

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

215 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 28, 2015

SUBJECT: TENTATIVE PARCEL MAP NO. 36660 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Dev Inc. – Engineer/Representative: Jason Keller - Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (1 acre minimum) – Location: Northeast corner of Mapes Road and Briggs Road – 3.6 gross acres - Zoning: Residential Agricultural 1-acre minimum (R-A-1) - REQUEST: Receive and file the Notice of Decision by the Planning Director for Tentative Parcel Map No. 36660.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Director's Notice of Decision for the above referenced case acted on by the Planning Director on January 26, 2015.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:



Juan C. Perez, TLMA Director



Steve Weiss, AICP
Planning Director

JCP:pr

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE
BY: 
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 5

Agenda Number:

1-2

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

FORM 11: Tentative Parcel Map No. 36660

DATE: January 28, 2015

PAGE: Page 2 of 3

ADOPTED MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42641**, 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,

APPROVED TENTATIVE PARCEL MAP NO. 36660, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Tentative Parcel Map No. 36660 is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres, and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. The project site is located at the northeast corner of Mapes Road and Briggs Road.

The project was originally heard at the January 5, 2015 Director's Hearing meeting. It was continued to the January 26, 2015, Director's Hearing meeting to allow staff time to research County and State law regarding the project's existing mobile home. Staff provided their research findings at the January 26, 2015, Director's Hearing meeting, and concluded that the existing mobile home was located on a permanent foundation and had valid building permits issued by the County. As such, staff recommended approval of the project, which was approved by the Planning Director.

The City of Menifee provided two comment letters regarding the project dated November 25, 2013, and January 5, 2015. In the November 25, 2013, letter, the City raised concerns with the location of residential driveways on Mapes Road which is designated as a secondary highway. They recommended that "residential driveways be restricted on Mapes Road consistent with the roadway design standards for secondary highways per Ordinance No. 461". Staff implemented the City's comments into the project design, by relocating the proposed driveways for lots 1 and 2 off of Mapes Road and on to Briggs Road (the driveway on Mapes Road for lot 3 already exists as part of the existing mobile home residence). In the January 5, 2015, letter, the City raised concerns with the new location of residential driveways on Briggs Road due to the Circulation Plan for the Trailmark Specific Plan which is immediately west of the project. The City states that "Briggs Road is classified as a modified collector (87-foot right-of-way), which would restrict driveway access due to close proximity to the specific plan's proposed traffic signal", and further recommends that the project is redesigned with one driveway on Briggs Road with a cul-de-sac which serves as driveway access to lots 1 and 2.

The County's Planning and Transportation Departments have reviewed these comments and it is staff's opinion that the City's proposed driveway cul-de-sac is not necessary. The proposed Trailmark Specific Plan has not established a fixed location for its driveway on Briggs Road because development plans have not been submitted to the County. When these development plans are submitted to the County for processing, staff will review the locations and spacing of proposed driveways with existing driveways.

Also, the area of the Specific Plan adjacent to the project is designated Public Facilities, allowing for civic uses and educational facilities. It is anticipated that driveway access to these potential public facilities will be made through one main internal collector road off of Briggs Road and Mapes Road. The addition of the project's two driveways will not significantly impact any conflict with the adjacent Specific Plan.

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

FORM 11: Tentative Parcel Map No. 36660

DATE: January 28, 2015

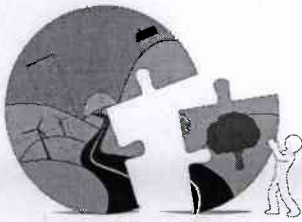
PAGE: Page 3 of 3

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.

ATTACHMENTS (if needed, in this order):

- A. DIRECTORS HEARING REPORT OF ACTIONS**
- B. DIRECTORS HEARING STAFF REPORT**
- C. DIRECTORS HEARING MEMO**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: January 28, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Tentative Parcel Map No. 36660

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department if set for hearing:

If appealed or set for hearing send to (5th Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mitigated Negative Declaration Forms
California Department of Fish & Wildlife Receipt (CFG6019)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 28, 2015

SUBJECT: TENTATIVE PARCEL MAP NO. 36660 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Dev Inc. – Engineer/Representative: Jason Keller - Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (1 acre minimum) – Location: Northeast corner of Mapes Road and Briggs Road – 3.6 gross acres - Zoning: Residential Agricultural 1-acre minimum (R-A-1) - REQUEST: Receive and file the Notice of Decision by the Planning Director for Tentative Parcel Map No. 36660.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Director's Notice of Decision for the above referenced case acted on by the Planning Director on January 26, 2015.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR:

Juan C. Perez, TLMA Director

Steve Weiss, AICP
Planning Director

JCP:pr

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added

Change Order

A-30

4/5 Vote

Prev. Agn. Ref.:

District: 5

Agenda Number:

Departmental Concurrence

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

FORM 11: Tentative Parcel Map No. 36660

DATE: January 28, 2015

PAGE: Page 2 of 3

ADOPTED MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42641, 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,

APPROVED TENTATIVE PARCEL MAP NO. 36660, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Tentative Parcel Map No. 36660 is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres, and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. The project site is located at the northeast corner of Mapes Road and Briggs Road.

