

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

409B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 22, 2013

**SUBJECT: TENTATIVE PARCEL MAP NO. 36534** – Applicant: Virginia Mojica – Fifth/First Supervisorial District – Location: Northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue, and westerly of Palm Street – **REQUEST:** Schedule “H” subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres (1.49 gross acres), and with one proposed encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on at the Director’s Hearing meeting on July 22, 2013.

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42573** 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,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36534**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The project was approved at the Director’s Hearing meeting on July 22, 2013. No public testimony or concerns arose at the hearing.

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planing Director

Initials:  
CSL:pr *o.m.*

REVIEWED BY EXECUTIVE OFFICE

DATE *07/23/13*

Tina Grande

Departmental Concurrence

Policy

Consent

Dep’t Recomm.:  
Per Exec. Ofc.:

2013 JUL -8 PM 3:31  
RECEIVED

Prev. Agn. Ref.

District: 5/1

Agenda Number:

1-2

Agenda Item No.: 2.1  
Area Plan: Mead Valley Area Plan  
Zoning District: Cherry Valley  
Supervisory District: First/Fifth  
Project Planner: Paul Rull  
Directors Hearing: July 22, 2013

TENTATIVE PARCEL MAP NO. 36534  
E.A. NO. 42573  
Applicant: Virginia Mojica  
Engineer/Representative: Love Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**TENTATIVE PARCEL MAP NO. 36534** is a schedule "H" subdivision of 2.9 gross acres into two (2) residential parcels with each parcel being 1.3 acres, and with one proposed parcel encompassing an existing single family residence and the other proposed parcel encompassing an existing guest dwelling unit.

The proposed project will subdivide the parcel so that both dwelling units will be located separately on its own parcel. Guest homes are permitted as an accessory use to a main single family residence on the same parcel. The existing guest house located on proposed parcel 1 has been conditioned to pull building permits requiring the conversion of the guest house to a single family residence, along with the payment of any associated development fees.

The property is northerly of Floral Avenue, easterly of Read Street, southerly of Ellis Avenue, and westerly of Palm Street

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)                                  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)                                  |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential (R-R)  |
| 4. Surrounding Zoning (Ex. #2):                | Rural Residential (R-R)  |
| 5. Existing Land Use (Ex. #1):                 | Single Family Residence  |
| 6. Surrounding Land Use (Ex. #1):              | Single Family Residence and vacant   |
| 7. Project Data:                               | Total Acreage: 2.9<br>Total Proposed Parcel: 2<br>Proposed Min. Parcel Size: 1.0 Gross acre<br>Schedule: H |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

### RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42573**, 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,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36534**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) on the Mead Valley Area Plan.
2. The proposed subdivision with residential parcels each 1.3 acres in size are larger than the 1 acre minimum required by the Rural Community: Very Low Density Residential (RC: VLDR) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R).
5. The project site is surrounded by properties which are zoned Rural Residential (R-R).
6. The proposed parcels comply with the Development Standards of the Rural Residential Zone.
7. Similar residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
9. Environmental Assessment No. 42573 has identified that there are no potentially significant impacts associated with the project.

