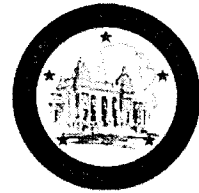


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.2
(ID # 10660)

MEETING DATE:

Tuesday, September 24, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE TRACT MAP NO. 36549 and ADOPTION of a Mitigated Negative Declaration - EA42622 - Applicant: Kenneth Kai Chang/Beresford Properties, LLC - Engineer/Representative: Eric Ruby - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous - Open Space: Recreation (20 acre minimum) - Location: Northerly of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero Road - 70.3 gross acres - Zoning: Residential Agricultural (R-A-5)(5 acre minimum) - REQUEST: Receive and file the Planning Commission's approval of Tentative Tract Map No. 36549, which proposes a Schedule "D" subdivision to create 13 single family lots on 70.3 gross acres ("project"). The project also includes approximately 4.5 acres of open space to be conveyed to the Western Riverside County Regional Conservation Authority. 935-370-047, 935-370-037, 935-370-049. District 1. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced project acted on by the Planning Commission on August 7, 2019.

ACTION: Consent

Charis L. Leach, Assistant TLMA Director 9/5/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 24, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION: Unanimously, with a 5-0 vote,

APPROVED Tentative Tract Map No. 36549, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions in the staff report.

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: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located within the Walker Basin Policy Area, which is within the Santa Rosa/De Luz Policy Area. This area was previously included in a specific plan approved in the late 1980s for a residential development and golf course. While the golf course was developed, the residential portion was not developed at that time. On July 15, 2003, Specific Plan No. 172 for the site was repealed, and under the Walker Basin Policy Area policy, the site's General Plan designation was amended to the 5-acre minimum for the 385-acre residential portion of the site, and to the Open Space Recreation designated areas of the golf course. The project is proposing residential development on 5 acre minimum lot sizes, which is consistent with the Walker Basin Policy Area. Furthermore, the site is also subject to the Santa Rosa Plateau/De Luz Policy Area which also allows for residential parcels as small as 5 acres within the Rural Mountainous land use designation provided that:

SWAP 5.1: A) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability. B) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres. The Project is consistent with this policy, and therefore, the 5 acre minimum lot sizes could be supported.

12 of the 13 parcels would meet the 5 acre lot minimum, and one three-acre parcel that was reduced in size as a result of habitat constraints within the area would not achieve the three-acre parcel minimum. To accommodate the habitat constraints on the three-acre parcel, the

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

applicant has demonstrated how the project qualifies for the County's clustering provisions. The clustering provisions identified in the General Plan under LU 9.4, and LU 12.1 b, permit clustering in order to preserve open space and natural resources.

- LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
- LU12.1 b. Allow development clustering to retain slopes in natural open space whenever possible.

The Planning Commission considered the project during a regularly scheduled public hearing on August 7, 2019. There were no public speakers. The Planning Commission approved the project with a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or 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 Residents and Businesses

The impacts of the project have been evaluated through the public hearing process.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Staff Report Package


Jason Farin, Senior Management Analyst

9/17/2019


Gregory V. Priamos, Director County Counsel

9/5/2019



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 3.1

CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019 and July 17, 2019.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

No one spoke in favor, opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Hake

A vote of 5-0

CONTINUED to September 4, 2019.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.1
CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P).

II. PROJECT DESCRIPTION:
The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Spoke in favor:
Fred Cohen, Applicant's Representative

No one spoke in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42965; and,

APPROVED the Determination of Public Convenience and Necessity; and,

APPROVED Conditional Use Permit No. 3763, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.2

TENTATIVE TRACT MAP NO. 36549 – Intent to Adopt a Mitigated Negative Declaration – EA42622 –
Applicant: Kenneth Kai Chang/Beresford Properties, LLC – Engineer/Representative: Bobbette Biddulph:
Environmental Science Associates – First Supervisorial District – Rancho California Zoning Area – Southwest
Area Plan – Rural: Rural Mountainous – Open Space: Recreation (20 acre minimum) – Location: Northerly
of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero
Road – 70.3 gross acres – Zoning: Residential Agricultural (R-A-5)(5 acre minimum).

II. PROJECT DESCRIPTION:

Schedule "D" subdivision to create 13 single family residential lots on 70.3 gross acres. The project also
includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation
Authority.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Eric Ruby, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke

A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42987; and,

APPROVED Tentative Tract Map No. 36549, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.3

SURFACE MINING PERMIT NO. 00194, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration – EA42690 – Applicant: Skanska – Engineer/Representative: Lilburn Corporation – Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan – General Plan: Open Space – Mineral Resources (OS-Min) – Location: Northerly of Interstate 10 (I-10) and Berdoo Canyon Road, easterly of Dillon Road, and southeasterly of Sky Valley – 95.2 Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A).

II. PROJECT DESCRIPTION:

Surface Mining Permit No 194, Revision No. 1 proposes a revision to the existing Riverside County approved 58-acres Dillon Road Mine (SMP 194). The property encompasses approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven (7) miles north of I-10. The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres; extend the length of time for the mining permit for an additional 25 years until December 31, 2044, to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminate the future use of an approved asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining activities. No changes to production rates are requested. Planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. Skanska also submitted an Interim Management Plan (IMP) as the mine site had been operated only on an intermittent basis and had no reported production for a one (1) year period. The mine is anticipated to remain in an idle state for the near future.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Dionne Harris at (951) 955- 6836 or email at dharris@rivco.org.