The project was originally heard at the January 5, 2015 Director's Hearing meeting. It was continued to the January 26, 2015, Director's Hearing meeting to allow staff time to research County and State law regarding the project's existing mobile home. Staff provided their research findings at the January 26, 2015, Director's Hearing meeting, and concluded that the existing mobile home was located on a permanent foundation and had valid building permits issued by the County. As such, staff recommended approval of the project, which was approved by the Planning Director.

The City of Menifee provided two comment letters regarding the project dated November 25, 2013, and January 5, 2015. In the November 25, 2013, letter, the City raised concerns with the location of residential driveways on Mapes Road which is designated as a secondary highway. They recommended that "residential driveways be restricted on Mapes Road consistent with the roadway design standards for secondary highways per Ordinance No. 461". Staff implemented the City's comments into the project design, by relocating the proposed driveways for lots 1 and 2 off of Mapes Road and on to Briggs Road (the driveway on Mapes Road for lot 3 already exists as part of the existing mobile home residence). In the January 5, 2015, letter, the City raised concerns with the new location of residential driveways on Briggs Road due to the Circulation Plan for the Trailmark Specific Plan which is immediately west of the project. The City states that "Briggs Road is classified as a modified collector (87-foot right-of-way), which would restrict driveway access due to close proximity to the specific plan's proposed traffic signal", and further recommends that the project is redesigned with one driveway on Briggs Road with a cul-de-sac which serves as driveway access to lots 1 and 2.

The County's Planning and Transportation Departments have reviewed these comments and it is staff's opinion that the City's proposed driveway cul-de-sac is not necessary. The proposed Trailmark Specific Plan has not established a fixed location for its driveway on Briggs Road because development plans have not been submitted to the County. When these development plans are submitted to the County for processing, staff will review the locations and spacing of proposed driveways with existing driveways.

Also, the area of the Specific Plan adjacent to the project is designated Public Facilities, allowing for civic uses and educational facilities. It is anticipated that driveway access to these potential public facilities will be made through one main internal collector road off of Briggs Road and Mapes Road. The addition of the project's two driveways will not significantly impact any conflict with the adjacent Specific Plan.

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

FORM 11: Tentative Parcel Map No. 36660

DATE: January 28, 2015

PAGE: Page 3 of 3

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.

ATTACHMENTS (if needed, in this order):

- A. DIRECTORS HEARING REPORT OF ACTIONS**
- B. DIRECTORS HEARING STAFF REPORT**
- C. DIRECTORS HEARING MEMO**



DIRECTOR'S HEARING REPORT OF ACTIONS JANUARY 26, 2015

1.0 CONSENT CALENDAR

1.1 NONE

2.0 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 **TENTATIVE PARCEL MAP NO. 36660** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Development Inc. – Fifth Supervisorial District – Location: Northeast corner of Mapes Road and Briggs Road – Zoning: Residential Agricultural-1 Acre Minimum - **REQUEST:** The Tentative Parcel Map is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. Continued from January 5, 2015. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Staff Report Recommendation:

ADOPT OF A MITIGATED NEGATIVE DECLARATION; APPROVAL OF TENTATIVE PARCEL MAP.

Planning Director's Action:

ADOPTED A MITIGATED NEGATIVE DECLARATION; APPROVED THE TENTATIVE PARCEL MAP.

3.0 SCOPING SESSION

3.1 NONE

4.0 PUBLIC COMMENTS:

4.1 NONE



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

DATE: January 20, 2015
TO: Riverside County Director's Hearing Officer
FROM: Planning Staff
RE: **January 26, 2015, Director's Hearing meeting for Parcel Map No. 36660**

1. Project was continued from the January 5, 2015 Director's Hearing meeting to allow staff time to conduct further research into mobile homes laws. Staff has completed their research and concludes that the existing mobile home was built on a permanent foundation and has approved building permits from the County. Therefore, the proposed project, as is in its current design and conditioning, is recommended to move forward with a recommendation of approval.

2.1

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Zoning Area: Homeland
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Directors Hearing: January 26, 2015
Continued From: January 5, 2015

TENTATIVE PARCEL MAP NO. 36660
Environmental Assessment No. 42641
Applicant: Brian Smith Dev. Inc.
Engineer/Representative: Jason Keller

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three.

The project site is located at the northeast corner of Mapes Road and Briggs Road.

FURTHER PLANNING CONSIDERATIONS:

January 5, 2015

The project was continued from the January 5, 2015, to the January 26, 2015, Director's Hearing meeting. It was continued to allow time for staff to research County and State law regarding the project's existing onsite mobile home.

