

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

304B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 23, 2008

SUBJECT: CHANGE OF ZONE NO. 7422, TENTATIVE TRACT MAP NO. 33969 – (Mitigated Negative Declaration) – Applicant: American Homes, LLC – Engineer / Representative: Cozad & Fox – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Hill Street, and easterly of Green Valley Drive – 12.95 Gross Acres – Zoning: Rural Residential (2½ Acre Minimum) (R-R-2½) - **REQUEST:** The Change of Zone proposes to change the project site's existing zoning classification from Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Tract Map is a Schedule C subdivision of 12.95 gross acres into six (6) residential lots with a minimum lot size of two (2) gross acres.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40467** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7422**, amending the zoning classification for the subject property from Rural Residential - 2½ Acre Minimum (R-R-2½) to Rural Residential 2 Acre Minimum (R-R-2) in accordance with exhibit #3, and based upon the findings and conclusions incorporated in the staff report pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33969** subject to the attached conditions of

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 2/2/09 mg
Tina Grande
Departmental Conference

Policy Policy
Dep't Recomm.: Consent Consent
Per Exec. Ofc.: Consent Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: Change of Zone No. 7422, Tentative Tract Map No. 33969

Page 2 of 2

approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER AUGUST 29, 2007
EASTERN MUNICIPAL WATER DISTRICT**

I. AGENDA ITEM NO. 7.4 CHANGE OF ZONE NO. 7422 / TENTATIVE TRACT MAP NO. 33969 –
EA40467 – Applicant: Cozad & Fox, Inc – Engineer/Representative: Cozad & Fox, Inc - Third
Supervisorial District - Anza Zoning Area - REMAP Area Plan: Rural Community – Estate Density
Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Hill
Street, and easterly of Green Valley Drive – 12.95 Gross Acres - Zoning: Rural Residential – 2 ½
Acre Minimum (R-R-2 ½)- APN: 573-210-016. (Legislative)

II. PROJECT DESCRIPTION

Proposes to change the existing Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) zoning
classification to Residential Agriculture 2 Acre Minimum (R-A-2) and for a Schedule C subdivision
of 12.95 acres into 6 residential lots with a minimum lot size of 2 acres.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Shelley Esteybar, (951) 955-4641, or E-mail at sesteyba@rctlma.org.

The following spoke in opposition of the subject proposal:

William Venegas Sr., Neighbor, P.O. Box 390447, Anza, California 92539

Vel Kmena, Neighbor, P.O. Box 391849, Anza, California 92539

Thomas G. Harpole, Neighbor, 98095 Green Valley Dr., Anza, California

Robert Wheeler, Other Interested Person, 29071 Calle Del Bulro, Murrieta, California 92563

Gale Harpole, Neighbor, 38095 Green Valley Drive, Anza, California 92539

Laura Manseau, Neighbor, P. O. Box 390797 Derry Lane, Anza, California 92539

Steve Manseau, Neighbor, 56925 Derry Lane, Anza, California 92539

Martha Elliot, Neighbor, P.O. Box 391081, Anza, California 92539

The following did not wish to speak but want to be recorded as in opposition to the subject proposal:

Marcella Venegas, Neighbor, P.O. Box 390447, Anza, California 92539

No one spoke in favor or in a neutral position of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0,

**CONTINUED OFF CALENDAR CHANGE OF ZONE NO. 7422 AND TENTATIVE TRACT MAP
NO. 33969, to allow for further environmental review.**

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at
snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 5, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.8: CHANGE OF ZONE NO. 7422 / TENTATIVE TRACT MAP NO. 33969** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Cozad & Fox, Inc – Engineer/Representative: Cozad & Fox, Inc - Third Supervisorial District - Anza Zoning Area - REMAP Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Hill Street, and easterly of Green Valley Drive – 12.95 Gross Acres - Zoning: Rural Residential – 2 ½ Acre Minimum (R-R-2 ½). (Legislative)

II. **PROJECT DESCRIPTION**

The change of zone proposes to change the project sites existing zoning classification from Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural - 2 Acre Minimum (R-A-2). The tentative tract map proposes a Schedule C subdivision of 12.95 gross acres into 6 (six) residential lots with a minimum lot size of 2 acres – APN: 573-210-016. Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Jeff Horn, at 951-955-4641 or e-mail jhorn@rctlma.org.

The following spoke in favor of the subject proposal:
Jeff Smith, Applicant

The following spoke in opposition of the subject proposal:
Gale Harpole, Neighbor, 38095 Green Valley Drive, Anza, California 92539
Daniel P. Gerrior, Neighbor, Anza, California 92539
Shelly Gerrior, Neighbor, 38195 Hill Street, Anza, California 92539
Josef Volkmann, Neighbor, Anza, California 92539
Laura Manseau, Neighbor, 56925 Derry Lane, Anza, California 92539

The following did not wish to speak but would like to be recorded as in opposition of the subject proposal:
William Venegas Sr., Neighbor, P.O. Box 390447, Anza, California 92539
Marcell Venegas, Neighbor, P.O. Box 390447, Anza, California 92539
Thomas G. Harpole, Neighbor, 38095 Green Valley Drive, Anza, California 92539

No one spoke in a neutral position of the subject proposal.