Spoke in favor:
Tim Mahoney, Applicant's Representative

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed
Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42690; and,

APPROVED Surface Mining Permit No. 194, Revision No. 1, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.4

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P).

II. PROJECT DESCRIPTION:

Appeal of July 8, 2019 Planning Director's decision to adopt a Mitigated Negative Declaration (CEQ180088) and approved Plot Plan No. 180023, which proposes to construct a 203,445 sq. ft., single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. **STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.**

III. MEETING SUMMARY:

The following staff presented the subject proposal: Jason Killebrew, Principal Planner
Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke

A vote of 5-0

APPROVED the Withdrawal of the Appeal.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.5

CHANGE OF ZONE NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide.

II. PROJECT DESCRIPTION:

Change of Zone No. 1900008 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the proposed amendment exempt from the California environmental Quality Act (CEQA); and,

ADOPT Ordinance No. 348.4911 (CZ190008), subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.6

Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres.

II. PROJECT DESCRIPTION:

A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Thomas Chavez, Applicant's Representative, 42655 E. Florida Avenue, Hemet, 92544

Jon Shardlow, Applicant's Representative- did not speak

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake

A vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Public Use Permit No. 190001, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 7, 2019**

I. AGENDA ITEM 4.7

PLOT PLAN NO. 180028 (PPT180028) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466) – CEQ180105 – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P).

II. PROJECT DESCRIPTION:

The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 sq. ft. warehouse/distribution/manufacturing development consisting of three (3) buildings on 72.5 acres (gross). The three (3) buildings consist of a 1,138,800 sq. ft. building (identified as Building 1), a 31,408 sq. ft. building (identified as Building 3), and a 15,192 sq. ft. building (identified as Building 4).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

Jon Semcken, Applicant's Representative, 13191 Crossroads Parkway, Industry, 91746

Mike Day, Applicant's Representative, 1128 E. La Cadena, Riverside, 92507

Thomas Ruiz, Interested Party, Riverside, 92807

Yolanda Williams, Neighbor, P.O. Box 1659, Perris, 92572

Jayson Baiz, Interested Party

Eddie Rivera, Interested Party, Corona, 92883

Maricela Martinez, Neighbor, 21600 Baker Street, Perris, 92570

Spoke in opposition:

Debbi Hurtado, Neighbor, 19091 Seaton Avenue, Perris, 92570

Jerrie Eubanks-Hurtado, Neighbor, 19091 Seaton Avenue, Perris, 92570

Debbie Walsh, Interested Party, Mead Valley

Delores Kilpatrick, Neighbor, Perris, 92570- did not speak, donated time

Laurie Taylor, Interested Party, 14677 Descanso Drive, Lake Mathews, 92570

Ann Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570

Jerry Grell, Neighbor- did not speak, donate time

John Minnella, Interested Party, 19464 Killdeer Court, Lake Mathews, 92570

Steve Alesi, Neighbor, 18255 High Pine Road, Perris, 92570- did not speak, donated time

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

CONSIDERED an Addendum to Environmental Impact Report No. 466; and,

APPROVED Plot Plan No. 180028, subject to the conditions of approval as modified at hearing.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

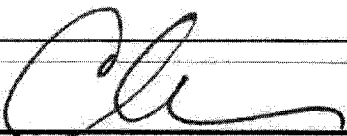
Agenda Item No.

4.2

Planning Commission Hearing: August 7, 2019

PROPOSED PROJECT

Case Number(s):	TR36549	Applicant:	Beresford Properties, LLC
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	Southwest	Representative(s):	Eric Ruby
Zoning Area/District:	Rancho California Area		
Supervisory District:	First District		
Project Planner:	Brett Dawson		
Project APN(s):	935-370-047, 935-370-037, 935-370-049		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 36549 (TR36549) proposes a Schedule "D" subdivision of 70.3 gross acres into 13 residential lots. The project also includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation Authority (hereinafter referred to as Project or project or TR36549).

The Project site is located North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. EA42987**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 36549, subject to the attached, advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural and Open Space

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
East:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
South:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
West:	Rural: Rural Mountainous (R:RM)
Existing Zoning Classification:	Rural Agricultural, 5 Acre minimum (R-A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural. 5 acre minimum (R-A-5)
East:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural. 5 acre minimum (R-A-5)
South:	Residential Agricultural. 5 acre minimum (R-A-5)
West:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural, 5 acre and 20 acre lot minimum (R-A-5)(R-A-20), Light Agriculture, 10 acre and 20 acre lot minimum (A-1-10)(A-1-20)
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Residential
South:	Single Family Residential
East:	Golf Course
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	70.3	N/A
Existing Building Area (SQFT):	0	N/A
Proposed Minimum Lot Size:	5 acre	5 acre

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located in unincorporated Riverside County, north of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road. The project site is within Walker Basin Policy Area of the Southwest Area Plan, west of the City of Temecula, south of the Santa Rosa Plateau, and approximately 2 miles north of the Riverside/San Diego County boundary. TR36549 is comprised of a total of 70.3 acres and is intended for residential development. The residential development includes 13 single family lots on minimum 5-acre lots; each having an approximately one-acre building pad for an estate-size home with the balance of this property planted in vineyards, avocado groves, and open space.

