

**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

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

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.

The Honorable Board of Supervisors
CHANGE OF ZONE NO.7762
TENTATIVE TRACT MAP NO. 36327
Page 3 of 3

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.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 7, 2011**

I. AGENDA ITEM 3:2

CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tricia Napolitano – Engineer/ Representative: Alex Alatorre – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) and Open Space: Rural (OS:R) (20 Acre Minimum) – Location: Northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road – 265.2 Gross Acres – Zoning: Rural Residential – 5 Acre Minimum (R-R-5).

II. PROJECT DESCRIPTION:

The change of zone proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-6), 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 arranged in a clustered development 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 with an overall density of 0.173 dwelling per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures. (Legislative)

III. MEETING SUMMARY:

Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org.

Greg Burnett, Alex Alatore, and Cindy Barker spoke in support of the project.

Dorothy Aither spoke against the project.

No one spoke neutral on the project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

A 5 – 0 vote to approved CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.2
Area Plan: Riverside Extended Mountain
Zoning Area: Anza
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: December 7, 2011

CHANGE OF ZONE NO. 7762
TENTATIVE TRACT MAP NO. 36327
Environmental Assessment No. 42349
Applicant: Tricia Napolitano
Engineer/Representative: Alejandro Alatorre

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7762 proposes to change 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).

Tentative Tract Map No. 36327 is a Schedule “C” subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot size ranging from two (2) to four (4) gross acres, and one (1) approximately 160 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

BACKGROUND:

The applicant's proposal incorporates the Land Use Element of the General Plan which encourages clustered developments in order to preserve open space, natural resources and/or biologically sensitive resources. The Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation accounts for approximately 250 gross acres and the Open Space – Rural (OS-RUR) (20 Acre Minimum) land use designation accounts for approximately 15.2 gross acres which would allow for a maximum of 51 residential lots, where only 46 residential lots are being proposed. The applicant is proposing to cluster the proposed development on approximately 105.2 acres of the total area of 265.2 gross acres.

General Plan Land Use Element Policy L.U. 11.1(e) encourages construction techniques such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County. The applicant is proposing to reduce grading by using post and beam techniques to preserve the natural elements within the project.

In addition, the proposed change of zone will provide consistency with the project and ensure open space elements will be preserved and future lots will not be subdivided.

The applicant is also proposing lot to width exception on fourteen of the proposed lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) which have a lot to width ratio of greater than 1:4. Given the unique topographical location and clustered design of the project for purposes of preserving a significant amount open space, staff is supportive of the requested exceptions.

ISSUES OF POTENTIAL CONCERN:

Staff has received several letters from the Ramona Band of Cahuilla Indians Tribe expressing concerns related to the Cultural Resources Assessment report and water rights. The Tribe indicated that the applicant has failed to meet with the Tribe after several meeting requests. In addition, the Tribe

expressed concerns about prehistoric or historic resources within or adjacent to the proposed project area. The County Archaeologist has reviewed the prepared Cultural Resources Assessment report subsequent to the Tribe's concerns and has found the report to be sufficient.

The Tribe is also concerned about water rights within the proposed project. Their letters indicate that the Tribe has a federally reserved right to groundwater and the Tract Map is premature given that water rights for the proposed project and the individual parcels have yet to be determined. Staff believes that the determination of water rights is a civil matter and not a land use issue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Rural (OS: RUR) (20 Acre Minimum) to the north and east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, and Rural: Rural Residential (R: RR) (5 Acre Minimum) to the west
3. Proposed Zoning (Ex. #2): 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)
4. Surrounding Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) to the west
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant and single family residences
7. Project Data:
Total Acreage: 265.2
Total Proposed Lots: 46
Proposed Min. Lot Size: 2 gross acres
Schedule: "C"
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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 Space Combining Zone – Residential Developments (R-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; 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.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed tentative tract map is consistent with the proposed 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) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "C" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
8. The proposed lot to width request for exception on lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) is compatible with the present and future logical development of the area.

9. Exceptions from the requirements of this ordinance relating to the design or improvement of land divisions shall be granted by the appropriate Advisory Agency or Appeal Board only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
10. Applications for exceptions shall be made, in writing, stating fully the reasons and justification for the requested exception, and shall be submitted with the application for a land division.

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: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) on the Riverside Extended Mountain Area Plan.
2. The proposed tentative map, with clustered residential parcels ranging in size from 2 to 4 acres but with an average density of 1 dwelling unit per 5.89 acres, is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) (20 Acre Minimum) to the north and east, Rural: Rural Residential (R: RR) (5 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south, Rural: Rural Residential (R: RR) (5 Acre Minimum).
4. The proposed zoning for the subject site is 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).
5. The proposed tentative map's residential parcels, are consistent with the development standards set forth in the 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) zones.
6. The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 5 Acre Minimum (R-R-5) to the west.
7. Scattered large lot single family residences have been constructed and exist in the project vicinity.
8. The proposed length to width exceptions for lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) are consistent with Section 3.1.C. & D. of Ordinance No. 460, to Section 3.8.E.
9. Pursuant to the applicant's letter, dated October 12, 2011, the project site contains special circumstances due to the size, shape, and topography in which the project is located within. The

length of lots (10, 11, 17, 19, 20, 22, 27, 28, 29, 30, 31, 32, 33 and 35) exceeds 4 times the width of the lot due to these circumstances.