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

ADOPTION of MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40467 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 7422 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of TENTATIVE TRACT MAP NO. 33969 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 5, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 11/5/08
AGENDA ITEM NO. 5.8 PAGE 2

V. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.8
Area Plan: Riverside Extended Mountain
(REMAP)
Zoning District: Anza Zoning District
Supervisorial District: Third
Project Planner: Jeff Horn
Planning Commission: November 5, 2008
Continued From: August 29, 2007

Change of Zone No. 7422
Tentative Tract Map No. 33969
Environmental Assessment No. 40467
Applicant: American Homes, LLC
Engineer/Representative: Cozad & Fox

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7422 proposes to change the project sites existing zoning classification from Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Tract Map No. 33969 is a proposal for a Schedule C subdivision of 12.95 gross acres into six (6) residential lots with a minimum lot size of two (2) gross acres.

Project site is located within the Riverside Extended Mountainous Area Plan (REMAP), more specifically, southerly of Mitchell Road, westerly of Hill Street, and easterly of Green Valley Drive.

BACKGROUND INFORMATION:

November 5, 2008

At the November 5, 2008 Planning Commission Hearing, the project was approved by Planning Commission provided that the following changes are made:

1. Condition of Approval 80.PLANNING.2 "FRONT YARD LANDSCAPING" was removed to ensure the project conforms to the rural nature of surrounding community.
2. Condition of Approval 80.PLANNING.20 "FENCING PLAN" modified to ensure project conforms to the rural nature of the surrounding community. Requires fencing to be constructed of two or three rail "split-rail" fencing.
3. Condition of Approval 90.PLANNING.5 "DRIVEWAYS" modified to include driveway construction with materials other than cement concrete, subject to approval by the Planning Director.
4. Condition of Approval 90.E HEALTH.1 "WELL/WATER STATEMENT" was relocated as 80.E HEALTH.2. The Condition requires well service permits and testing for each lot, the COA was moved to the "Prior to Building Permit Issuance" series to ensure each parcel is serviceable prior to costs and construction of a single family residence.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | North/South/West/East: Scattered Single-Family Residential Homes |
| 3. Existing Zoning (Ex. #2): | Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) |
| 4. Surrounding Zoning (Ex. #2): | North/South/East: Rural Residential - 2 ½ Acre |



- Minimum (R-R-2 ½)
West: Rural Residential - 2 ½ Acre Minimum
(R-R-2 ½) and Residential Agricultural - 5 Acre
Minimum (R-A-5)
5. General Plan: Land Use: Rural Community: Estate Density
Residential (RC:EDR) (2 Acre Minimum)
6. Project Data: Total Acreage: 12.95 Gross Acres
Total Number of Lots: 6 Lots
Schedule C
7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40467** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7422** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE TRACT MAP NO. 33969** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential – Agricultural – 2 Acre Minimum (R-A-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Extended Mountainous Area Plan (REMAP) Area Plan.
2. The proposed six (6) single-family residential lots with a two (2) gross acre minimum is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation to the north, south, west and east.
4. The existing zoning for the subject site is Rural Residential - 2 ½ Acre Minimum (R-R-2 ½).
5. The proposed zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2).
6. The project site is surrounded by properties which are zoned Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to the north, south and east and Residential Agricultural - 5 Acre Minimum (R-A-5) and Rural Residential - 2 ½ Acre Minimum (R – R 2 ½) to the west.
7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 40467 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Hydrology/Water Quality
 - c. Geology/Soils
 - d. Transportation/Traffic
 - e. Utilities/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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A City Sphere of Influence;
 - f. An Airport Influence Area;
 - g. A 100-year Flood Plain; or
 - h. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Hemet Unified School District;
 - b. County Service Area #152;

- c. A High Fire Area; or
- d. The Santa Margarita Watershed; and
- e. The Mount Palomar Lighting Ordinance 655 Zone B approximately 18.46 miles.

4. The subject site is currently designated as Assessor's Parcel Number 573-210-016.

JH:jh
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Date Prepared: 05/17/04
Date Revised: 11/20/08

Agenda Item No.: 5.8
 Area Plan: Riverside Extended Mountain
 (REMAP)
 Zoning District: Anza Zoning District
 Supervisorial District: Third
 Project Planner: Jeff Horn
 Planning Commission: November 5, 2008
 Continued From: August 29, 2007

Change of Zone No. 7422
 Tentative Tract Map No. 33969
 Environmental Assessment No. 40467
 Applicant: American Homes, LLC
 Engineer/Representative: Cozad & Fox

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7422 proposes to change the project sites existing zoning classification from Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural - 2 Acre Minimum (R-A-2).

Tentative Tract Map No. 33969 is a proposal for a Schedule C subdivision of 12.95 gross acres into six (6) residential lots with a minimum lot size of two (2) gross acres.

Project site is located within the Riverside Extended Mountainous Area Plan (REMAP), more specifically, southerly of Mitchell Road, westerly of Hill Street, and easterly of Green Valley Drive.

FURTHER PLANNING CONSIDERATION:

Tentative Tract Map No. 33969 and Change of Zone No. 7422 were heard before the Planning Commission on August 29, 2007 with a recommendation for a continuance off calender for further environmental review. As of the writing of this staff report, the applicant had provided Staff with additional studies to show current well water rates within the project's vicinity.