The project site is located within the Walker Basin Policy Area, which is within the Santa Rosa/De Luz Policy Area. This area was previously included in a specific plan approved in the late 1980s for a residential development and golf course. While the golf course was developed, the residential portion was not developed at that time. On July 15, 2003, Specific Plan No. 172 for the site was repealed, and under the Walker Basin Policy Area policy, the site's General Plan designation was amended to the 5-acre minimum for the 385-acre residential portion of the site, and to the Open Space Recreation designated areas of the golf course. The project is proposing residential development on 5 acre minimum lot sizes, which is consistent with the Walker Basin Policy Area. Furthermore, the site is also subject to the Santa Rosa Plateau/De Luz Policy Area which also allows for residential parcels as small as 5 acres within the Rural Mountainous land use designation provided that:

SWAP 5.1: A) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability. B) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres. The Project is consistent with this policy, and therefore, the 5 acre minimum lot sizes could be supported.

12 of the 13 parcels would meet the 5 acres lot minimum, and one, three acre parcel that was reduced in size as a result of habitat constraints within the area would not achieve the three acre parcel minimum. To accommodate the habitat constraints on the three acre parcel, the applicant has demonstrated how the project qualifies for the County's clustering provisions. The clustering provisions identified in the General Plan under LU 9.4, and LU 12.1 b, permit clustering in order to preserve open space and natural resources.

- LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains blueline streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
- LU12.1 b. Allow development clustering to retain slopes in natural open space whenever possible.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The existing Land Use Designation of the project site is Rural: Rural Mountainous (R:RM) and Open Space: Open Space -Recreation (20 acre minimum) (OS:OS-R).
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM).
3. The existing zoning for the subject site is Residential Agricultural, 5-acre minimum (R-A-5).
4. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) on all sides.
5. The project site is designated as Rural Mountainous (RM) 10-Acre minimum by the Riverside County General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The site is located within the Southwest Area Plan and specifically within the Walker Basin Policy Area which is within the Santa Rosa Plateau/De Luz Policy Area. There is an open space area to the south that has a General Plan land use designation of Open Space: Open Space - Recreation (20 Acre minimum). No development is proposed for this open space area, which complies with the Open Space General Plan land use designation.

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 12 5-acre lots, with one 3-acre clustered lot on 70.3 acres and the slope analysis map shows that any slope exceeding 25% is avoided. The underlying planning design philosophy is to create minimal manufactured slopes and to contour grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The Project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, the Project would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features on the site. Although the Southwest Area Plan Land Use Plan shows the site with a land use designation of Rural Mountainous (RM), the site's general plan land use designation was amended to 5 acre minimum for the residential portion of the site, and to Open Space Recreation for the golf course area through the adoption of the Walker Basin Policy Area.

TR36549 contains a unique design on the south end within a 10 acre area. The unique lot lines of the area make it infeasible and impractical to have two 5 acre lots within the 10 acre area. The most practical design results in Lot 12 being 3 acres and Lot 13 having 7 Acres. The three acre lot (Lot 12) is under the 5 acre minimum however, the General Plan contains three clustering provisions which would permit Lot 12 to be compatible with the area through clustering:

- a. LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible development of parcels containing 100 year floodplains blueline streams and other highway watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of the watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
- b. LU 12.1.b Allow development clustering to retain slopes in natural open space whenever possible.

The southernmost area of the TR36549 and Lot 13 contain the Sycamore Creek and substantial numbers of oak trees. To locate a pad within this area would negatively impact the existing open space area of the site. Locating the pad on the northern section is the most practical, however this results in Lot 12 being less than 5 acre minimum. The unique nature of the terrain and natural features, slopes and oak trees on the south end provide a special circumstance where clustering is warranted.

While the Project has a General Plan Land Use Designation of Rural Mountainous 10 acre minimum, it is located within the Southwest Area Plan and also contained in the Santa Rosa Plateau/De Luz and Walker Basin Policy Area. Both policy areas support 5-acre minimum lot sizes. The project proposes to develop 13 single family residential lots on a 70.3 acre site. Minimum lot sizes are five (5) acres which is consistent with the existing underlying zoning, and the General Plan land use designations.

Tentative Tract Map Findings

6. The proposed project's subdivision design and improvements are consistent with the General Plan, applicable community plans and with all applicable requirements of State law and the ordinances of Riverside County as the project proposes to develop 13 estate-size single family detached residential lots within the boundary of the 70.3 acre project site. The minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan, Southwest Area Plan designations and the Walker Basin Area Policy Area.

12 of the parcels will be minimum 5 acres in size, with one parcel being 3 acres in size. The clustering provisions LU 9.4, and LU 12.1 b, permit clustering in order to preserve open space and natural resources.

- LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains blueline streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
 - LU12.1 b. Allow development clustering to retain slopes in natural open space whenever possible.
7. The site is physically suited for the type and density of the development in the area as the project site is located within the Santa Rosa Plateau/De Luz Policy Area which is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. It supports rural agricultural development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

The project site is located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, it would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site. The site's general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

8. Based on the findings and conclusions in Environmental Assessment No. 42987 and the project's conditions of approval, the design of TR36549 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat or cause health problems. The Environmental Assessment analyzed the project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing procedures.
9. The design of TR36549 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing recorded easements for public access roads. Through the project's design, these easements public access will be maintained or alternatives will be provided.
10. The proposed project will conform to the development standards of the Residential Agricultural, five acre minimum (R-A-5) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. The lots or parcels as shown on the TR36549 are consistent with the minimum size allowed by the project site's Zoning Classification of Rural Agricultural R-A-5 zone. The development standards require a minimum lot size of 20,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will

be 130,680 square feet. The development standards of the proposed Residential Agricultural zone require a minimum width of 100 feet and depth of 150 feet, average front yard of 20 feet, and rear yard of 10 feet. All of the lots exceed this minimum.

11. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "D" Map.