10. Planning Department staff has determined that an exception to the lot to width ratios for these particular lots will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.
11. This project is not located within a Criteria Area Cell Group and as such the Environmental Programs Division staff has determined the project fulfills the requirements of the WRCMSHCP.
12. Environmental Assessment No. 42349 identified the following potentially significant impacts:
 - a. Geology / Soils
 - b. Hazards & Hazardous Materials
 - c. Hydrology / Water Quality

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, two letters from the Ramona Band of Indians, in opposition to the project have been received.
2. The project site is not located within:
 - a. City sphere of influence;
 - b. WRCMSHCP Criteria Cell;
 - c. Specific Plan;
 - d. A General Policy Area;
 - e. General Plan Overlay;
 - f. A Redevelopment Area;
 - g. An Agricultural Preserve;
 - h. Airport Influence Area/Zone;
 - i. SKR fee area Ord. 663.10;
 - j. A Fault zone.
3. The project site is located within:
 - a. Community of: Anza;
 - b. Area Plan: REMAP;
 - c. General Plan Land Use Designation: Open Space – Rural (OS-RUR) (20 Acre Minimum) and Rural Residential (RR) (5 Acre Minimum);
 - d. School District: Hemet Unified School District;
 - e. Riverside County Flood Control District;
 - f. Watershed: Santa Margarita;
 - g. High Fire Area;
 - h. Lighting Ordinance 655 zone: Zone B, 18.36 Miles from Mt. Palomar;
 - i. Paleontological Sensitivity: High Sensitivity.

4. The subject site is currently designated as Assessor's Parcel Numbers 573-040-001 and 573-040-002.

CSL:wb

Y:\Planning Case Files-Riverside office\TR36327\TR36327- Staff Report - 9-27-11 clean copy.docx

Date Prepared: 09/27/11

Date Revised: 11/09/11

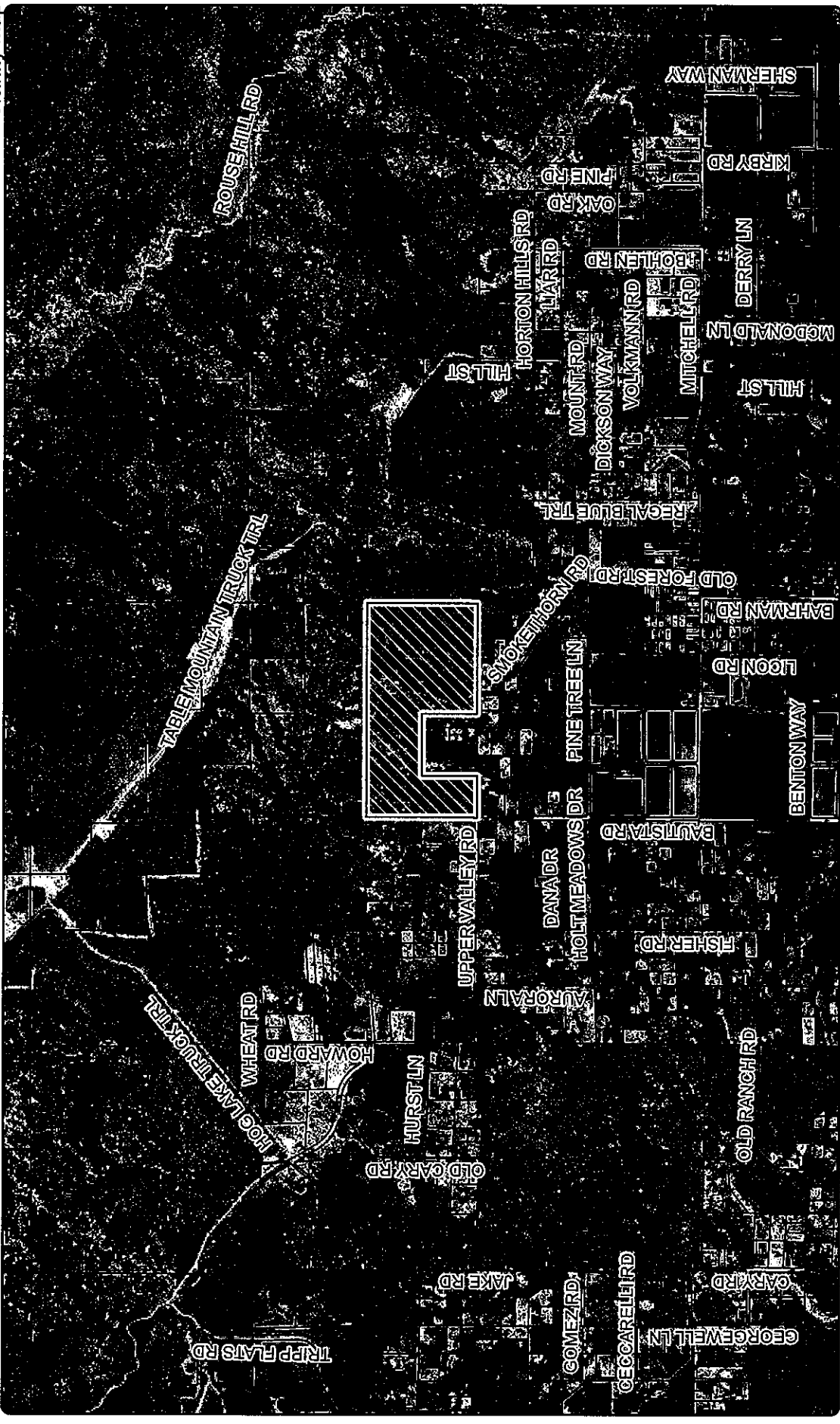
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07762 TR36327

VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 10/11/11
Vicinity Map



Zoning Area: Anza
Township/Range: T7SR3W
Section: 5

Assessors Bk. Pg. 573-04
Thomas Bros. Pg. 904 G7
Edition 2009

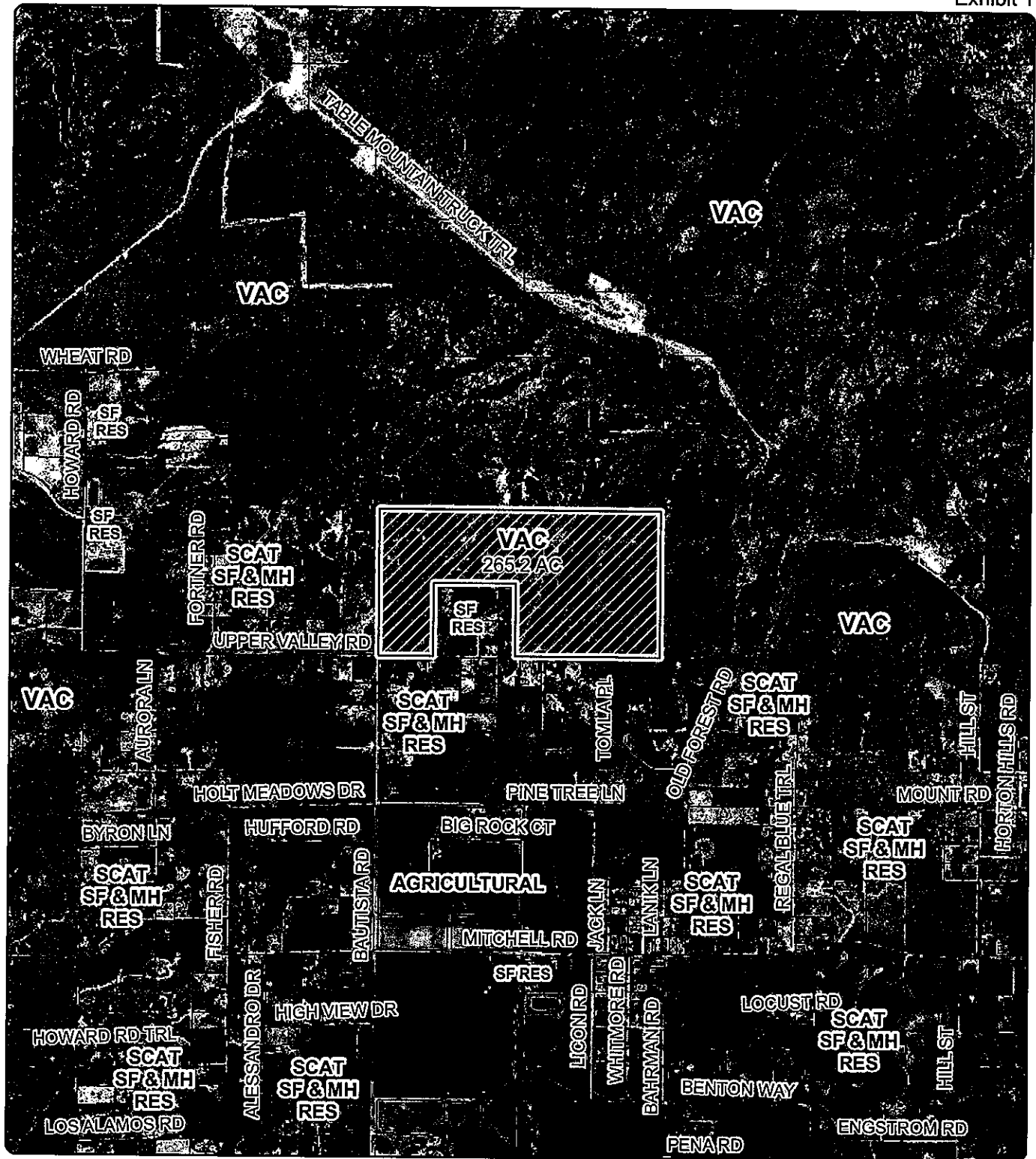
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Incho at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07762 TR36327
LAND USE

Supervisor Stone
 District 3

Date Drawn: 10/11/11
 Exhibit 1



Zoning Area: Anza
 Township/Range: T7SR3W
 Section: 5

Assessors Bk. Pg. 573-04
 Thomas Bros. Pg. 904 G7
 Edition 2009



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 (951) 955-3200 (Western County), or in Indio at (760) 963-9277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>