ADDITIONAL INFORMATION:

The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr



As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; The report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct six (6) single-family residences on twelve (12) gross acres, the potential impacts are less than significant.

According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres in the Anza area. The 1990 Water Study and the Watermaster both concur that dwelling units are less impactful than agricultural uses.

As mentioned earlier, according to the 1990 Water Study Report, Section 6.2.15 the existing wells usually produce only a few gallons per minute at Basement Rock complex. According to Ordinance 682 Section 20(b)(3) " Water production shall be kept at a constant rate of no less than 1 gallon per minute per residence of unit." The applicant has provided a C-57 drillers report prepared by Dean Alexander Water Well Drilling, dated April 16, 2008. The study conducted a two hour flow test on the corner of Mitchell and Hill Street in Anza, CA (APN: 573-210-016) the flow test done with a ¾ HP Goulds submergible Pump installed at a depth of 230'. Findings show that the pump start began at 10:20 am on 4/14/08, with the well producing water rates at 8GPM. The test ended at 12:30 pm with a water rate of 7.5 GPM. The results from the report shows that the water rates is consistent with Ordinance 682 Section 20(b)(3).

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | North/South/West/East: Scattered Single-Family Residential Homes |
| 3. Existing Zoning (Ex. #2): | Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) |
| 4. Surrounding Zoning (Ex. #2): | North/South/East: Rural Residential - 2 ½ Acre Minimum (R-R-2 ½)
West: Rural Residential - 2 ½ Acre Minimum (R-R-2 ½) and Residential Agricultural - 5 Acre Minimum (R-A-5) |

- | | |
|----------------------------|---|
| 5. General Plan: | Land Use: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 6. Project Data: | Total Acreage: 12.95 Gross Acres
Total Number of Lots: 6 Lots
Schedule C |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40467** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7422** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE TRACT MAP NO. 33969** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential – Agricultural – 2 Acre Minimum (R-A-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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 Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Extended Mountainous Area Plan (REMAP) Area Plan.

2. The proposed six (6) single-family residential lots with a two (2) gross acre minimum is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation.
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7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. Environmental Assessment No. 40467 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Hydrology/Water Quality
 - c. Geology/Soils
 - d. Transportation/Traffic
 - e. Utilities/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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. A Redevelopment Area;
 - c. An Agriculture Preserve;
 - d. A Fault Zone;
 - e. A City Sphere of Influence;
 - f. A High Fire Area; or
 - g. An Airport Influence Area;
 - h. A 100-year Flood Plain; or
 - i. A Dam Inundation Area.
3. The project site is located within:
 - a. The Boundaries of the Hemet Unified School District;
 - b. County Service Area #152;
 - c. The Santa Margarita Watershed; and
 - d. The Mount Palomar Lighting Ordinance 655 Zone B approximately 18.46 miles.

4. The subject site is currently designated as Assessor's Parcel Number 573-210-016.

JH:jh
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Date Prepared: 05/17/04
Date Revised: 10/14/08

Supervisor Stone
District 3

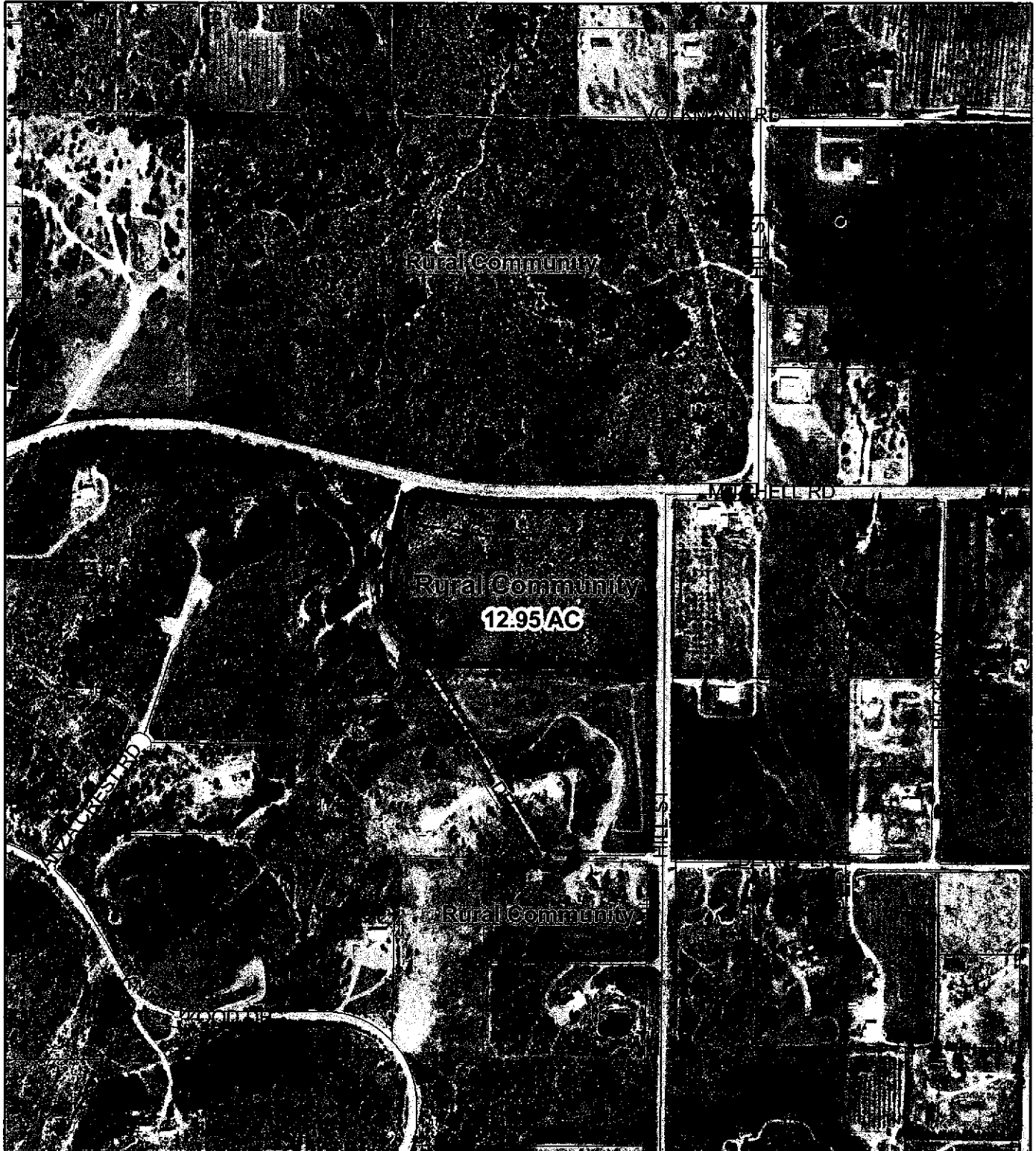
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CZ07422 TR33969
DEVELOPMENT OPPORTUNITY