The proposed project consists of a Schedule "D" subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'D' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. Streets. If the streets are not to be accepted for maintenance by the County, all streets shall be improved with 24 feet of aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be help to an acceptable tolerance as determined by the Director of Transportation. The streets are to be maintained by the De Luz Community Service District.
- b. Domestic Water. If water is provided, it is required to be a pipe system. The project will be served by the Rancho California Water District, with existing facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD.
- c. Fire protection. The minimum requirements for fire protection facilities in single family residential zones are required to meet the minimum fire protection facilities in single family residential zones shall be as approved by the Fire Chief. The project has been reviewed and conditioned by the Riverside County Fire Department. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
- d. Sewage disposal. No sewage disposal collection system is required. The individual lots will be utilizing septic systems that are reviewed and approved by the County of Riverside Environmental Health Department.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a Moderate and High fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance 787, states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority

to enforce all applicable fire laws, including: Title 14, Riverside County Ordinance No. 787, the California Building Code and Riverside County Fire Bulletin are met:

- A. Development of this project is in compliance with sections 4290 and 4291 of the Public Resources code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. The Riverside County Fire Department has conditioned the project to provide blue reflective markers, a visible address, buildings constructed with class A material, fire hydrants, a fire protection/vegetation management plan and water system plans must be approved by the Fire Department, an Environmental Constraint Map that must be submitted. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.
 - B. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper Street, Murrieta, CA 92562.
2. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs or other vegetation, standards for signs identifying streets, roads and buildings. All necessary roadway infrastructure exists. There is adequate accessibility to the project site for all emergency service vehicles.

Other Findings:

Multiple Species Habitat Conservation Plan

1. The site occurs within the Southwest Area Plan –Subunit 6 (Santa Rosa Plateau) within six (6) Criteria Cells - 7051, 7053, 7058, 7063, 7145, and 7146 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The language within each of these Cells describes desired conservation of various habitat types and Proposed Constrained Linkage 12. The vegetation communities targeted for conservation, connection points with adjacent Cells, and percentage conservation within each Cell provide the “blueprints” for the proposed linkage.

A Criteria Refinement to the MSHCP has been completed through the Riverside County Regional Conservation Authority (RCA) and relocates the on-site portion of Proposed Constrained Linkage 12 East (CL-12) associated with TR36549. Proposed Constrained Linkages are defined in the MSHCP as a constricted connections expected to provide for movement of identified planning species between core areas, where options for assembly of the connection are limited because of existing patterns of use. The MSHCP Criteria Refinement will improve the effectiveness of the identified wildlife movement corridor within the project area, as it proposes less intervening land use blockages and interruptions and corrects/updates the location of Proposed CL-12 as depicted in the MSHCP.

Proposed Constrained Linkage 12 East will be relocated (Replaced CL-12) to provide higher-quality habitat and improved conservation and wildlife movement functions. The analysis conducted for the Criteria Refinement demonstrated that Replaced CL-12 East, by incorporating the higher-value habitat and cover of Sycamore Creek, would provide a more functional linkage through conservation of viable, unobstructed, and connected habitats (Sycamore Creek and conserved upland habitat areas) for the covered species that Replaced CL-12 East was designed for in the MSHCP. These species include bobcat, mountain lion, southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow. Replaced CL-12 East will conserve the pristine, higher-value oak-riparian corridor associated with Sycamore Creek to provide ample (and preferred) movement habitat for bobcats and mountain lions and will establish a network of undisturbed upland habitat linkages that move north to south to accommodate movement habitat for the remaining upland bird species. Under Replaced CL-12 East, a total of 126.6 acres within the project site are conserved in conservation easements (Beresford Properties, LLC. 2016). Impacts to the MSHCP and species covered under it associated with the Criteria Refinement have been evaluated in the IS/MND (EA42987). The Criteria Refinement report concludes that the proposal to relocate Proposed CL-12 will better facilitate targeted wildlife movement through and around the project area, would not result in significant adverse impacts to wildlife movement, and would improve wildlife movement in the vicinity of the project site.

Through implementation of the recommendations and proposed avoidance, minimization and mitigation measures, and through ongoing coordination with the RCA and County regarding oak tree mitigation, and the Linkage 12 CRP, the proposed project is anticipated to be consistent with the conservation goals, policies and provisions outlined in the MSHCP.

2. The proposed project is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to four requesting tribes on October 15, 2015. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. The Soboba Band of Luiseno Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseno Indians deferred to Pechanga.

Consultation with Pechanga took place during a video conference on June 22, 2016.

On May 16, 2019, as part of consultation, staff, and the applicant met with representatives from Pechanga on the site. It was determined that the cultural resources within a confidential location would be avoided, and the Applicant agreed to provide land offsite of TR36549 to rebury existing resources within Pechanga's possession. The IS/MND (EA No. 42987) identified 10 mitigation measures appropriate to reduce impacts to tribal cultural resources. These mitigation measures have been incorporated into the conditions of approvals to further ensure that any potential impacts to these resources would be less than significant.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication from the public. We have received two phone calls inquiring about the nature of the project, however no statements for or against the project were received.