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), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee. |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural- 1 Acre Minimum (R-A-1) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural- 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee. |
| 5. Existing Land Use (Ex. #1): | Single family residence and residential accessory structures. |
| 6. Surrounding Land Use (Ex. #1): | Vacant land, single family residences, scattered single family residences, and the City of Menifee. |
| 7. Project Data: | Total Acreage: 3.6
Total Proposed Parcels: 3
Proposed Min. Parcel Size: 1.03 Acres
Schedule: "H" |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42641**, 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. 36660**, 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 Lakeview/Nuevo Area Plan.
2. The Tentative Parcel Map proposes three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres, which is greater than the one (1) acre minimum required by the Rural Community: Very Low Density Residential designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding land use designations.
4. The current zoning for the subject site is Residential Agricultural– 1 Acre Minimum (R-A-1).
5. The proposed subdivision of 3.6 acres into three (3) residential parcels (1.03, 1.39 and 1.17 acres respectively), is consistent with the required lot area dimensions and development standards set forth in the R-A-1 zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural– 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding zones.
7. Vacant land, single family residences and scattered single family residences are located within the project vicinity. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with these existing uses.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. This project is within the City Sphere of Influence of Menifee. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, Menifee, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Menifee on November 6, 2013 with a request for comments. The City recommended that future driveways not be placed on Mapes Road. Staff incorporated the City's recommendations and

designed the project so that parcels 1 and 2 driveways front on Briggs Road. Therefore, the County has complied with the requirements for the MOU.

10. This land division is located within a CAL FIRE state responsibility area and a high fire area.
11. This land division has been conditioned by Riverside County Fire Department so that each lot, and the Parcel Map subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by requiring buildings to be constructed with class B material as per California Building Code, requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.
12. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code by providing for blue dot reflectors within streets, meeting fire hydrant spacing requirements, requiring buildings to be constructed with class B material as per California Building Code, and requiring residences to have a fire sprinkler system installed.
14. Environmental Assessment No. 42641 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials
 - c. Noise

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.

CONCLUSIONS:

1. The proposed Tentative Parcel Map 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 Tentative Parcel Map is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. An area susceptible to subsidence;
 - b. Tribal Land;
 - c. General Plan Policy Areas or Overlays;
 - d. A Historic Preservation District;
 - e. A Specific Plan;
 - f. An Agriculture Preserve;
 - g. An Airport Influence Area;
 - h. A Flood Zone; and
 - i. A County Fault Zone.
3. The project site is located within:
 - a. The City of Menifee sphere of influence;
 - b. Zone B of Mt. Palomar Observatory (Ordinance No. 655);
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. A High Fire Area;
 - e. The boundaries of the Romoland and Perris Union High School District;
4. The subject site is currently designated as Assessor's Parcel Number 457-070-014.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

DIRECTOR'S HEARING REPORT OF ACTIONS JANUARY 5, 2015

1.0 **NONE**

2.0 **NONE**

3.0 **NONE**

4.0 **HEARINGS: 1:30 p.m. or as soon as possible thereafter.**

- 4.1 **TENTATIVE PARCEL MAP NO. 36660** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Dev Inc. – Fifth Supervisorial District – Location: Northeast corner of Mapes Road and Briggs Road – Zoning: Residential Agricultural-1 Acre Minimum - **REQUEST:** The Tentative Parcel Map is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. Continued from January 5, 2015. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

Staff report recommended:

ADOPTION OF A MITIGATED NEGATIVE DECLARATION; and, TENTATIVE APPROVAL OF TENTATIVE PARCEL MAP NO. 36660

Staff recommended at hearing:

CONTINUE TO JANUARY 26, 2015

Planning Director's Action:

CONTINUED TO JANUARY 26, 2015

3.0 **SCOPING SESSION**

3.1 **NONE**

4.0 **PUBLIC COMMENTS:**



CITY OF MENIFEE

Engineering

Jonathan Smith · Director of Public Works / Engineering

DATE: January 5, 2015
TO: Paul Rull, Project Planner
FROM: Jon Hofert, Consultant Traffic Engineer
RE: PM 36660

Dear Mr. Rull:

Thank you for this second opportunity to review the Tentative Parcel Map (PM36660) project on the northeast corner of Mapes Rd and Briggs Rd. It is our understanding the applicant has revised their driveways ingress/egress to Briggs due to Mapes Rd being classified as a secondary highway. We are concerned with the proposed driveway locations off of Briggs Rd. It appears that through the Circulation plan for the Trailmark SP1. Briggs Rd is classified as a modified collector – 87' ROW, which would also restrict driveway access due to close proximity to the specific plans proposed traffic signal.

The city recommends rotating lots and providing driveways to the north accessible by a half-width cul-de-sac north side of the property from Briggs Rd. This will also benefit the lot to the north, as they may remove their driveway access from Briggs Rd and utilize the cul-de-sac as a primary access. Please see sketch recommendation attached.