Planner: Shelley Esteybar

Date: 09/19/07

Exhibits Overview



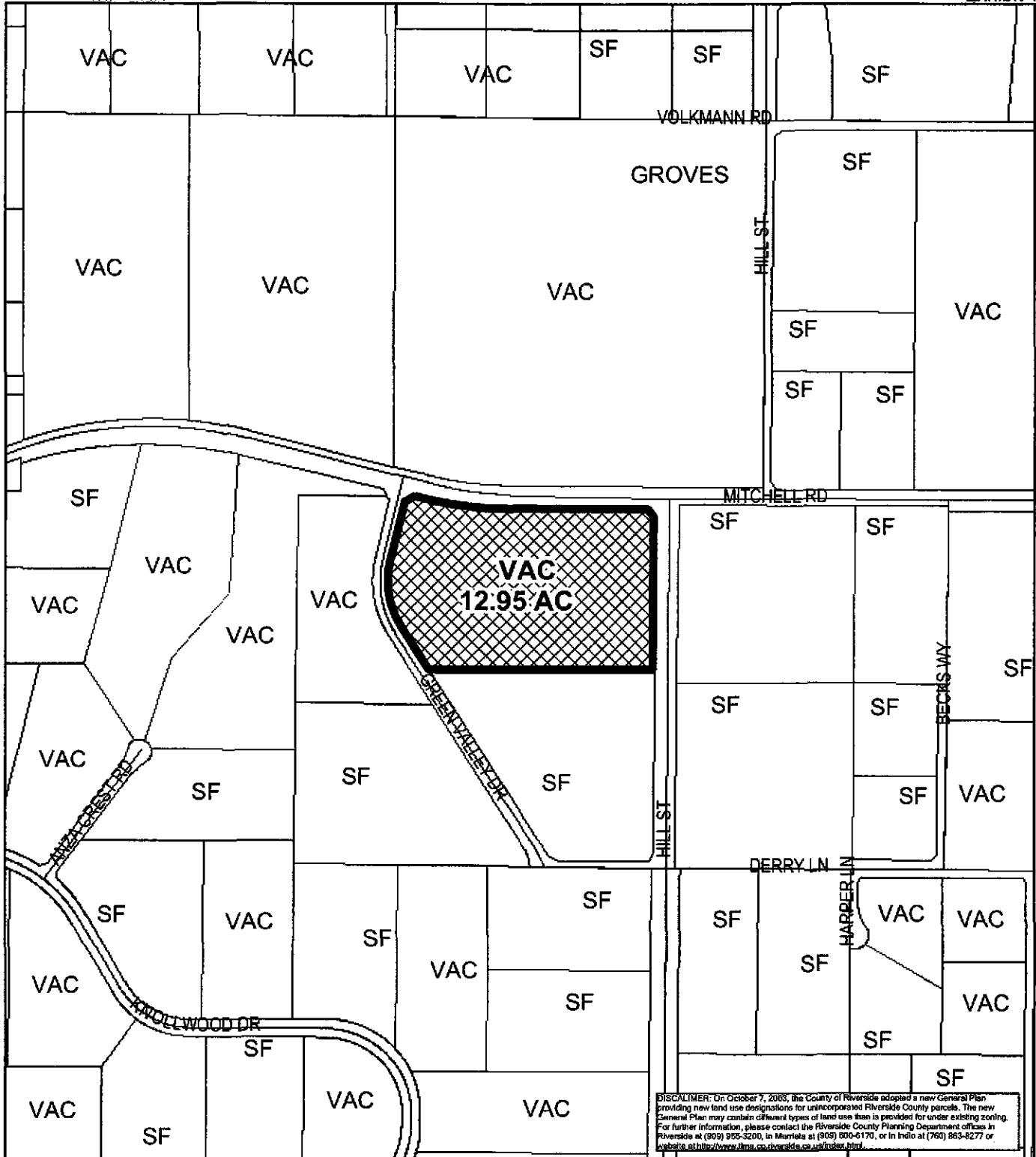
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: Anza
Township/Range: T7SR3E
SECTION: 16



