

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

637B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 4, 2009

SUBJECT: TENTATIVE TRACT MAP NO. 36063 – CEQA Exempt – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Calle Cielo, westerly of Tenaja Road and southerly of Tenaja Road (Rancho California Road) – 56.15 Gross Acres – Zoning Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Tentative Tract Map proposes to revert the project site, which was previously subdivided under Tentative Tract Map No. 26254-1, back to one 56.15-acre parcel for conservation purposes. Tentative Tract Map No. 26254, originally approved on December 20, 1995, totaled 168 acres and subdivided the project site into thirty one (31) parcels. Only the first phase 26254-1 was recorded. – APN: 932-390-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, and -011 – Related Cases: TR26254

RECOMMENDED MOTION:

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

APPROVAL of **TENTATIVE TRACT MAP NO. 36063**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 3/10/09
Tina Grande
Departmental Concurrence

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

March 10 3 15 PM '09

Prev. Agn. Ref.

District: First

Agenda Number:

16.2

**PLANNING COMMISSION
MINUTE ORDER MARCH 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 4.2: TENTATIVE TRACT MAP NO. 36063 – CEQA Exempt – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Calle Cielo, westerly of Tenaja Road and southerly of Tenaja Road (Rancho California Road) – 56.15 Gross Acres – Zoning Residential Agricultural – 5 Acre Minimum (R-A-5) – APN(s): 932-390-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, and -011. (Quasi-Judicial)**
- II. PROJECT DESCRIPTION**
The Tentative Tract Map proposes to revert the project site, which was previously subdivided under Tentative Tract Map No. 26254-1, back to one 56.15-acre parcel for conservation purposes. Tentative Tract Map No. 26254, originally approved on December 20, 1995, totaled 168 acres and subdivided the project site into thirty one (31) parcels. Only the first phase 26254-1 was recorded.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Matt Straite, at 951-955-8631 or mstraite@rctlma.org.
- The following did not wish to speak but want to be recorded as in favor of the subject proposal:
Traci Evenhuis, Applicant's Representative
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, continued recommended to the Board of Supervisors;
APPROVAL of **TENTATIVE TRACT MAP NO. 36063**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. 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.: 4.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: March 4, 2009

Tentative Tract Map No. 36063
Applicant: CLE Engineering
Engineer/Rep.: CLE Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36063 proposes a reversion of acreage to revert the project site's eleven (11) lots into one lot for conservation purposes. A reversion to acreage is a means by which subdivided lands may be returned to large blocks of non-divided lands. A reversion to acreage merges any underlying parcels and eliminates easements and offers of dedication within the property being reverted to acreage. A tentative map processed in accordance with the Subdivision Map Act and Ordinance 460 is required to receive approval for a reversion to acreage with the recordation of a parcel map or final map completing the reversion process. The current owner of all of the parcels is the California Department of Fish and Game. Final Subdivision Map No. 26254-1, which underlies the project site, was recorded on December 1, 1998, and was the first and only phase to record as part of approved Tentative Tract Map No. 26254, which was approved on December 20, 1995, and subdivided one hundred and sixty eight (168) acres into thirty one (31) five (5) acre parcels. The first phase of the map was recorded, the remaining tentative phases expired on April 9, 2002. The project is only reverting Final Subdivision Map No. 26254-1 which is 11 lots. The total proposed project area is 56.15 acres.

The project is located in the Tenaja community in the Southwest Area Plan. More specifically the project is northerly of Calle Cielo, westerly of Tenaja Road and southerly of Tenaja Road (Rancho California Road).

ISSUES OF POTENTIAL CONCERN:

HANS- The proposed project is in MSHCP Criterion Cell number 6962 and 6995. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review was not required as the project is reverting eleven (11) lots into one (1) for conservation purposes. Conditions of approval 10.Planning.1, 60.Planning.1, and 80.Planning.1 have added to the project to ensure such. Thus, the proposed project is consistent with the MSHCP requirements.

Street dedications- The underlying recorded subdivision included two (2) streets. Both have been dedicated to the County. The new proposed lot will map over the existing street dedications so that no vacation will be required. All previous easements will remain in place and are shown on the exhibit.