The applicants met with the De Luz Community Service District on January 27, 2016 and May 13, 2016.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36549
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 05/17/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



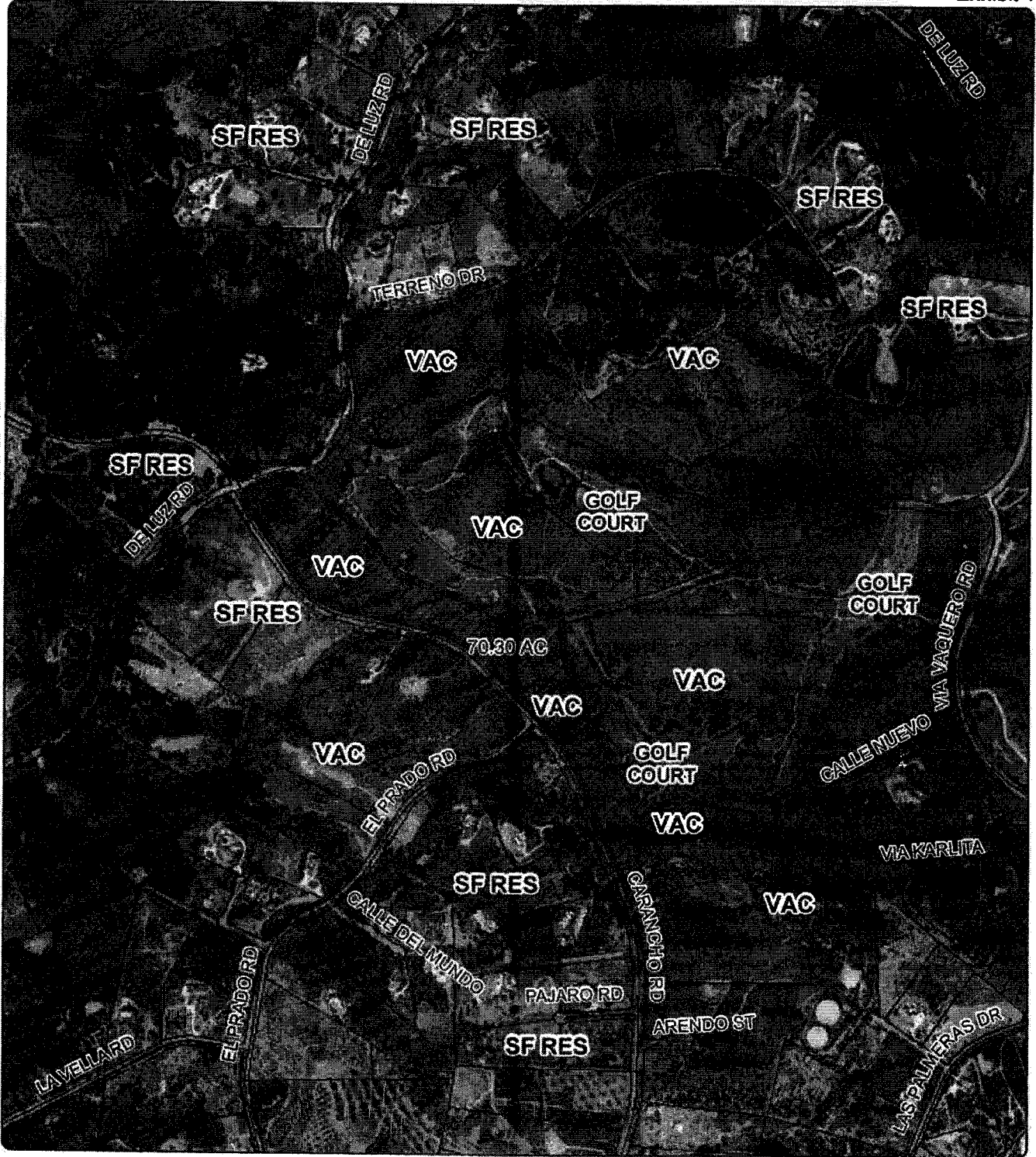
DISCLAIMER: On October 7, 2005, the County of Riverside updated a new Official General Plan. The new Official Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)855-8377 (Riverside County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36549 LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 05/17/13
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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)863-9277 (Eastern County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36549

EXISTING GENERAL PLAN

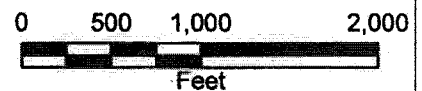
Supervisor: Jeffries
District 1

Date Drawn: 05/17/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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)869-8277 (Eastern County) or Website <http://planning.rctd.ca.gov>