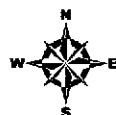
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THOMAS
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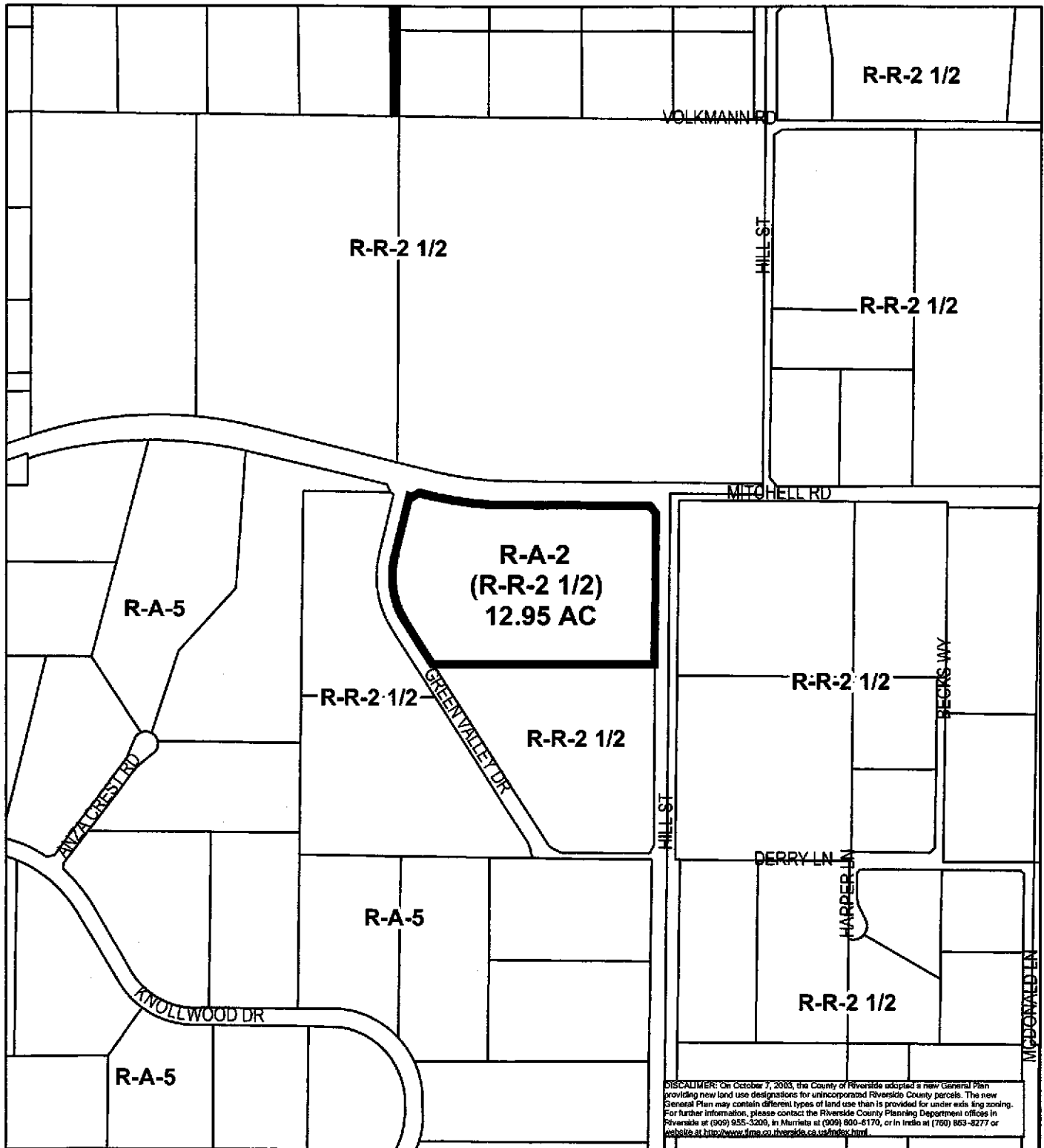
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Anza**
Township/Range: **T7SR3E**
Section : 16



ASSESSORS 573-210
BK. PG.
THOMAS 904 A2
BROS.PG

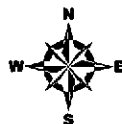




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3206, in Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.dmsa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Anza**
 Township/Range: **T7SR3E**
 Section : **16**