Easements- As previously indicated the reversion to acreage process will eliminate any easements previously proposed or recorded. Easements that need to remain after the processing of the map are shown on the current map, Tentative Tract Map 36063 and thus shall remain as the reversion is processed through the final map process.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use Rural: Rural Mountainous (R:RM) (10 Acre Minimum) (Exhibit #5):
2. Surrounding General Plan Land Use Rural: Rural Mountainous (R:RM) (10 Acre Minimum) (Exhibit #5):

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- | | |
|---------------------------------------|---|
| 3. Existing Zoning (Exhibit #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning (Exhibit #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Rural residential to the east, and Residential Agricultural – 20 Acre Minimum (R-A-20) to the south. |
| 5. Existing Land Use (Exhibit #1): | Vacant land |
| 6. Surrounding Land Use (Exhibit #1): | Vacant land to the south, vacant land and scattered, large-lot residential homes to the east and north, and the Cleveland National Forest to the west. |
| 7. Project Data: | Total Acreage: 56.15 Total Proposed Lots: 1 |
| 7. Environmental Concerns: | Exempt per CEQA guidelines section 15304 (D) |

RECOMMENDATIONS:

APPROVAL of **TENTATIVE TRACT MAP NO. 36063**, 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 Mountainous (R:RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the reversion to acreage 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 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 Multi-Species Habitat Conservation Plan (MSCHP).