**CONCLUSIONS:**

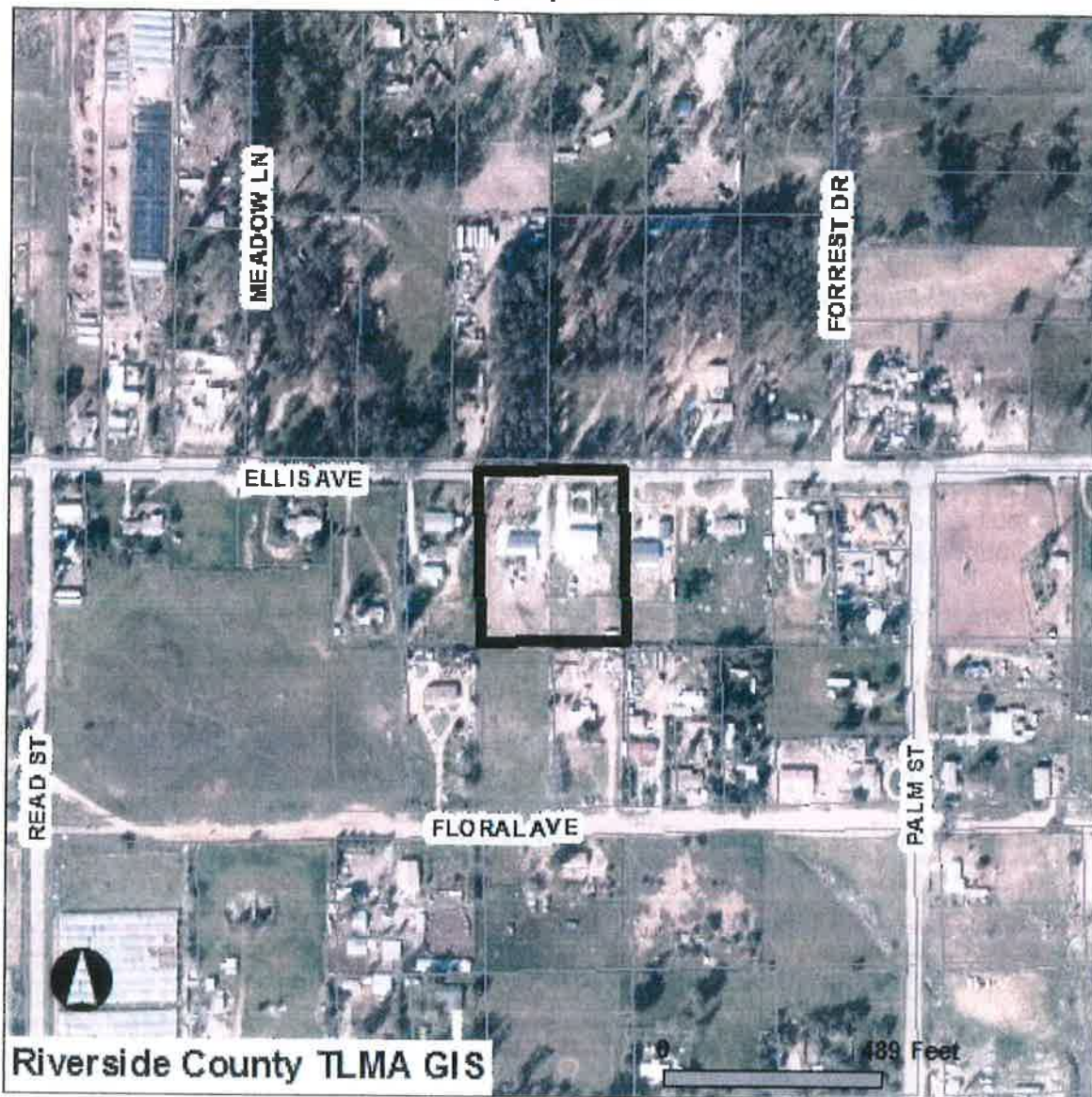
1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H 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 (MSHCP).

**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. March Joint Powers Authority Jurisdiction.
  - b. A Tribal Land.
  - c. A General Plan Policy Overlay Area.
  - d. A Specific Plan.
  - e. A Zoning Overlay Area.
  - f. An Agricultural Preserve.
  - g. An Airport Influence Area or Airport Compatibility Zone.
  - h. A High Fire Area.
  - i. A flood zone.
  - j. A fault zone.
  - k. A County Service Area.
3. The project site is located within:
  - a. The City of Perris sphere of influence
  - b. An area of Low Liquefaction Potential.
  - c. An area Susceptible to Subsidence.
  - d. An area of Undetermined Paleontological Sensitivity.
  - e. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).

The subject site is currently designated as Assessor's Parcel Number 343-090-019.

Vicinity Map - PM36534



Selected parcel(s):  
343-090-019

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***  
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Exhibit #1