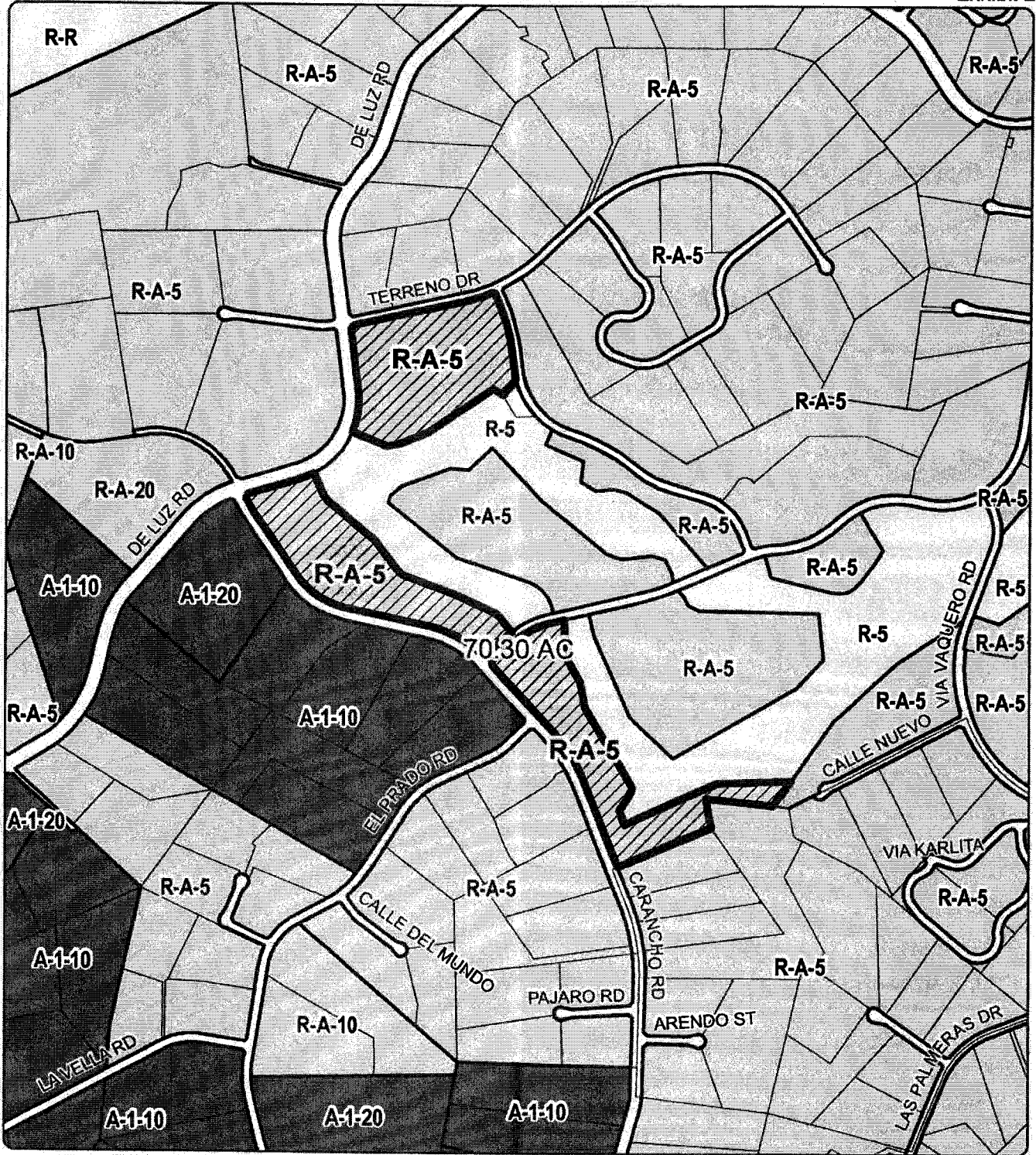
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36549

