. The site was identified as having a 2 ½ acre minimum lot size under the original Lake Mathews plan.

Belle Meadows Ranch, Specific Plan #198 (SP00198) is adjacent to the southwestern portion of the subject site and was originally approved in 1986. An amended SP #198 (SP00198A1) was then approved in 1988 for the addition of architectural and landscaping standards to the plan. The western portion of SP00198A1, which is the closest point between the SP and the subject site has been identified as an area that will maintain lot sizes that range from 0.2-0.4 and 0.8-1.0 acre minimum lot sizes. Tract Map No. 30851 was approved within the Belle Meadows specific plan in 2008 and approved 8 residential lots with a 5 acre minimum. Tract Map No. 30852 (TR30852) which was also approved within the Belle Meadows specific plan approved 249 residential lots with a 1 acre minimum lot size and open space in 2008 as well. The approval of the tract maps for Belle Meadows provides some evidence of change for the area and aids in the justification of the proposal.

The proposed site is subject to a "high risk" of fire hazards. The site also contains steep slopes with elevations that range from approximately 2060' to 2480', a difference of 420 feet. The Safety Element of

the General Plan addresses these risks in a number of ways including deterring building in these "high risk" areas. Due to these concerns, staff is recommending that the proposal to RC: EDR be limited to those areas in the northern portion of the site that are not affected by the above mentioned hazards. A slope analysis of the site has been completed and is attached to this report.

**RECOMMENDATIONS:**

The Planning Director recommends to adopt an order initiating proceedings for General Plan Amendment No. 1038 from Rural: Rural Residential to Rural Community: Estate Density Residential on the northern portion of the site (APN's: 289-190-009, 289-190-010, 289-190-012, 289-190-013, 289-190-014, 289-190-015 and 289-190-016) as modified by staff. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 15, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3653.07.
3. The project site is currently designated as Assessor's Parcel Numbers 289-180-003, 289-180-005, 289-180-006, 289-190-009, 289-190-010, 289-190012, 289-190-013, 289-190-014, 289-190-015 AND 289-190-016.