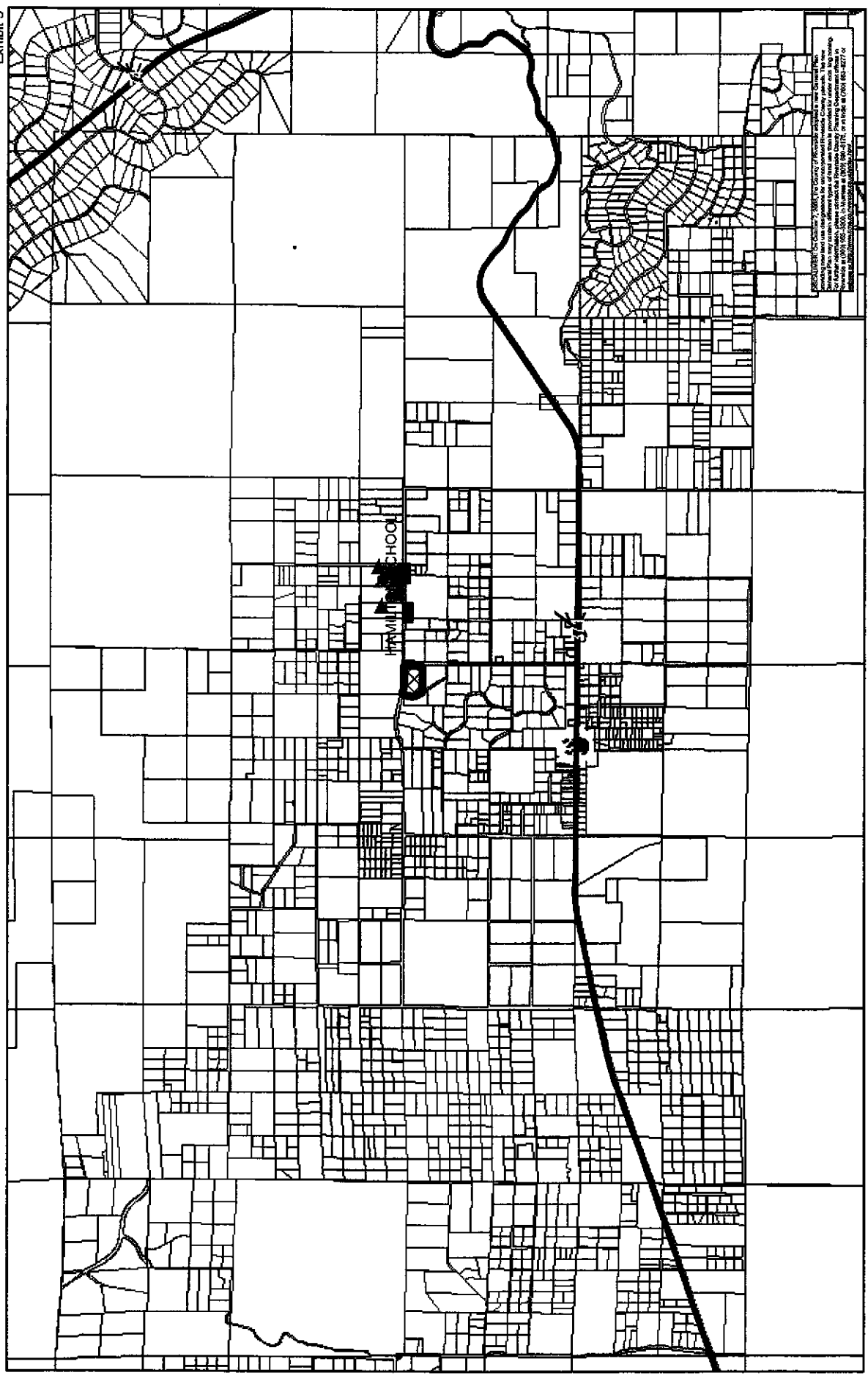


ASSESSORS
 BK. PG. **573-210**
THOMAS
 BROS.PG **904 A2**

CZ07422 TR33969 POLICY AREAS

Planner: Shelley Esteybar
Date: 09/19/07
Exhibit 5

Supervisor Stone
District 3
DATE DRAWN: 08/08/07



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Anza
Township/Range: T7SR3E
Section : 16

ASSESSORS 573-210
BK. PG.
THOMAS 904 A2
BROS. PG



TENTATIVE TRACT MAP NO. 33969 AMENDED NO. 3

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
SECTION 7, TOWNSHIP 7 SOUTH, RANGE 9 EAST

IN THE COUNTY OF RIVERSIDE, CALIFORNIA, BEING A DIVISION
OF PARCEL 2, P.M. 18206, RECORDED IN MAP BOOK 106 PAGE 72
OF MAPS AS FILED IN THE OFFICE OF THE COUNTY RECORDER

OWNER/APPLICANT

AMERICAN HOMES, LLC
1500 S.W. 10TH AVENUE, SUITE 100
MIAMI, FLORIDA 33135
(305) 341-5198

SITE ADDRESS

WEST OF MITCHELL RD.
WEST OF HILL ST.

