

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



ITEM
1.2
(ID # 3448)

MEETING DATE:

Tuesday, February 7, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR HEARING'S DECISION TO APPROVE: TENTATIVE PARCEL MAP NO. 30513 – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – REQUEST: A schedule "H" subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres – APN: 932-370-032. [Deposit Based Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above-referenced case acted on by the Planning Director on December 19, 2016.

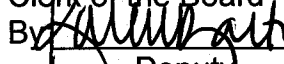
ACTION: Policy

Juan C. Pava, Director of Transportation & Land Management 1/31/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: February 7, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

BACKGROUND:

The Tentative Parcel Map is a Schedule H subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. A negative declaration (EA No. 41454) was adopted and the project was approved at Director's Hearing on December 19, 2016.

Board Action

The Planning Director's decision is final, and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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 and at the Director's Hearing.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Deposit Based Fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

CEO Recommendation: Approve

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 and at the Director's Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

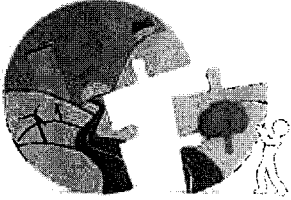
N/A

ATTACHMENTS:

- A. Planning Director's Staff Report
- B. Planning Director's Memo

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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C. Planning Director's Report of Actions



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: December 19, 2016
TO: Director's Hearing
FROM: Deborah Bradford, Project Planner
RE: Item No. 3.1 – PM30513

1. Attached are updated conditions of approval.
2. Since the writing of the staff report the following changes were made to the conditions of approval:
 - a. Condition of Approval 10.BS GRADE.2, was deleted.
 - b. Condition of Approval 10.FIRE.2, applicant recommended it be placed within the 80 milestone. This condition was deleted and was revised and moved to 80. FIRE.1.
 - c. Condition of Approval 10.PLANNING.20 was a duplicate of 10 PLANNING 19. Duplicate condition was removed.
 - d. Conditions of Approval 10.TRANS.6,7 AND 8 were removed.
 - e. Conditions of Approval 50.EPD.1 was revised.
 - f. Condition of Approval 50.PLANNING.10 was removed.
 - g. Condition of Approval 50.TRANS.2 was revised.
 - h. Condition of Approval 50. TRANS. 3 was removed.
 - i. Condition of Approval 60. PLANNING 3 was used twice. Numbering was revised.
 - j. Condition of Approval 60. PLANNING 16 was removed.
 - k. Condition of Approval 80. EPD 1 was removed.
 - l. Condition of Approval 90. TRANS. 3 was revised.
 - m. Condition of Approval 90. TRANS. 4 was removed.

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Palm Desert, California 92211
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**DIRECTOR'S HEARING
REPORT OF ACTIONS
DECEMBER 19, 2016**

1.0 CONSENT CALENDAR:

1.1 NONE

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

- 2.1 PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from November 21, 2016 and December 5, 2016. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctima.org.
- Staff Report Recommendation:**
ADOPT A MITIGATED NEGATIVE DECLARATION; and
APPROVE THE PLOT PLAN.
- Planning Director's Action:**
CONTINUED TO JANUARY 23, 2017

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 TENTATIVE PARCEL MAP NO. 30513** – Intent to Adopt a Negative Declaration – Applicant: CLE Engineering – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau/De Luz Policy Area – Location: Northerly of Avenida Escala, southerly of Calle Paramo, and westerly of Avenida De Encanto – 21.23 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** A schedule "H" subdivision of 21.23 gross acres into four (4) residential parcels ranging in size from 5.03 acres to 5.92 acres. Project Planner: Deborah Bradford at (951) 955-6646 or email dbradfor@rctima.org.
- Staff Report Recommendation:**
ADOPT A NEGATIVE DECLARATION; and
APPROVE THE PLOT PLAN.
- Planning Director's Action:**
ADOPTED A NEGATIVE DECLARATION; and
APPROVED THE PLOT PLAN as modified at hearing.

4.0 SCOPING SESSION:

4.1 NONE

5.0 PUBLIC COMMENTS:

NONE