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

1. The project site is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) on the Southwest Area Plan.

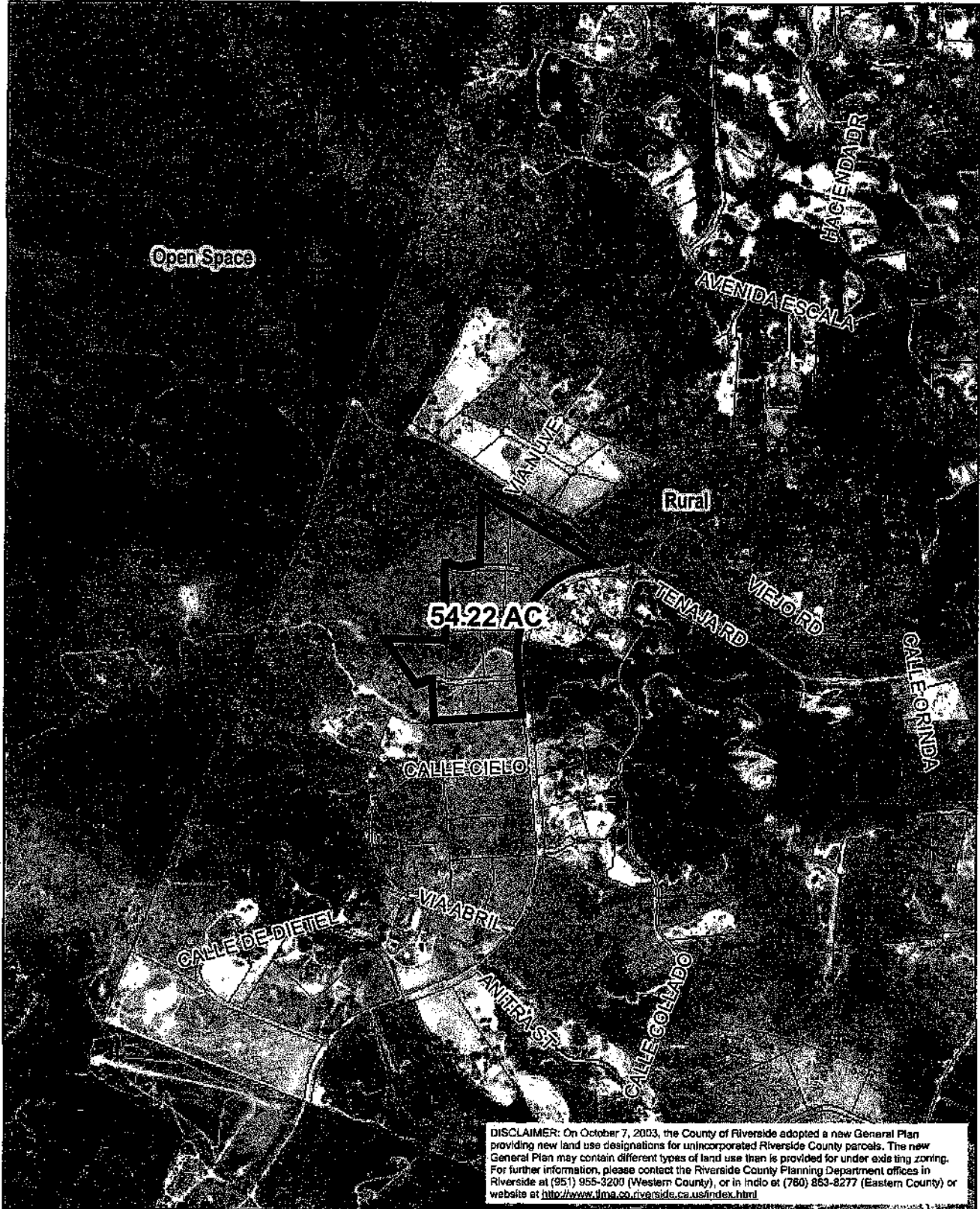
2. The proposed reversion to acreage for conservation/ park purposes is a permitted use in the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) designation.
3. Ordinance 460 Section 18.5 (B) requires that the following findings shall be made, this project satisfies these findings:
 - a. All offers for dedication that were made for the previous subdivision will be eliminated when the new, single lot is recovered over all previous dedications. These eliminations will not harm the present or future protective public purposes. Easements that need to remain after the processing of the map are shown on the current map, Tentative Tract Map 36063 and thus shall remain as the reversion is processed through the final map process.
 - b. All owners of the proposed reversion shall be the same. The California Department of Fish and Game is the single owner of all eleven (11) recorded lots thus satisfying the requirement that all owners provide consent.
4. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum).
5. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed reversion to acreage for conservation/ park purposes is a permitted use, subject to approval of a tentative tract map in the Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed reversion to acreage will facilitate the addition of 56.15 acres to the Cleveland National Forest, in addition the proposed reversion has been submitted to the Land Development Committee for review and approval. It has therefore been determined that the public's health safety and welfare are being protected.
8. Given the topography of the site and its remote location, the conservation of the 56.15 acre site is maintaining the present and future logical development pattern of the area.
9. The project site is surrounded by properties which are zoned Residential Agricultural – 5 Acre Minimum (R-A-5) to the north and west, Rural residential to the east, and Residential Agricultural – 20 Acre Minimum (R-A-20) to the south.
10. The proposed project is in MSHCP Criterion Cell number 6962 and 6995. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review was not required as the project is reverting eleven (11) lots into one (1) for conservation purposes. Thus, the proposed project is consistent with the MSHCP requirements and will not have a significant effect on the environment.
11. The proposed project is exempt from CEQA review per categorical exemption No. 15304, Class 4 Minor Alterations to the Land, subsection (d) as the proposed project is for conservation purposes.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

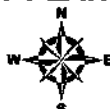
- a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephen's kangaroo rat fee area;
 - d. A Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell;
 - e. An agricultural preserve;
 - f. An airport influence area or compatibility zone;
 - g. A redevelopment area;
 - h. A mapped area of potential for liquefaction;
 - i. A mapped area of susceptibility to subsidence;
 - j. A fault zone; or,
 - k. A community service area.
3. The project site is located within:
- a. The boundaries of the Southwest Area Plan;
 - b. The Santa Rosa Plateau/ De Luz Policy Area; and,
 - c. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 932-390-001, 932-390-002, 932-390-003, 932-390-004, 932-390-005, 932-390-006, 932-390-007, 932-390-008, 932-390-009, 932-390-010, 932-390-011, 932-390-012, and 932-390-013.