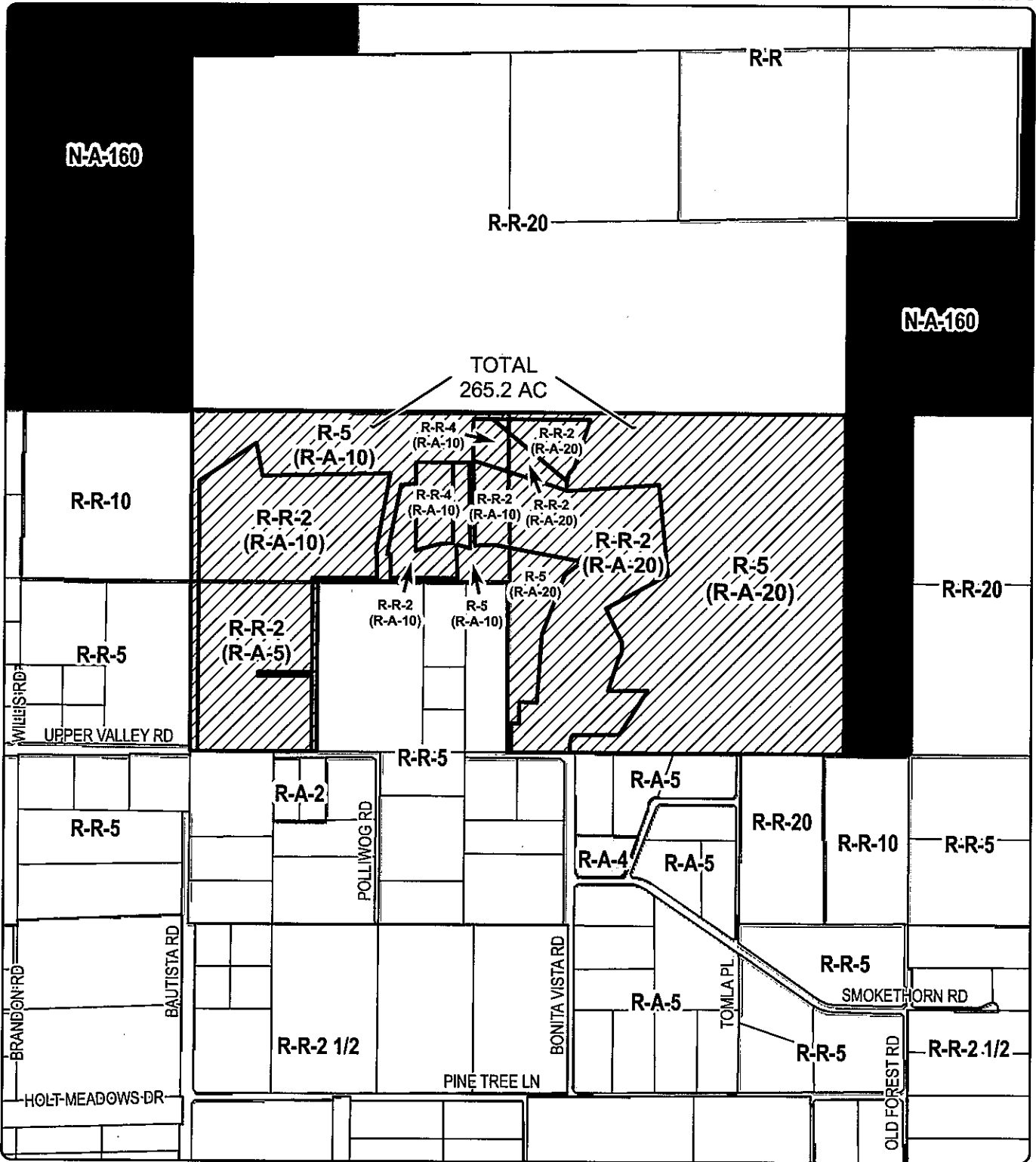
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07762 / TR36327