EARTHWORK

EXCAVATIONS: NONE
FILL: 15.00 C.Y. (SEE PLAN)
15.00 C.Y. (SEE PLAN)

GENERAL NOTES

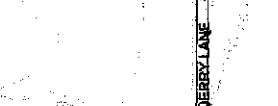
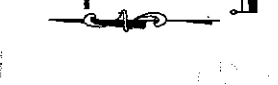
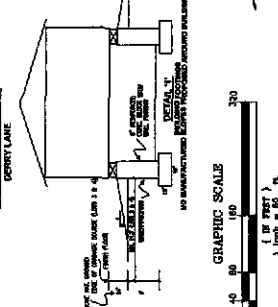
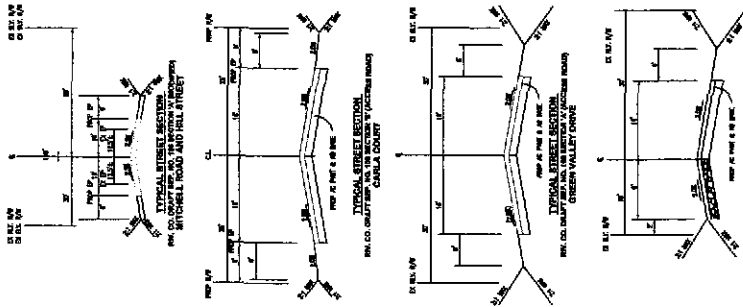
1. THIS TRACT MAP IS FOR THE
PROJECT USE: SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE: VACANT/RESIDENTIAL
EXISTING ZONING: R-R-2.5
PROPOSED ZONING: R-R-2.5
PROPOSED STRATEGIES: SINGLE FAMILY HOMES
PROPOSED APPROXIMATE SCHEDULE "L"
SERVICES: NONE
TREE PRESERVATION: NONE
AREA: 12.99 ACRES (SEE PLAN)
12.41 ACRES NET

UTILITIES

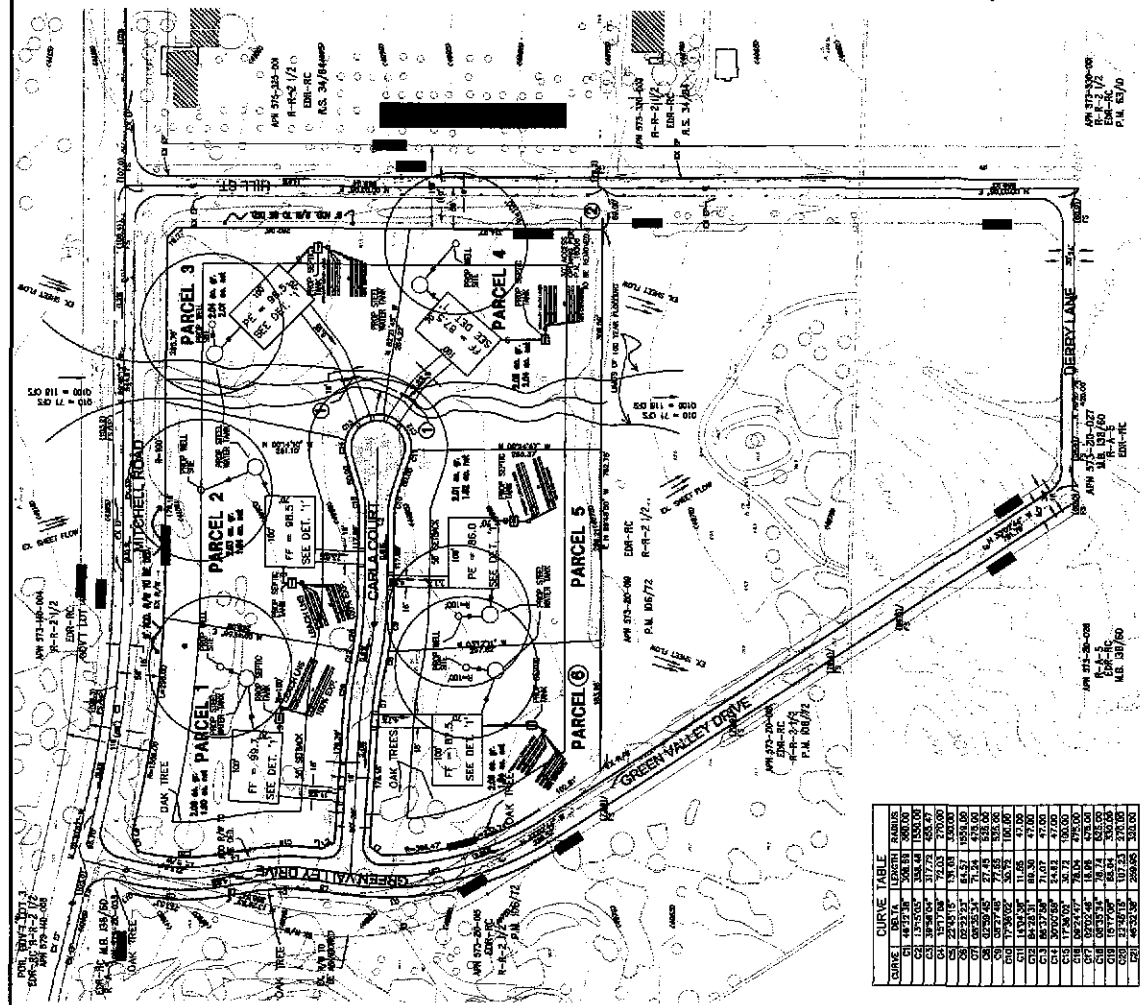
ELECTRIC: A.T. ELECTRIC CORPORATION, INC.
743-4333
GAS: A.T. ELECTRIC CORPORATION, INC.
743-4333
WATER: A.T. ELECTRIC CORPORATION, INC.
743-4333
SEWER: A.T. ELECTRIC CORPORATION, INC.
743-4333
FIRE: A.T. ELECTRIC CORPORATION, INC.
743-4333
CABLE: A.T. ELECTRIC CORPORATION, INC.
743-4333
TRASH: A.T. ELECTRIC CORPORATION, INC.
743-4333