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR5W
Section: 1

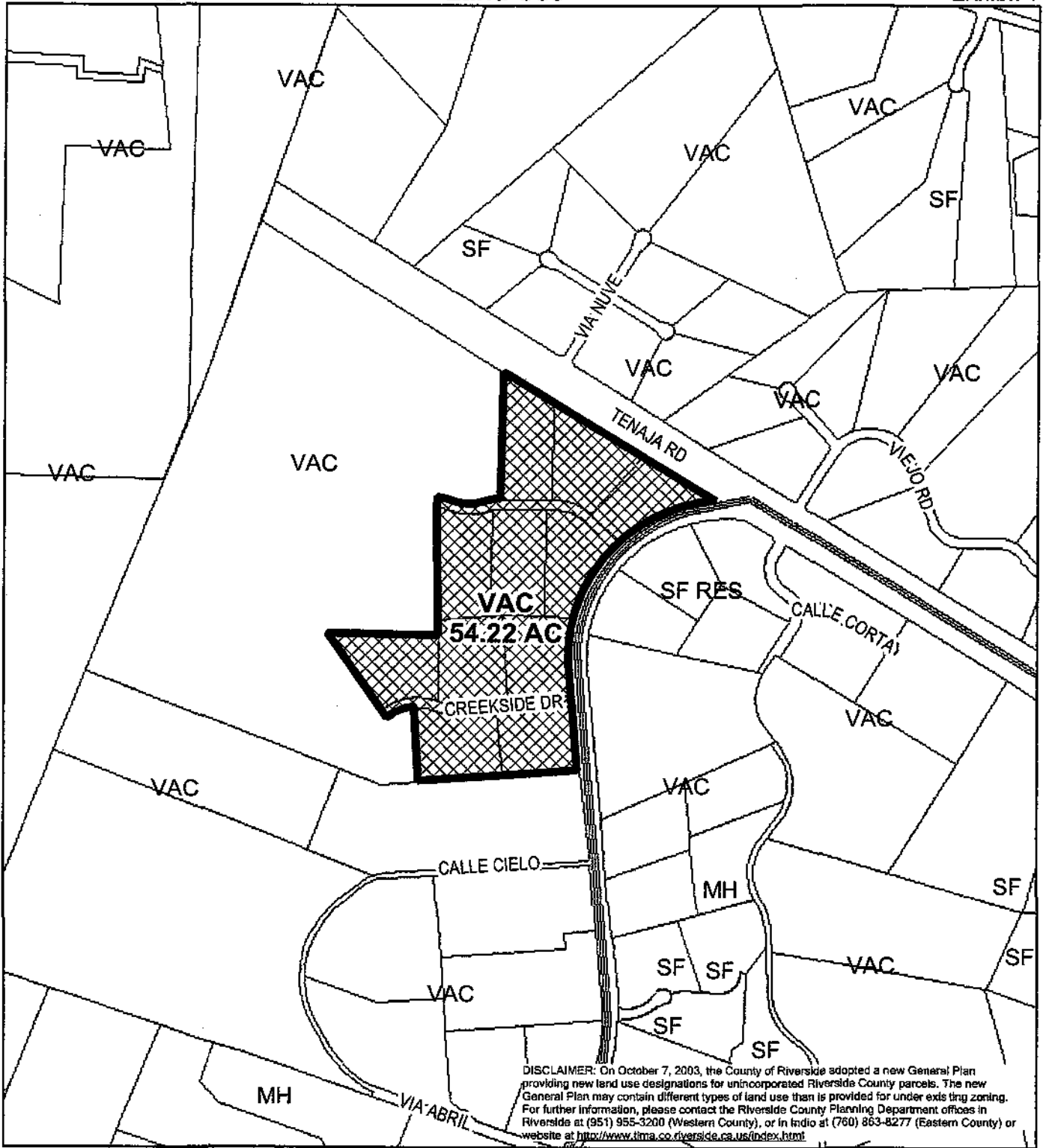


Assessors
Bk. Pg. 932-39
Thomas
Bros. Pg. 956 C7

Supervisor Buster
District 1
Date Drawn: 12/01/08

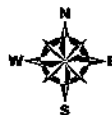
TR36063 Land Use

Planner: Matt Straite
Date: 1/21/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR5W
Section: 1