PROPOSED ZONING

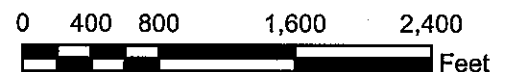
Supervisor Stone
District 3

Date Drawn: 10/11/11
Exhibit 3



Zoning Area: Anza
Township/Range: T7SR3W
Section: 5

Assessors Bk. Pg. 573-04
Thomas Bros. Pg. 904 G7
Edition 2009



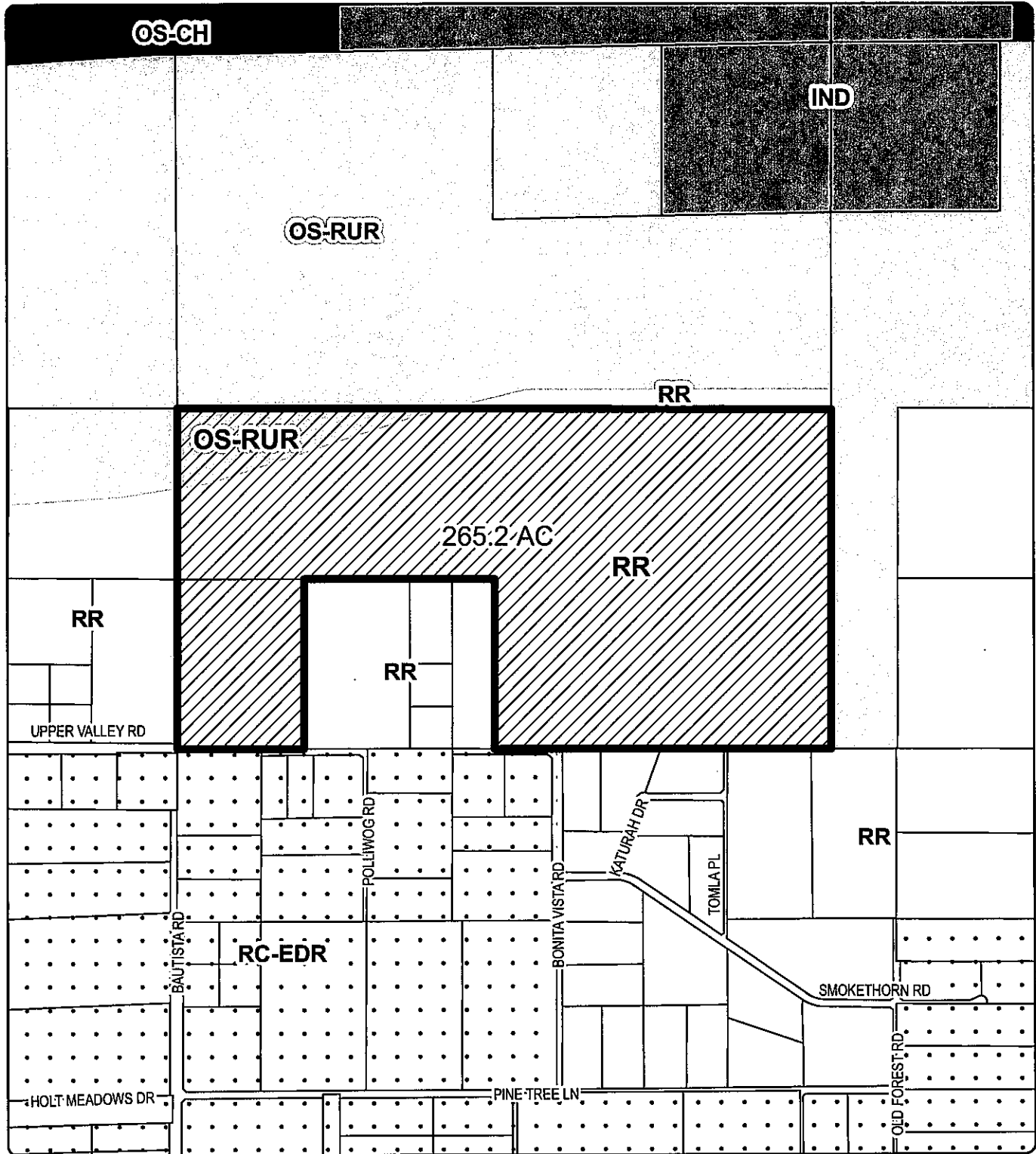
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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07762 TR36327
EXISTING GENERAL PLAN

Date Drawn: 10/11/11
Exhibit 5

Supervisor Stone
District: 3

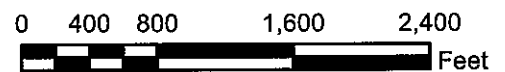


Zoning Area: Anza
Township/Range: T7SR3W
Section: 5

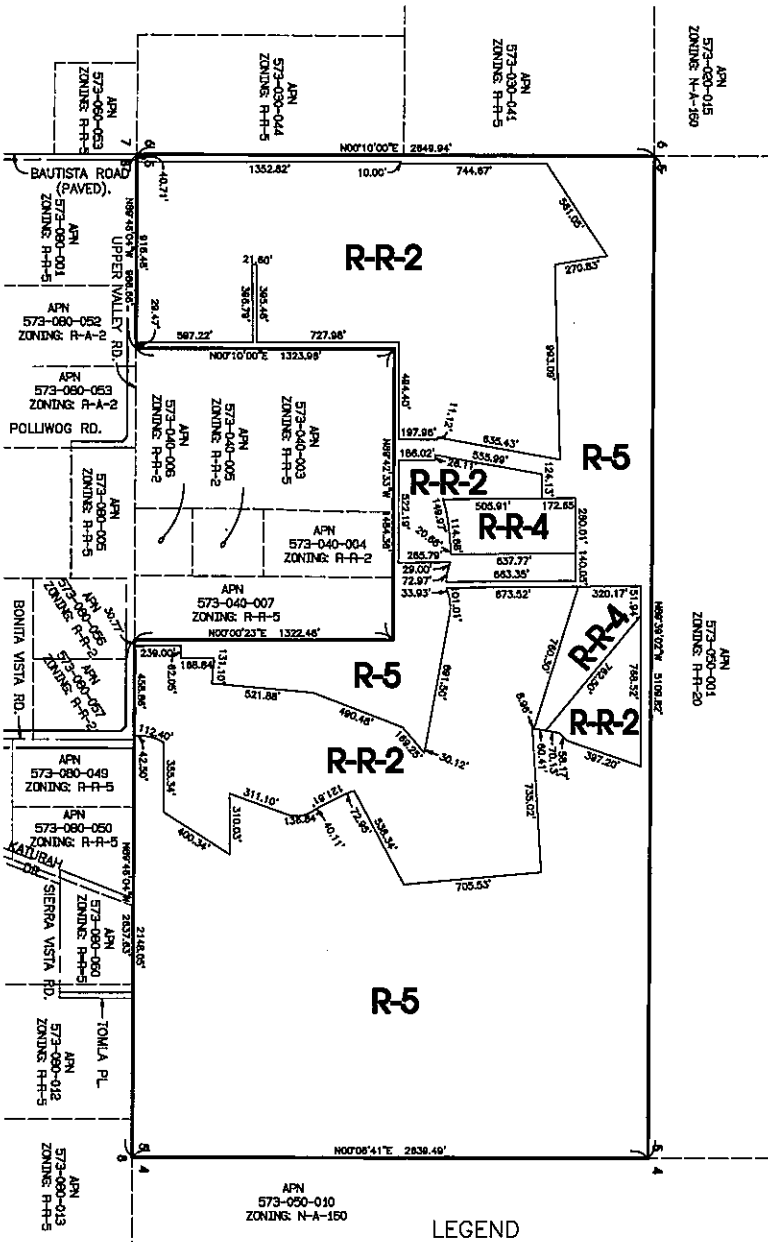
Assessors Bk. Pg. 573-04
Thomas Bros. Pg. 904 G7
Edition 2009



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 (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ana.co.riverside.ca.us/index.html>



ANZA AREA
SECTION 5, T. 7 S., R. 3E., S.B.M.



