

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

505B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 10, 2011

**SUBJECT: CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327**– Applicant: Tricia Napolitano – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Old Forest Road – **REQUEST:** The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5). The tentative tract map is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 140 gross acre common lot for open space. The project proposes a private internal road system and post and beam foundations for all structures.

**RECOMMENDED MOTION:**

**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42349**, 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,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7762**, amending the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open

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Greg A. Neal, Deputy Director for  
Carolyn Syms Luna, Planning Director  
(continued on next page)

Initials:  
CSL:wb/dm

REVIEWED BY EXECUTIVE OFFICE

DATE

1/11/11 Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

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Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, 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 an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 36327**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**AT THE DECEMBER 7, 2011 PLANNING COMMISSION HEARING, THE COMMISSION TOOK THE FOLLOWING ACTION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42349**, 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,

**TENTATIVELY APPROVED CHANGE OF ZONE NO. 7762**, amending the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED** an **EXCEPTION**, as per Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E. (**LOT DEPTH TO WIDTH RATIO**) for Lot Nos. 10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED** **TENTATIVE TRACT MAP NO. 36327**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

In addition, per the direction of the Planning Commission and County Counsel, the Planning staff has clarified Section 25 (c) (Water Quality Impacts) and Section 45 (Utility & Service Systems – Water) of the Environmental Assessment regarding groundwater and water facilities.

The Environmental Assessment was modified to reference a study conducted by Ground Water Systems, Inc., entitled “Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California October 1990,” prepared for the County of Riverside Department of Health, Environmental Health Services Division, to clarify groundwater availability within Anza-Terwilliger Area. Per the study, the Anza Valley has the potential for approximately 9,000 dwelling units, whereas only 800 dwelling units were existing in that area as of 1990. It is estimated that approximately 500 additional residential permits have been applied or finalized in the Valley between 1990 and 2010.

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Therefore, it can be concluded that the approval of this tentative map and the subsequent development of 46 additional dwelling units drawing domestic water from wells accessing the alluvial valley fill basin or basement complex rock will not create a significant impact to groundwater resources.