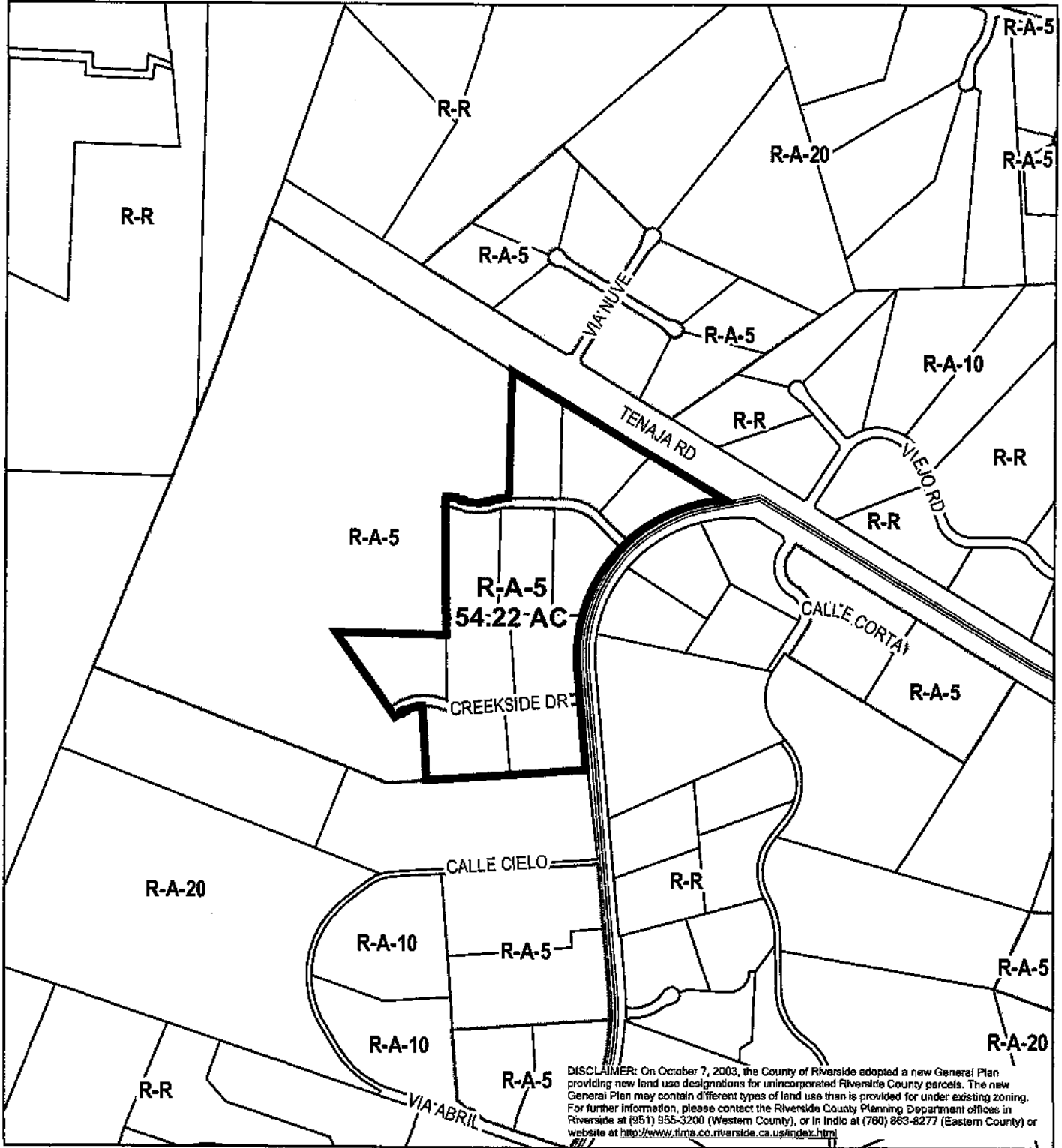
Assessors
Bk. Pg. 932-39
Thomas
Bros. Pg. 956 C7



Supervisor: Buster
District 1
Date Drawn: 12/01/08

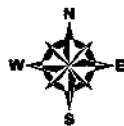
TR36063
EXISTING ZONING

Planner: Matt Straite
Date: 1/21/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR5W
Section: 1