APPLICANT NAME
TRICIA NAPOLITANO OR GREG BURNETT
P.O. BOX 391111
ANZA, CA 92539
PH 818-523-2086

LAND OWNER
GREG BURNETT
P.O. BOX 391111
ANZA, CA 92539
PH 818-428-0900

EXHIBIT PREPARER
BRIAN T. HESS, PLS
P.O. BOX 578
NUEVO, CA 92567
PH 951-325-2200

ASSESSORS PARCEL NO.
573-040-001, 573-040-002
36990 BONITA VISTA
ANZA, CA 92539

PROPERTY SIZE
235.17 ACRES

CURRENT ZONING
R-R-5, R-R-10 & R-R-20

CURRENT LAND USE
OS-RUR & RR

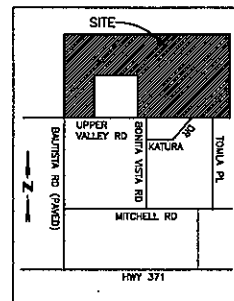
PROPOSED ZONING
R-R-2, R-R-4 & R-5

UTILITY PURVEYORS & SCHOOL DISTRICT
SCHOOL DISTRICT: HEMET UNIFIED
SCHOOL DISTRICT

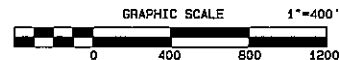
UTILITIES:
WATER: NONE/PRIVATE
SEWER: NONE/PRIVATE
GAS: NONE/PRIVATE
ELECTRIC: ANZA ELECTRICAL COOP.
TELEPHONE: VERIZON
CABLE TELEVISION: NONE

FEMA MAP
06085C2825G
DI PANEL 2825G
08/28/2008

LEGAL DESCRIPTION
COC 6948 RECORDED APRIL 13, 2005
PER INST. NO. 2005-0342007 OF MAY
11, 2005, RIVERSIDE COUNTY RECORDER
& THE WEST 30 ACRES OF THE SW 1/4
OF THE SW 1/4 OF SECTION 5, T. 7S.,
R 3E. SBM



VICINITY MAP
N.T.S.
TB PG 904, G6, 2005



LEGEND

- R-5** COMMON AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS
- R-R-2** RURAL RESIDENTIAL
2-ACRE MINIMUM
- R-R-4** RURAL RESIDENTIAL
4-ACRE MINIMUM



MAP NO.
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 573, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO.
ADOPTED BY ORDINANCE NO.

NOT IN A SPECIFIC PLAN AREA

PREPARED 08/15/2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 573-040-001 & 573-040-002