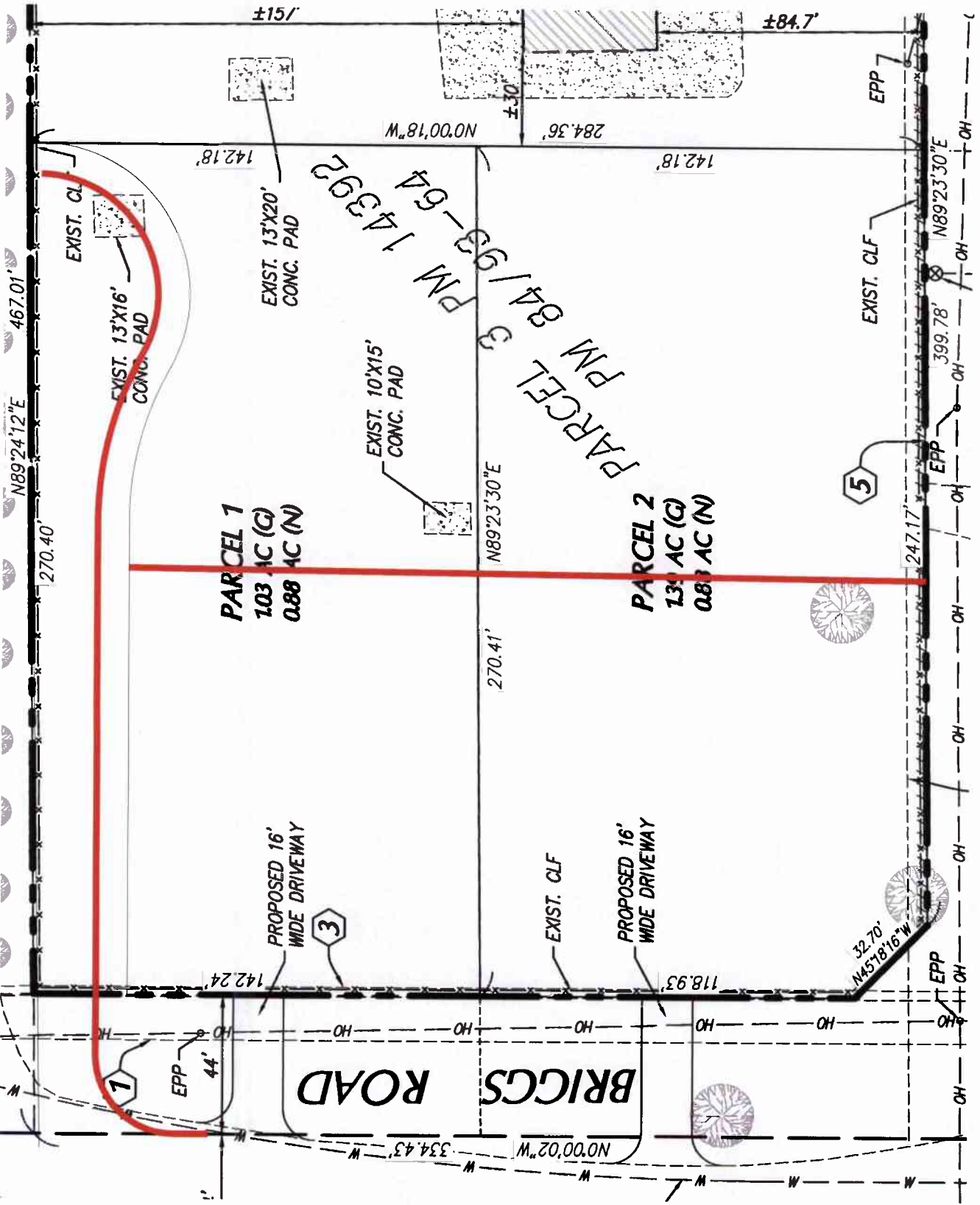
Should you have any questions please contact me a (951) 672-6777 or by email at jhofert@cityofmeniffee.us.

Sincerely,
City of Meniffee Engineering Department



Jon Hofert, Consultant Traffic Engineer

Attached: Sketch recommendation



Agenda Item No.: 4.1
Area Plan: Lakeview/Nuevo
Zoning Area: Homeland
Supervisory District: Fifth/Fifth
Project Planner: Paul Rull *PR*
Directors Hearing: January 5, 2015

TENTATIVE PARCEL MAP NO. 36660
Environmental Assessment No. 42641
Applicant: Brian Smith Dev. Inc.
Engineer/Representative: Jason Keller

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three.

The project site is located at the northeast corner of Mapes Road and Briggs Road.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
- Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee.
- Existing Zoning (Ex. #2): Residential Agricultural- 1 Acre Minimum (R-A-1)
- Surrounding Zoning (Ex. #2): Residential Agricultural- 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee.
- Existing Land Use (Ex. #1): Single family residence and residential accessory structures.
- Surrounding Land Use (Ex. #1): Vacant land, single family residences, scattered single family residences, and the City of Menifee.
- Project Data:
Total Acreage: 3.6
Total Proposed Parcels: 3
Proposed Min. Parcel Size: 1.03 Acres
Schedule: "H"
- Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42641, 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. 36660, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

KCC

TENTATIVE PARCEL MAP NO. 36660

DH Staff Report: January 5, 2015

Page 2 of 4

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 Lakeview/Nuevo Area Plan.
2. The Tentative Parcel Map proposes three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres, which is greater than the one (1) acre minimum required by the Rural Community: Very Low Density Residential designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding land use designations.
4. The current zoning for the subject site is Residential Agricultural– 1 Acre Minimum (R-A-1).
5. The proposed subdivision of 3.6 acres into three (3) residential parcels (1.03, 1.39 and 1.17 acres respectively), is consistent with the required lot area dimensions and development standards set forth in the R-A-1 zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural– 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding zones.
7. Vacant land, single family residences and scattered single family residences are located within the project vicinity. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with these existing uses.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. This project is within the City Sphere of Influence of Menifee. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, Menifee, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Menifee on November 6, 2013 with a request for comments. The City recommended that future driveways not be placed on Mapes Road. Staff incorporated the City's recommendations and designed the project so that parcels 1 and 2 driveways front on Briggs Road. Therefore, the County has complied with the requirements for the MOU.
10. This land division is located within a CAL FIRE state responsibility area and a high fire area.
11. This land division has been conditioned by Riverside County Fire Department so that each lot, and the Parcel Map subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by requiring buildings to be constructed with class B material as per

California Building Code, requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.

12. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code by providing for blue dot reflectors within streets, meeting fire hydrant spacing requirements, requiring buildings to be constructed with class B material as per California Building Code, and requiring residences to have a fire sprinkler system installed.
14. Environmental Assessment No. 42641 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hazards & Hazardous Materials
 - c. Noise

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.

CONCLUSIONS:

1. The proposed Tentative Parcel Map 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 Tentative Parcel Map is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

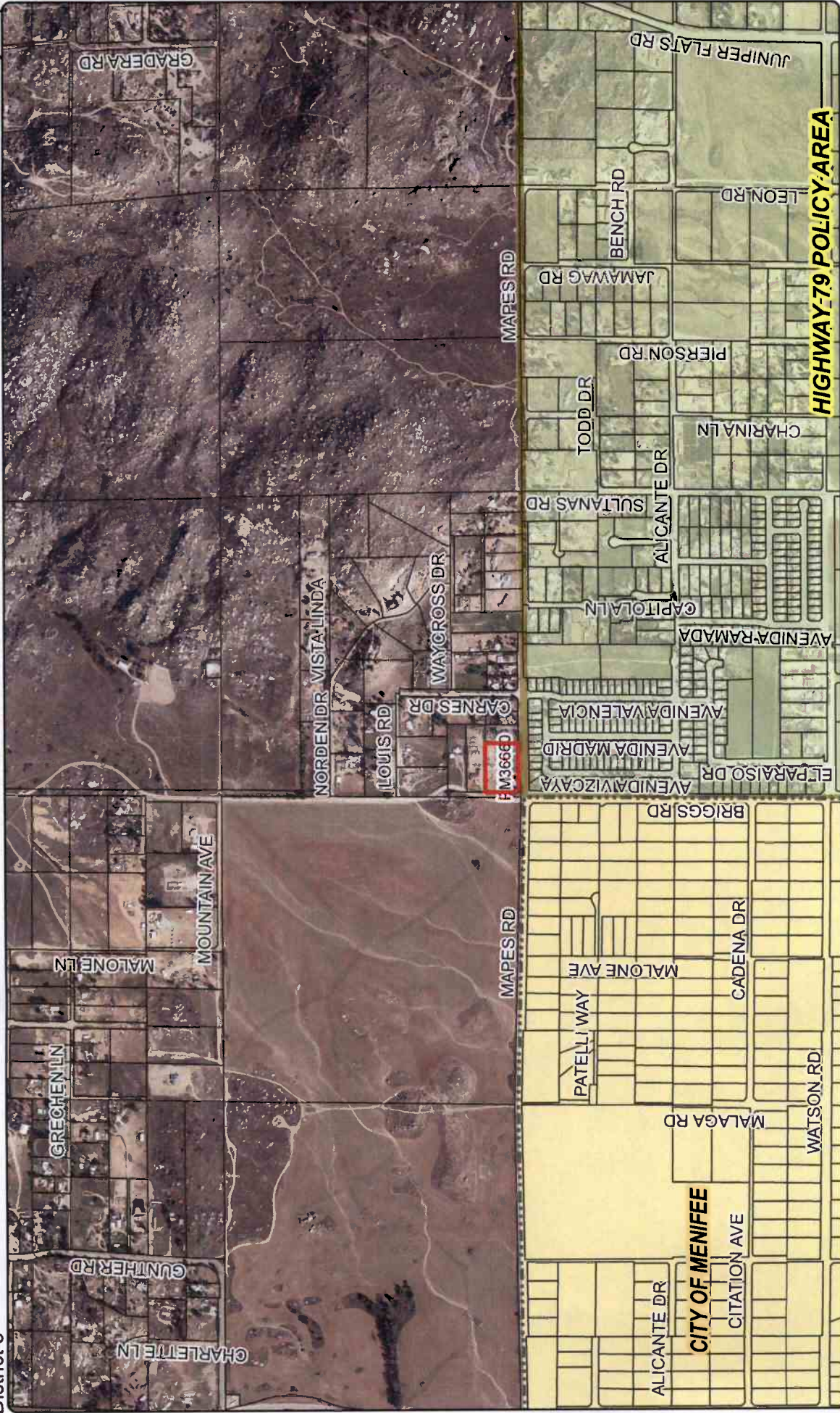
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An area susceptible to subsidence;
 - b. Tribal Land;
 - c. General Plan Policy Areas or Overlays;