EXITING ZONING

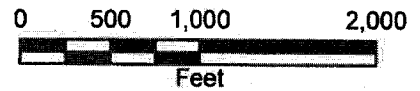
Supervisor: Jeffries
District 1

Date Drawn: 05/17/2017
Exhibit 2



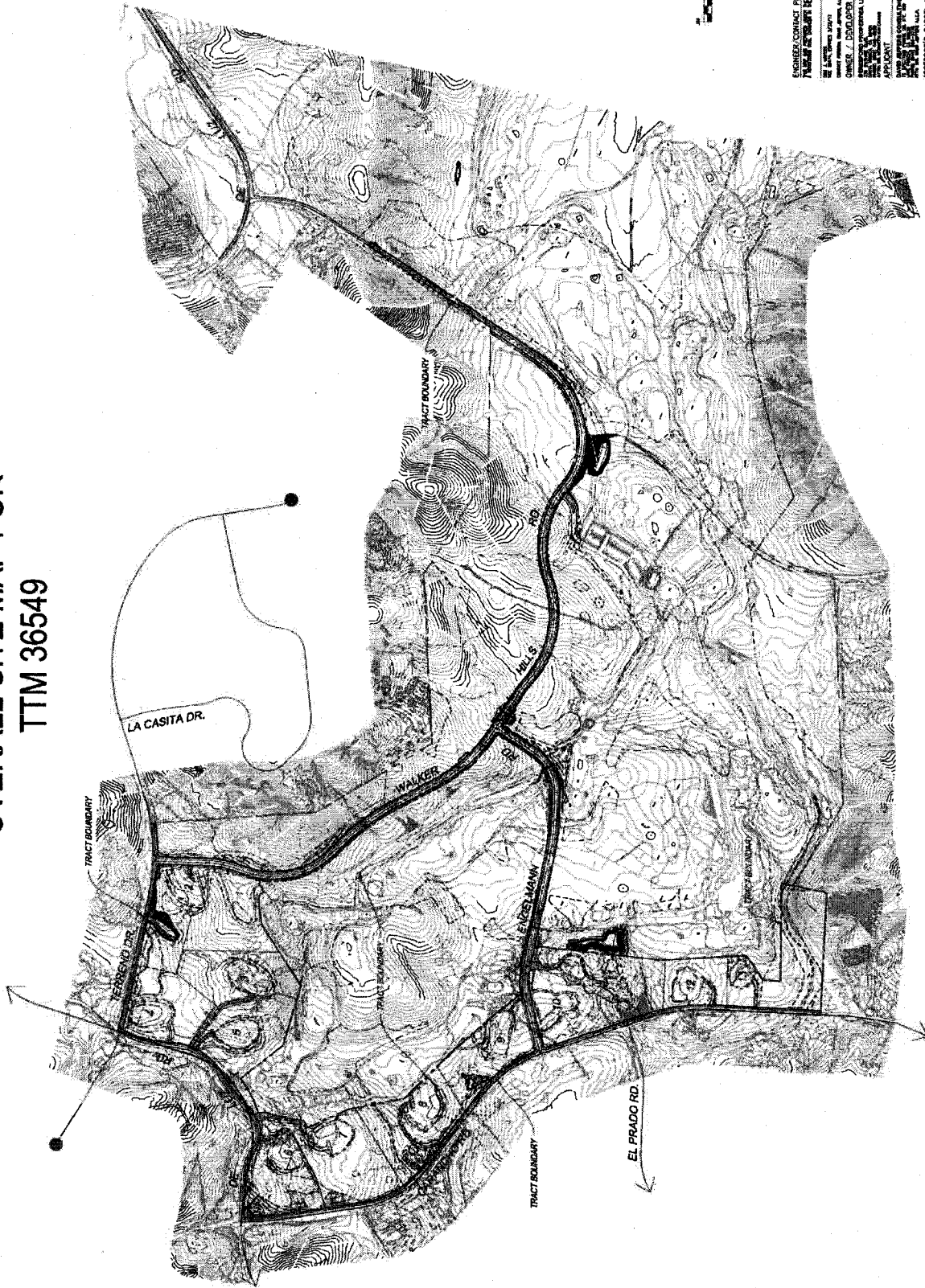
Zoning Area: Rancho California

Author: Vinnie Nguyen



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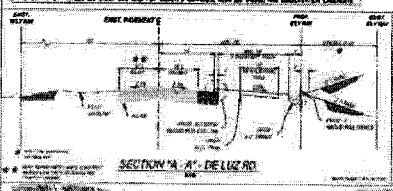
OVERALL SITE MAP FOR TTM 36549



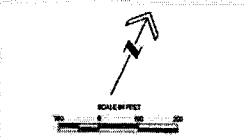
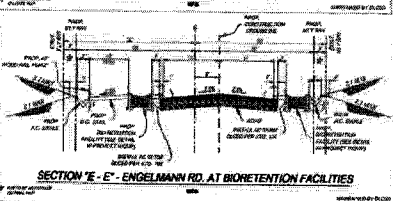
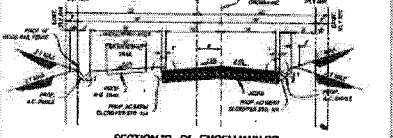
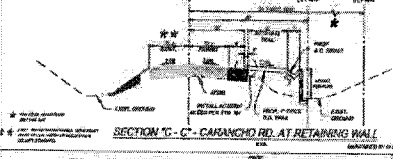
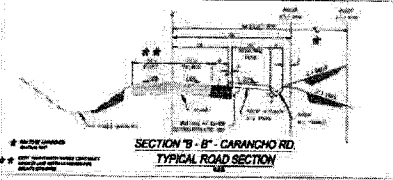
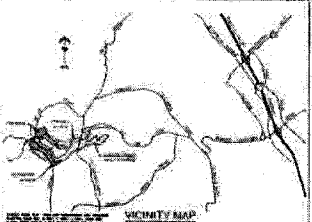
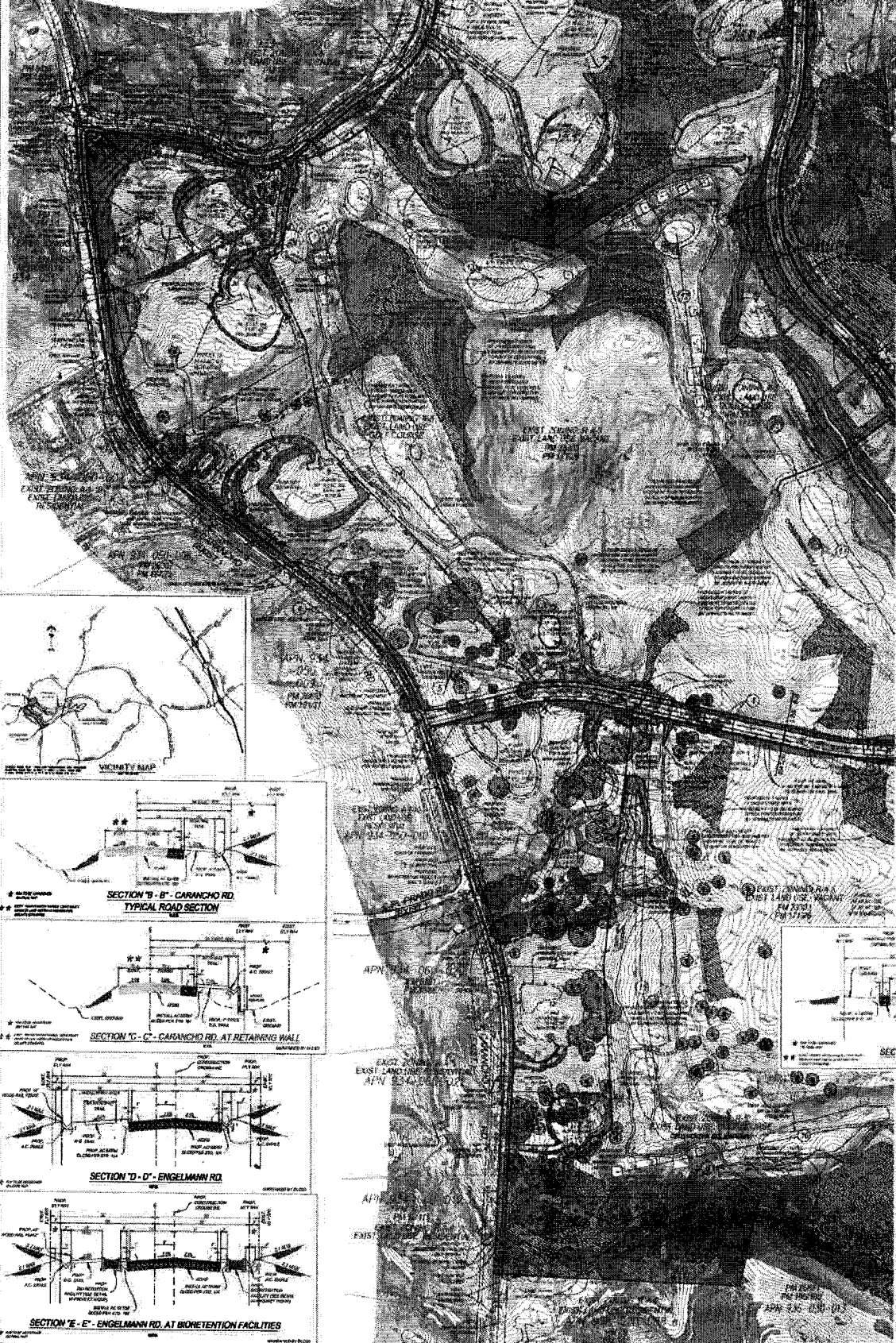
ENGINEER/CONTACT PERSON
 PROJECT NO. / DRAWING NO.
 DATE OF MAP
 PREPARED BY