NOTES

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF
SUBPARCEL 2.
THIS MAP IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY
PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY
DRAINAGE OVERFLOW AND SHEET FLOW OUT AT THE SITE.
THERE ARE NO STRUCTURES WITHIN 50' OF THIS PROPERTY AS SHOWN.
THERE ARE NO EXISTING STRUCTURES ON-SITE.
NO PROTECTED OR ENDANGERED TREES EXIST ON-SITE.
SITE IS NOT IN A KNOWN UNSATURATED AREA OR OTHER GEOLOGIC
HAZARD, OR WITHIN A SPECIAL STUDIES ZONE.
F.E.M.A. ZONE "X" DESIGNATION
1 ARCH CULVERT OR BRIDGE AT DRIVEWAY TO PARCELS 10 & 11
2 OWNER HAS NO VEHICULAR ACCESS TO MITCHELL RD. OR HILL ST.



COUNTY MAP
SHOWING PRIMARY AND SECONDARY ACCESS
THOMAS CURVE 83474-2, 2003 EDITION
SECTION 18, T. 7 S., R. 9 E.



CURVE	CHORD	ARC	ANGLE	AREA
C1	100.00	100.00	90.00	7853.98
C2	100.00	100.00	90.00	7853.98
C3	100.00	100.00	90.00	7853.98
C4	100.00	100.00	90.00	7853.98
C5	100.00	100.00	90.00	7853.98
C6	100.00	100.00	90.00	7853.98
C7	100.00	100.00	90.00	7853.98
C8	100.00	100.00	90.00	7853.98
C9	100.00	100.00	90.00	7853.98
C10	100.00	100.00	90.00	7853.98
C11	100.00	100.00	90.00	7853.98
C12	100.00	100.00	90.00	7853.98
C13	100.00	100.00	90.00	7853.98
C14	100.00	100.00	90.00	7853.98
C15	100.00	100.00	90.00	7853.98
C16	100.00	100.00	90.00	7853.98
C17	100.00	100.00	90.00	7853.98
C18	100.00	100.00	90.00	7853.98
C19	100.00	100.00	90.00	7853.98
C20	100.00	100.00	90.00	7853.98



Subparcel	No.	Area (Ac)	Description	Address	Owner	Area (Ac)	Area (Ac)
1	1	1.00	Parcel 1				
2	2	1.00	Parcel 2				
3	3	1.00	Parcel 3				
4	4	1.00	Parcel 4				
5	5	1.00	Parcel 5				
6	6	1.00	Parcel 6				

LINE	CHORD	ARC	ANGLE	AREA
L1	100.00	100.00	90.00	7853.98
L2	100.00	100.00	90.00	7853.98
L3	100.00	100.00	90.00	7853.98
L4	100.00	100.00	90.00	7853.98
L5	100.00	100.00	90.00	7853.98
L6	100.00	100.00	90.00	7853.98
L7	100.00	100.00	90.00	7853.98
L8	100.00	100.00	90.00	7853.98
L9	100.00	100.00	90.00	7853.98
L10	100.00	100.00	90.00	7853.98
L11	100.00	100.00	90.00	7853.98
L12	100.00	100.00	90.00	7853.98
L13	100.00	100.00	90.00	7853.98
L14	100.00	100.00	90.00	7853.98
L15	100.00	100.00	90.00	7853.98
L16	100.00	100.00	90.00	7853.98
L17	100.00	100.00	90.00	7853.98
L18	100.00	100.00	90.00	7853.98
L19	100.00	100.00	90.00	7853.98
L20	100.00	100.00	90.00	7853.98

Case #: TR 33969 Amd #3 Dated: 4/15/07 Planner: S. Esteybar

SHEET 1 OF 1
SHEETS
FILE NO.
0501400.00

COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT
MAP NO. 33969
AMENDED NO. 3
FOR AMERICAN HOMES, LLC

Prepared Under The Supervision Of:
S. Esteybar, P.E.
Professional Engineer
No. 145107
State of California

Drawn By: S. Esteybar
Scale: 1"=80'
Date: 5/2/07

Approved By: S. Esteybar
Date: 5/2/07

Checked By: S. Esteybar
Date: 5/2/07

Reviewed By: S. Esteybar
Date: 5/2/07

Final Checked By: S. Esteybar
Date: 5/2/07

Final Approved By: S. Esteybar
Date: 5/2/07

Final Date: 5/2/07