- d. A Historic Preservation District;
 - e. A Specific Plan;
 - f. An Agriculture Preserve;
 - g. An Airport Influence Area;
 - h. A Flood Zone; and
 - i. A County Fault Zone.
3. The project site is located within:
- a. The City of Menifee sphere of influence;
 - b. Zone B of Mt. Palomar Observatory (Ordinance No. 655);
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. A High Fire Area;
 - e. The boundaries of the Romoland and Perris Union High School District;
4. The subject site is currently designated as Assessor's Parcel Number 457-070-014.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36660
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 11/21/14
 Vicinity Map



Zoning District: Homeland

Author: Paul Rull



REPLACES: On October 7, 2014, the County of Riverside adopted a new General Map showing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than as provided for under existing zoning. For further information, please contact the Riverside County Planning Department, Planning and Zoning Department, 1000 University Ave., Riverside, CA 92507. (951) 948-2727. E-mail: planning@co.riverside.ca.us

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36660

LAND USE

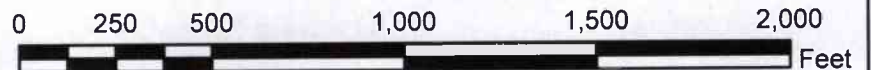
Supervisor Ashley
District 5

Date Drawn: 11/21/14



Zoning Area: Homeland

Author: Paul Rull



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

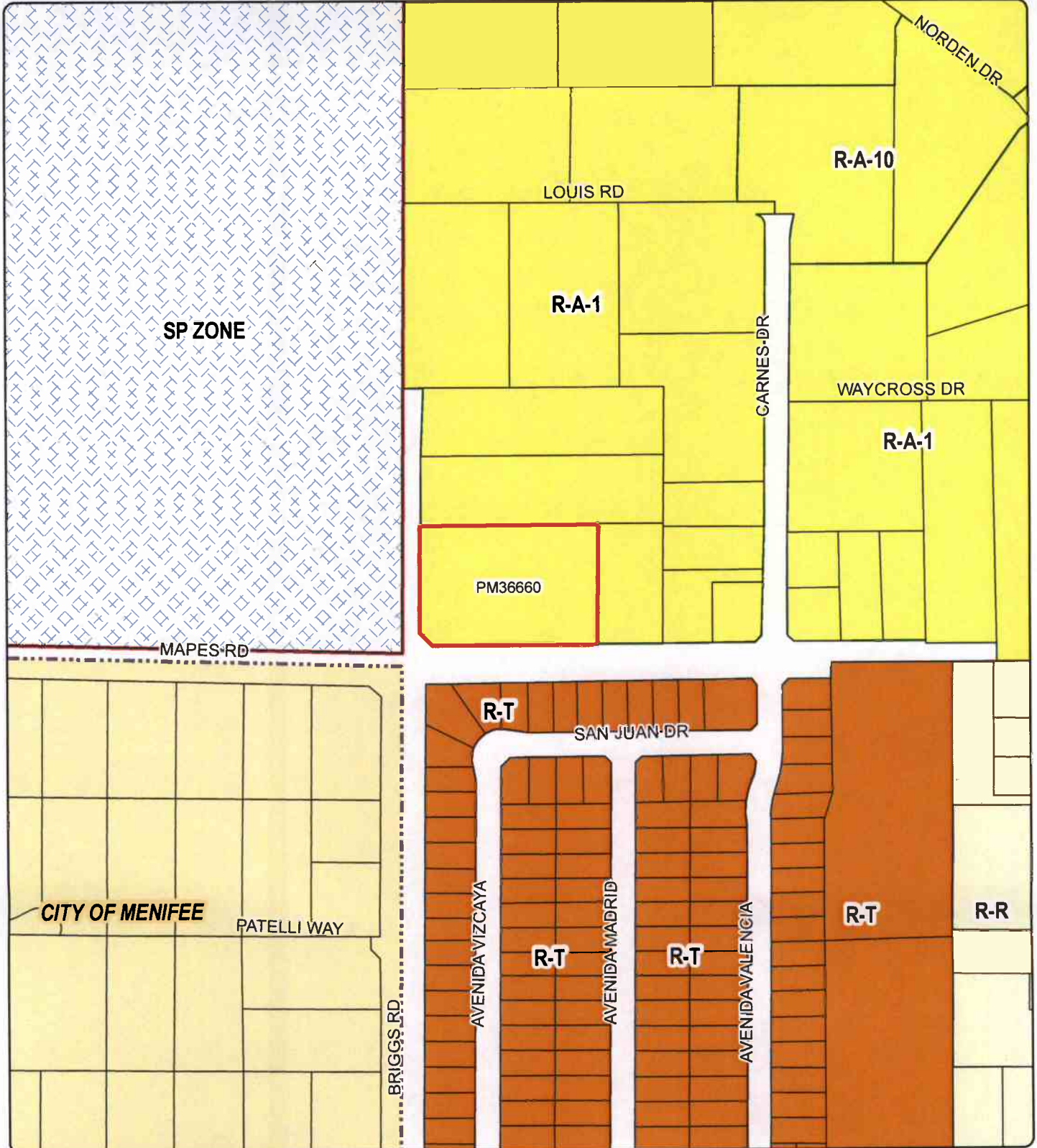
PM36660

ZONING

Supervisor Ashley
District 5

Date Drawn: 11/21/14