PREPARED BY:
 MERRILL ASSOCIATES
 10000 WALKER RD.
 SUITE 100
 EL PASO, TEXAS 79907
 PHONE: (915) 762-1111
 FAX: (915) 762-1112
 SHEET 1 OF 1

DATE	BY	REVISION
06-28-14	JL	REVISION FOR L&C COMMENTS
08-04-14	JL	REVISION FOR COUNTY COMMENTS
08-12-14	JL	ADJUST PROJECT ALIGNMENT AND RESURFACING FOR COUNTY COMMENTS
09-12-14	JL	ADJUST ROAD CROWN, IMPROVE CROSS AND IMPROVE FOR COUNTY COMMENTS
11-14-14	JL	ADJUST ROAD SECTION FOR COUNTY COMMENTS, IMPROVE CROSS AND IMPROVE FOR COUNTY COMMENTS



SECTION A - A' - DELIZADO



EASEMENTS	
1	EXISTING EASEMENT TO THE PUBLIC FOR WATER SUPPLY FROM THE CITY OF RIVERSIDE, CALIFORNIA, UNDER THE WATER SUPPLY ACT OF 1917, AS AMENDED, AND THE WATER SUPPLY ACT OF 1917, AS AMENDED, AND THE WATER SUPPLY ACT OF 1917, AS AMENDED.
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SECTION A - A' - DELIZADO

SECTION B - B' - CARRANCHO RD. TYPICAL ROAD SECTION

SECTION C - C' - CARRANCHO RD. AT RETAINING WALL

SECTION D - D' - ENGELMANN RD.

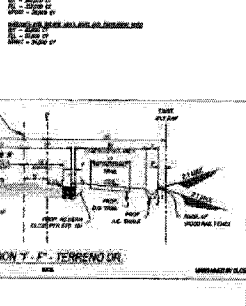
SECTION E - E' - ENGELMANN RD. AT BIORETENTION FACILITIES

SECTION F - F' - TERRENO DR.

EXIST. SANITARIUM

EXIST. LAND USE VACANT

PHOTO: JEFFERS CONSULTING INC. APRIL 2014



ENGINEER/CONTACT PERSON

DAVID JEFFERS

DATE OF MAP

APRIL 2014

EA# 42622

CF# 06000

TENTATIVE TRACT MAP 36549

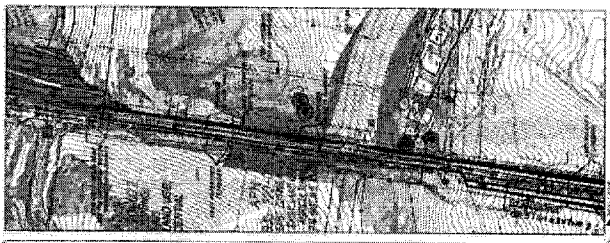
IN THE COUNTY OF RIVERSIDE

DAVID JEFFERS CONSULTING INC.

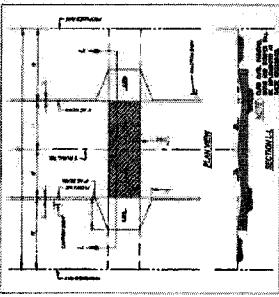
18 SPECTATOR AVENUE, SUITE 606

LAKE FOREST, CA 92509

(949) 586-0778, FAX: (949) 586-5697



NO.	DESCRIPTION
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2	EXISTING AND PROPOSED
3	EXISTING AND PROPOSED
4	EXISTING AND PROPOSED
5	EXISTING AND PROPOSED
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48	EXISTING AND PROPOSED
49	EXISTING AND PROPOSED
50	EXISTING AND PROPOSED



DESIGNER CONTRACT FIRM
 DAVID JEFFERS CONSULTING INC.
 19 SPECTRUM DRIVE SUITE 200
 (404) 546-5774 FAX (404) 546-5337
 DATE OF MAP
 ASSESSOR'S MAP NO. 2004-0000
 TENTATIVE TRACT MAP 38549
 IN THE COUNTY OF INDIAN
 DAVID JEFFERS CONSULTING INC.
 19 SPECTRUM DRIVE SUITE 200
 (404) 546-5774 FAX (404) 546-5337