SLOPE ANALYSIS

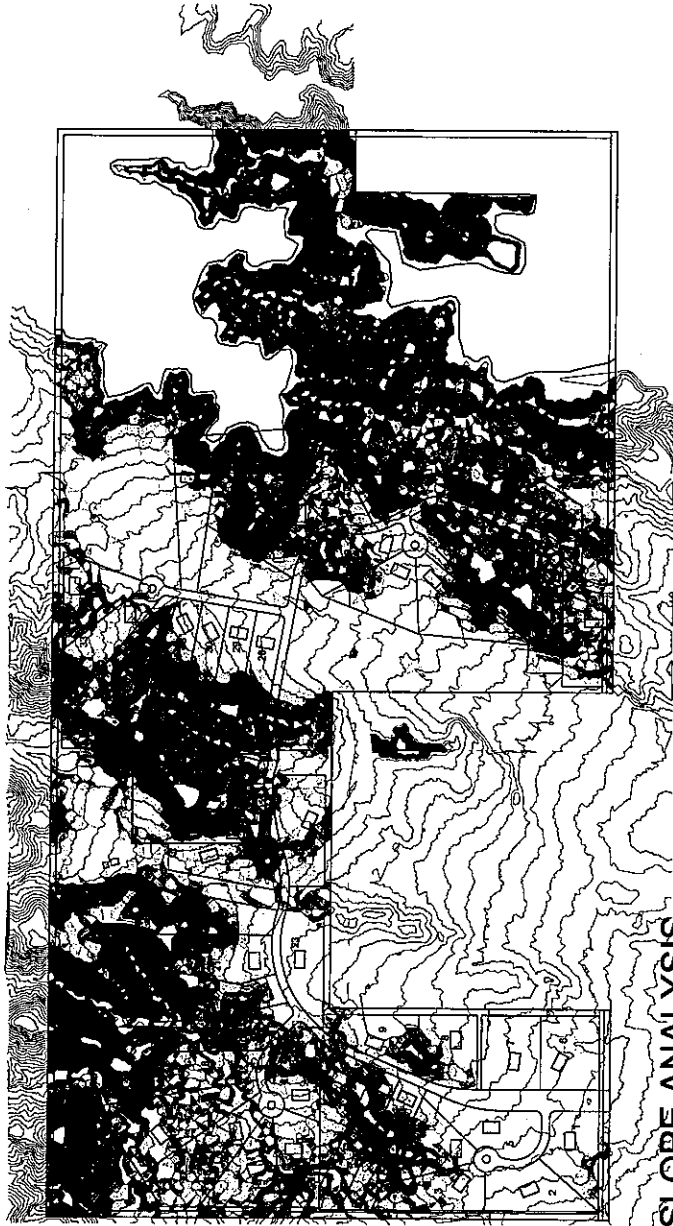
TENTATIVE TRACT MAP NO. 36327
THOMAS MOUNTAIN RANCH,
ANZA, CALIFORNIA

ALFREDO ALATORRE PE
CIVIL & STRUCTURAL ENGINEERING
PHONE: (949) 510-1960



DATE: 05/11/2011
JOB NO.: 1002
DRAWN BY: AA

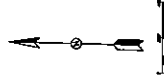
SHEET
2



SLOPE ANALYSIS

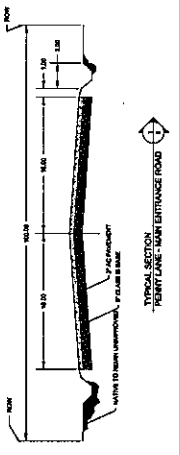
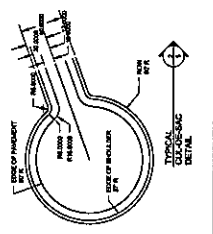
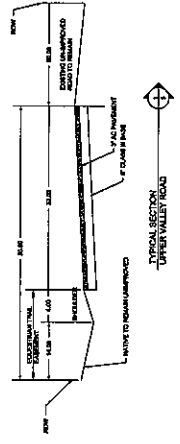
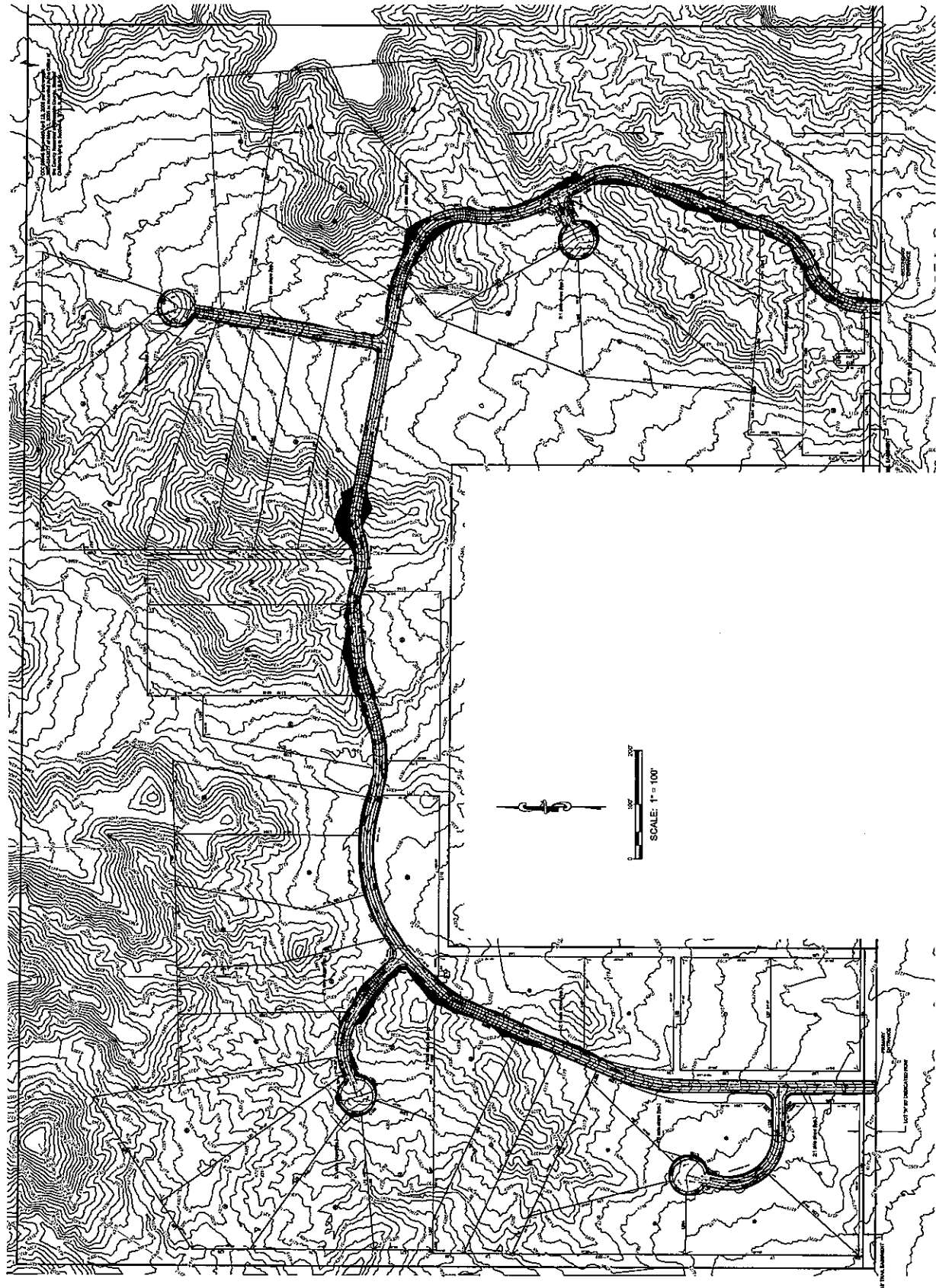
SUMMARY