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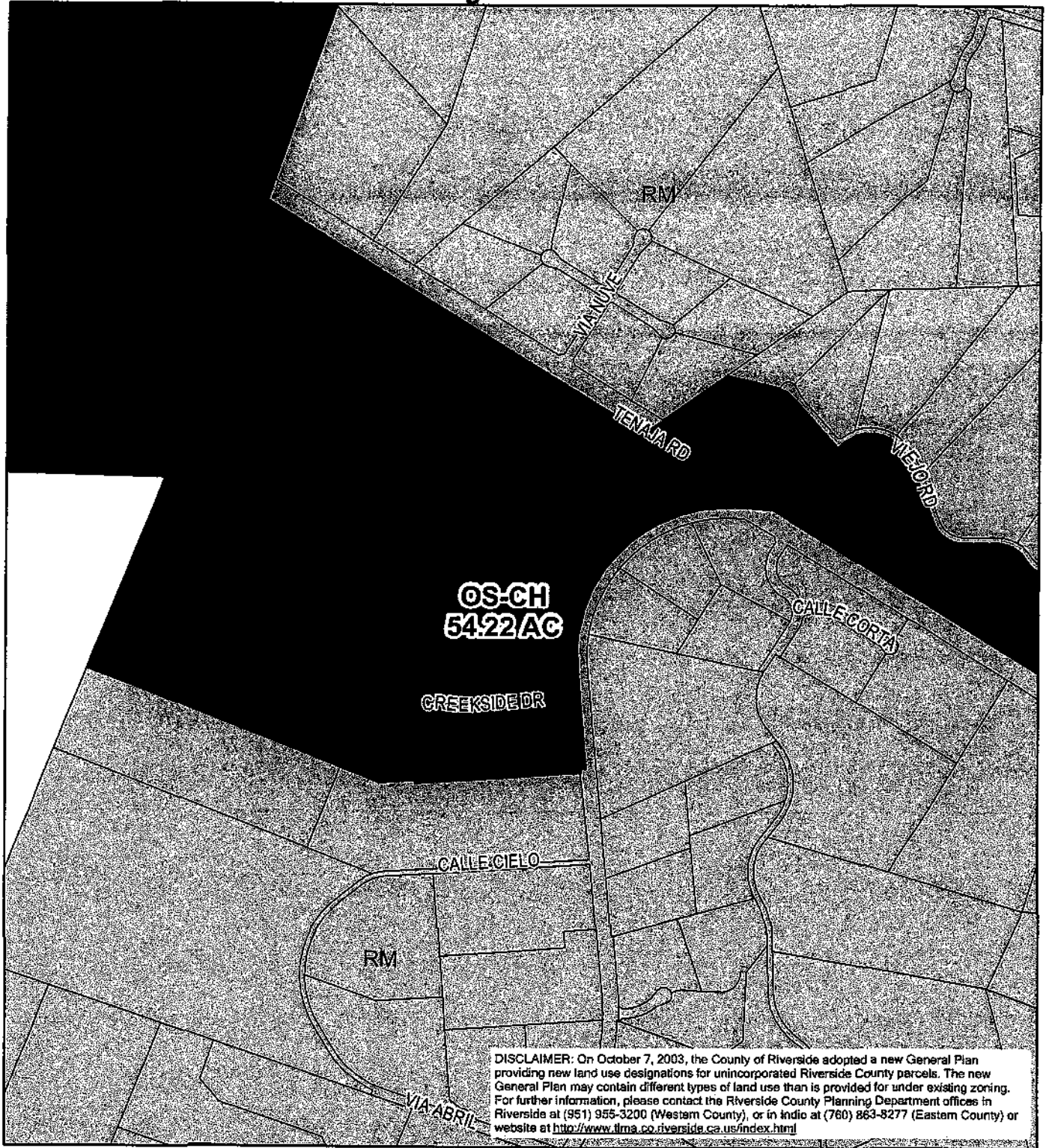


Supervisor: Buster
District 1
Date Drawn: 12/01/08

TR36063

Existing General Plan

Planner: Matt Straite
Date: 1/21/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR5W
Section: 1



