

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

902B



REVIEWED BY EXECUTIVE OFFICE

DATE 2/23/12  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 14, 2012

**CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988** – Applicant: Anza/Butterfield Road 34, LLC – Third / Third Supervisorial District – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 36 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments.

**RECOMMENDED MOTION:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39806**, 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,

**APPROVE CHANGE OF ZONE NO. 7050** from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) in accordance with Exhibit #3, based upon findings and conclusions in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 32988**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:kh/dm *d.m.*

(Continued on next page)

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

Prev. Agn. Ref.

District: 3 / 3

Agenda Number:

16.3

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988

February 7, 2012

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## **BACKGROUND**

On January 18, 2012, the Planning Commission tentatively approved the change of zone and approved the tentative tract map. Four conditions of approval were added to the project as part of the Commission's action - 10. PLANNING. 27 (Enhance Landscape Open Space Lot 37), 10. PLANNING. 28 (Ensure Homes Built to Plan), 80. PLANNING. 24 (Single Story Homes Required), and 80. PLANNING. 25 (Minimum Home Square Footage). An additional condition, 20. PLANNING. 3 (Amended Per Conditions), has been added to ensure that the tentative tract map acted upon by the Commission is correctly referenced. The conditions of approval are included for reference. These conditions of approval were added to address concerns of the neighboring residents with the slope landscaping, views, and the minimum square footage of future homes.

The project was heard at Planning Commission on seven (7) occasions in order to address concerns raised by neighbors, including lot sizes, adjacent slope, views, and property values. In response to the concerns, the applicant redesigned the tentative tract map to reduce the number of residential lots from 37 to 36, added a passive park, and provided more landscaping on the slope adjacent to the existing community to the north.