Exhibit 3



Zoning Area: Homeland

Author: Paul Rull



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

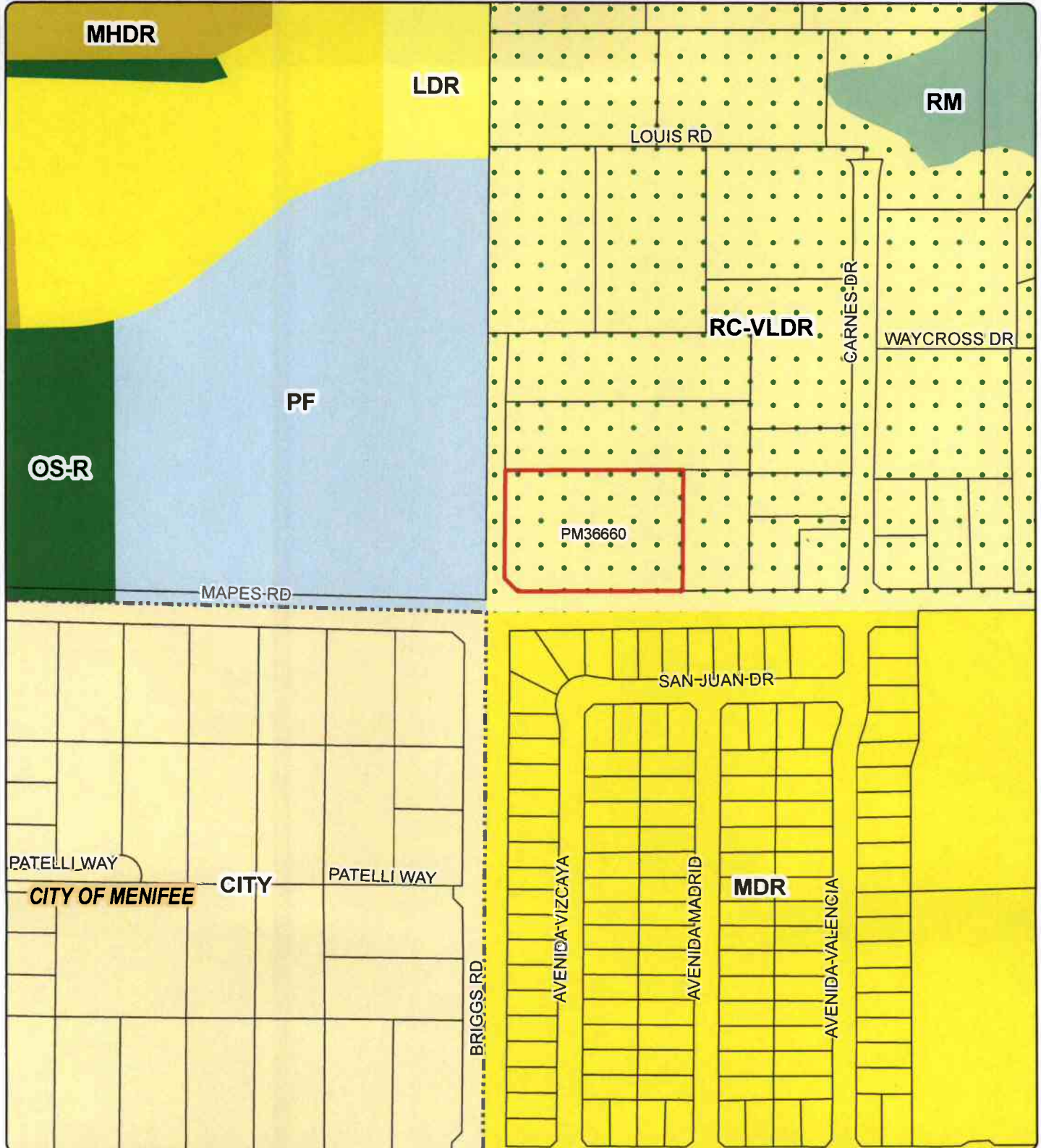
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36660

EXISTING GENERAL PLAN

Supervisor Ashley
District: 5

Date Drawn: 11/21/14
Exhibit 5



Zoning Area: Homeland

Author: Paul Rull



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>



IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 36660

BEING A SUBDIVISION OF PARCEL 3 AS SHOWN BY MAP ON FILE IN PM 8465344 RECORDS OF RIVERSIDE COUNTY; BEING A PORTION OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 WEST BASED ON THE SAN BERNARDINO MEBERAN

OWNER / APPLICANT
KELLER CONSULTING INC.
24455 VIA ANTOLE DR.
SAN DIEGO, CA 92126
P: (619) 594-8800
F: (619) 594-8801
E: info@kellerinc.com
WWW.KELLERINC.COM

APPROPRIATE ADDRESS
24455 VIA ANTOLE DR.
SAN DIEGO, CA 92126

TOPOGRAPHY
ACCOMMODATED (7 FOOT INTERVAL)

UTILITY UTILITIES
WATER
GAS
ELECTRIC
TELEPHONE
CABLE

LAND USE
AREA PLANNED FOR RESIDENTIAL DEVELOPMENT
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING: R-1 (NO CHANGE)
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

PROJECT NOTES
ALL DIMENSIONS SHALL BE PER SCHEDULE "N" SUBDIVISION

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP 14392 AS SHOWN BY MAP ON FILE IN BOOK 84 AND 64 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IS BEING SUBDIVIDED INTO PARCELS 1, 2, 3 AND 4 AS SHOWN BY THIS TENTATIVE PARCEL MAP NO. 36660.