Color	Range Beg.	Range End	Area	Percent
□	0.00	5.00	2436038.17	25.3
□	5.00	10.00	1488863.01	15.5
□	10.00	15.00	884915.18	9.2
□	15.00	20.00	815385.79	8.5
□	20.00	25.00	803834.04	8.3
■	25.00	300.00	3209502.07	33.3





REVISIONS	



REVISIONS

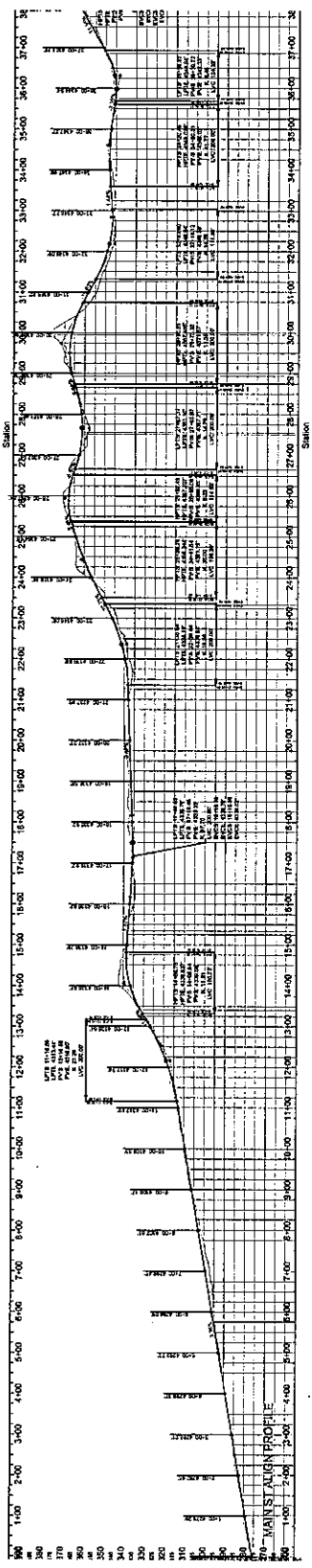
ALEANDRO ALATORRE PE
 CIVIL & STRUCTURAL ENGINEERING
 1001 W. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805
 PHONE: (949) 510-1850

PROFILES

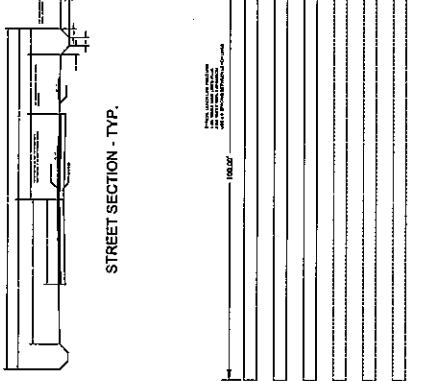
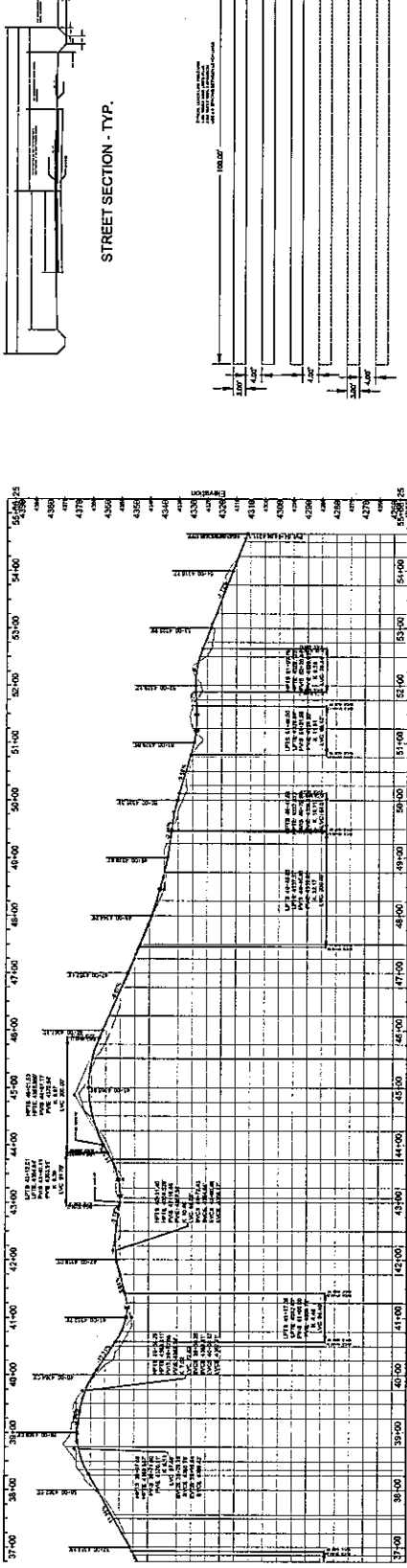
TENTATIVE TRACT MAP NO. 36227
 ANZA, CALIFORNIA
 THOMAS MOUNTAIN RANCH
 PARCEL 13
 AUGUST 2011
 JORGE P. DEZ
 DESIGNER



SHEET 5



PENNY LANE PROFILE STA 0+00 to STA 37+00



LEACH LINE DETAIL

