

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

401 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: January 14, 2003

SUBJECT: TENTATIVE PARCEL MAP NO. 30206 - EA 38535 - Nancy Ewing-Chow - First Supervisorial District - Rancho California Zoning Area - 20.48 acres - 4 total proposed lots - R-R zoning - Schedule H - Located west of Calle Collado Avenue and east of Tenaja Road - REQUEST: to subdivide 20.48 acres into four 5.0 acre minimum parcels in the Rancho California Area.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director's Representative on December 16, 2002.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR'S REPRESENTATIVE:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38535, 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,

APPROVED TENTATIVE PARCEL MAP NO. 30206, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE
Aleta J. Laurence
DATE 1/23/03

Aleta J. Laurence
Aleta J. Laurence, AICP, Planning Director

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

AJL:ar

Prev. Agn. Ref.

Dist. FIRST/FIRST AGENDA NO.

1.2

CAB

Zoning Area: Rancho California
Existing Supervisorial District: First
Future Supervisorial District: First
Regional Team No.: Riverside
Project Planner: Grace Williams

TENTATIVE PARCEL MAP NO. 30206
E.A. Number: 38535
Director Hearing: December 16, 2002
Agenda Item No.: 2.4
Applicant: Nancy Ewing-Chow
Engineer/Rep.: Albert Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION: This is an application to subdivide 20.48 acres into four, 5.0 acre minimum parcels in the Rancho California Area. The site is located west of Calle Collado Avenue and east of Tenaja Road.

ISSUE OF POTENTIAL CONCERN: Oak Woodlands. Englemann Oak Woodlands have been identified throughout the site. However, on June of 2001 the woodlands were disturbed during the grading of building pads for a single family residential unit and an equestrian barn. An oak tree survey was prepared by TeraCor Resource Management on November 22, 2002 on the subject site. The study determined that a total of 143 oak trees existed on the property. Of those 143 trees, three were removed for the construction of a cul-de-sac. Due to the existing residential use and recent construction activity on the site, seventy-two trees are receiving ongoing impact while seventeen trees are likely to be impacted by future development on the property. The project is conditioned to preserve all existing oak trees on the project site and where trees cannot be preserved, comply with provisions of the Riverside County Oak Tree Management Plan and Riverside County's Planning Department Biological Report No. 2214. An Oak Tree Mitigation Plan for the subject site is due prior to grading permit issuance (or prior to building permit issuance if grading was done prior to the approval of this tentative tract map) and is subject to the review and approval of the Riverside County Planning Department.

SUMMARY OF FINDINGS:

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|----|-----------------------------|---|
| 1. | Existing Land Use: | Residential and Vacant |
| 2. | Surrounding Land Use: | Residential and Vacant |
| 3. | Existing Zoning: | Rural Residential (R-R) |
| 4. | Surrounding Zoning: | Rural Residential (R-R)
Residential Agriculture, twenty acre minimum (R-A-20) |
| 5. | Comprehensive General Plan: | Open Space: Mountainous Areas
Southwest Area Community Plan
Land Use: Category IV (Residential) |
| 6. | Land Division Data: | Total Acreage: 20.48 (gross)
Total Proposed Lots: 4
Proposed Average Lot Size: 5 acres (gross)
Schedule: H |
| 7. | Environmental Concerns: | See attached environmental assessment. |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38535**, 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,

APPROVAL of **TENTATIVE PARCEL MAP NO. 30206**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed tentative tract map is in conformance with the Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the R-R zoning classification of Ordinance No. 348.
3. The proposed project is consistent with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460.
5. The proposed project is consistent with all other applicable provisions of Ordinance No. 460.
6. The proposed project is designed to protect public health, safety and general welfare.
7. The proposed project is compatible with the present and future logical development of the area.
8. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and the attached environmental assessment, which is incorporated herein by reference.

1. The land use on the subject site is Residential and Vacant.
2. The land uses on surrounding parcels include Vacant land use located south of the project site, and Residential land use located east and west of the site.
3. The zone on the subject site is Rural Residential (R-R).
4. Surrounding zones are Rural Residential (R-R) to the north, south, east, and Residential Agriculture, twenty acre minimum (R-A-20) to the west.
5. The Comprehensive General Plan Open Space designation on the site is Mountainous Areas.
6. The Comprehensive General Plan designation on the site is Rural Residential.
7. The project site is surrounded by properties which are designated Rural Residential and Low Density Residential.
8. The proposed residential tentative map with a minimum parcel size of five acres is permitted in the R-R zone.
9. The proposed residential tentative map is permitted in the Mountainous Areas designation.

10. Those issues identified in Environmental Assessment No. 38535 will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, Planning Staff has received no letters in support of or opposition to this development proposal.
2. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone.
 - b. a County earthquake fault hazard study zone.
 - c. a 100 year flood plain, an area drainage plan, or a dam inundation area.
 - d. a Quino checkerspot butterfly, Stephens Kangaroo Rat, California Gnatcatcher or a Delhi sands flower-loving fly area.
 - e. a City sphere of influence.
 - g. a County Service Area or recreation and parks district.
3. The project site is located within:
 - a. Southwest Area Community Plan.
 - b. Southwest Area Development Impact Fee Area
 - c. the Murrieta Valley School District.
 - d. the Mount Palomar Light Regulation Zone B, per Ordinance 655.
 - e. a General Plan hazardous fire area.