EASEMENT NOTES
1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL APPROXES IN FAVOR OF CALIFORNIA ELECTRIC POWER CO. RECORDED MARCH 5, 1959 AS INSTRUMENT NO. 12422.

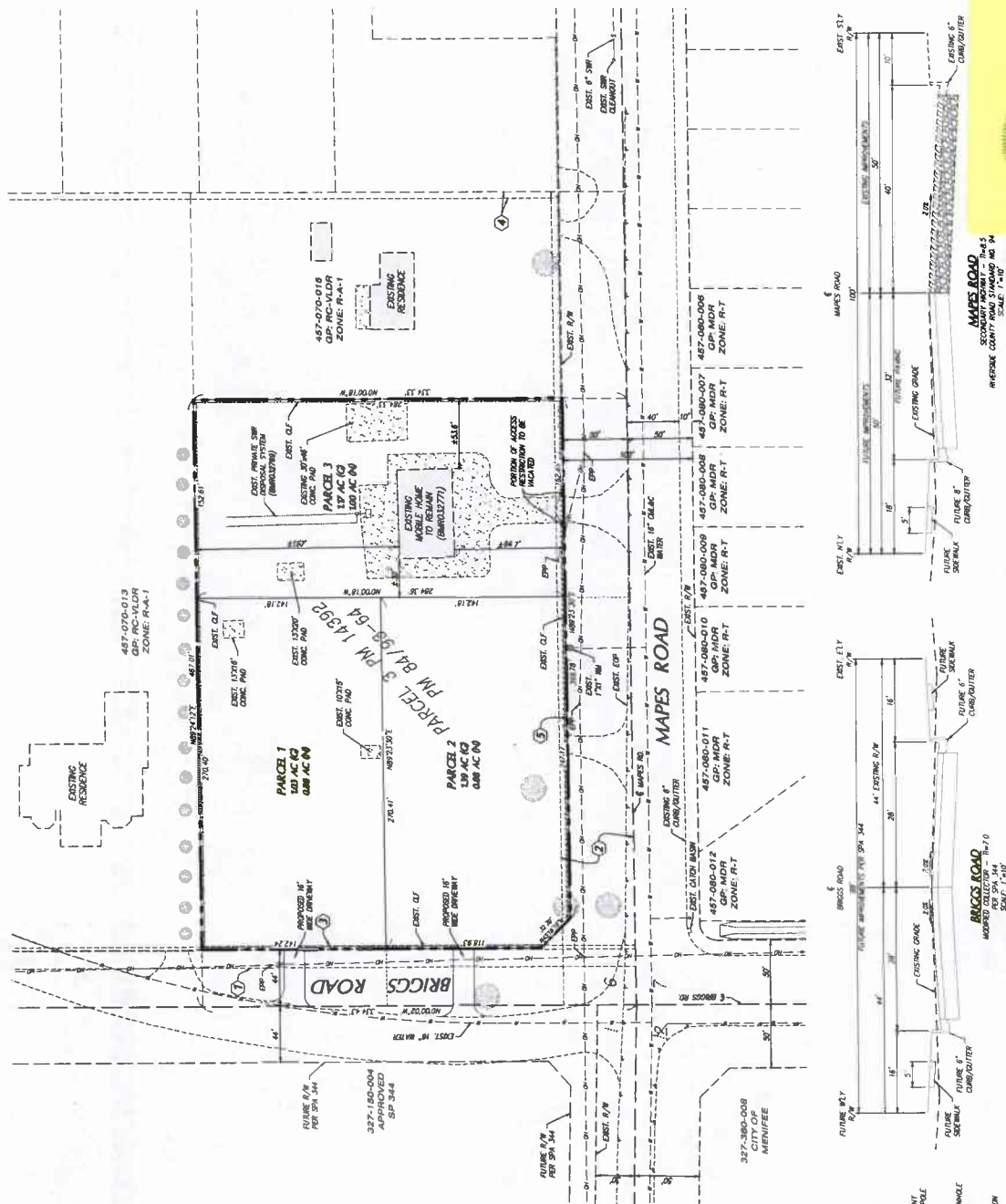
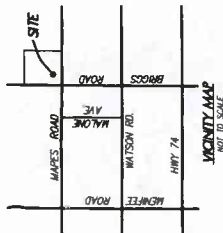


Table with 2 columns: REVISIONS, and 2 columns for description and date.

AMENDMENT NO. 1
TENTATIVE PARCEL MAP NO. 36660
SCHEDULE "H"
PREPARED DATE: JANUARY 2014



KELLER CONSULTING INC.
24455 Via Antiole Drive



CASE #: PM36660 AMD#1
DATED: 8/19/14
PLANNER: P.RULL