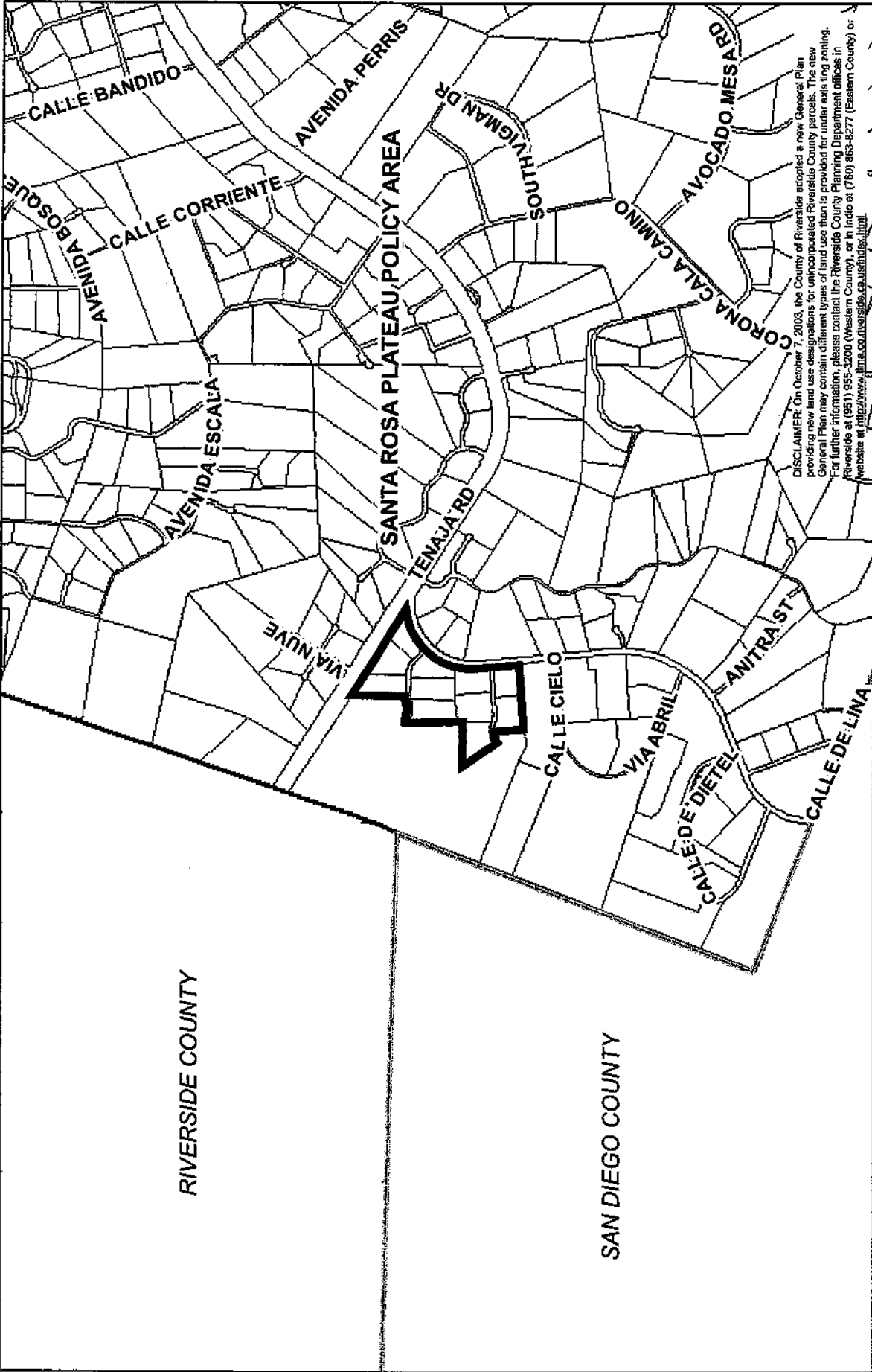
Assessors
Bk. Pg. 932-39
Thomas
Bros. Pg. 956 C7



Supervisor Buster
District 1
Date Drawn: 12/01/08

TR36063 POLICY AREAS

Planner: Matt Straite
Date: 01/21/09
Exhibit 8



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) 955-4200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riversidecountyplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR5W
Section: 1

Assessors
Blk. Pg. 932-39
Thomas
Bros. Pg. 956 C7

