

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



ITEM: 1.2
(ID # 12731)

MEETING DATE:

Tuesday, June 30, 2020

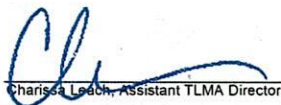
FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37553 - CEQA Exempt pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan - Applicant: Forestar Toscana Development Company, Satish Lion - Engineer/Representative: Adkan Engineers, Mitch Adkison - First Supervisorial District - Temescal Zoning Area - Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) - Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail - 2.5 Acres - Zoning: Specific Plan - REQUEST: Proposes a Schedule "F" map to subdivide the Project site into four (4) parcels. Parcels 1 - 3 (Planning Area 7) are residential parcels and range in size from 5,460 square feet to 5,833 square feet. Parcel 4 (Planning Area 26H) is an Open Space parcel and is comprised of approximately 92,135 square feet. APNs: 290-930-001, 290-930-009, 010, and 011. District 1. [Deposit Based Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Decision for the above-referenced case on April 24, 2020.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

6/8/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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: June 30, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The applicant is proposing a Schedule "F" map to subdivide the Project site into four (4) parcels. Parcels 1 – 3 (Planning Area 7) are residential parcels and range in size from 5,460 square feet to 5,833 square feet. Parcel 4 (Planning Area 26H) is an Open Space parcel and is comprised of approximately 92,135 square feet. The Project site is located north of Temescal Canyon, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail, within Specific Plan No. 327A1, Planning Areas 7 and 26H. The project was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan). Tentative Parcel Map No. 37553 was approved by the Planning Director on April 24, 2020

Board Action

The Planning Director's decision is final, and no action by the Board of Supervisors is required unless the applicant or any 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 this project have been evaluated through the environmental review and public notification process by the Planning Department.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Director's Decision
- B. Staff Report


Jason Farin, Principal Management Analyst 6/22/2020


Gregory F. Priamos, Director County Counsel 6/8/2020

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, or request a public hearing submit written comments to the Planning Department at the above address no later than 5:00 P.M. on April 24, 2020.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

TENTATIVE PARCEL MAP NO. 37553 - CEQ190049 – Applicant: Forestar Toscana Development Company, Satish Lion – Engineer/Representative: Adkan Engineers, Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Hills Drive, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 2.5 Acres - Zoning: Specific Plan - **Tentative Parcel Map No. 37553** proposes a Schedule 'A' map to subdivide the Project site into four (4) Parcels. Parcels 1 - 3 are residential parcels and range in size from 5,460 square feet to 5,833 square feet for a total of 16,791 square feet (Parcels 1 – 3 are located between Lots 10 and 11 of TR36826). Parcel 4 is an Open Space/Manufactured Slope/Fuel Modification parcel and is comprised of 92,135 square feet. APNs: 290-930-001, 290-930-009, 010, and 011.

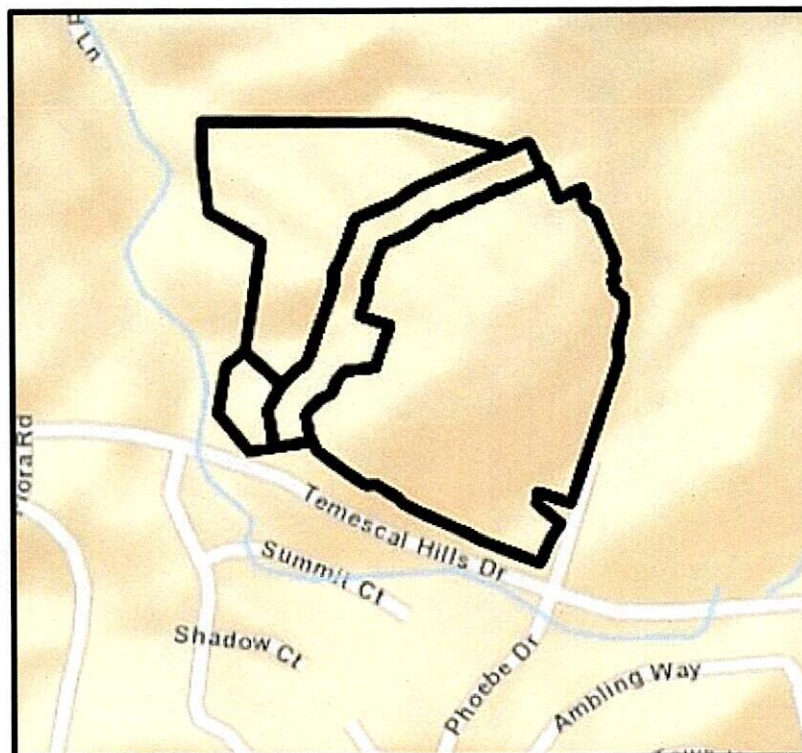


Figure 1 – Project Location

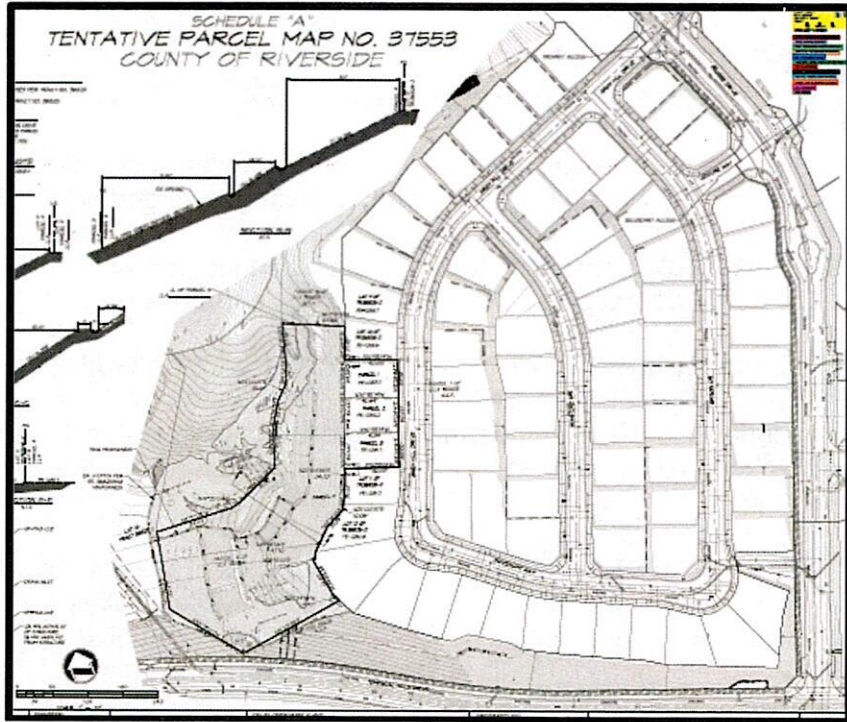


Figure 2 – TPM 37553

For further information regarding this project, please contact Deborah Bradford, Project Planner at (951) 955-6646 or e-mail dbradfor@rivco.org. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

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6/8/2020

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Nays: None
Absent: None
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Kecia R. Harper
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By:
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Additional Fiscal Information

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- B. Staff Report


 Jason Farin, Principal Management Analyst 6/22/2020


 Gregory L. Priamos, Director County Counsel 6/8/2020

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.50	
PA 7- Proposed Minimum Lot Size:	5,460 SF	5,400 SF
PA26H – Proposed Minimum Lot Size :	92,135 SF	No Minimum
Total Proposed Number of Lots:	4	
Map Schedule:	"F"	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No – Very Low
Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – #3246 and #3248
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

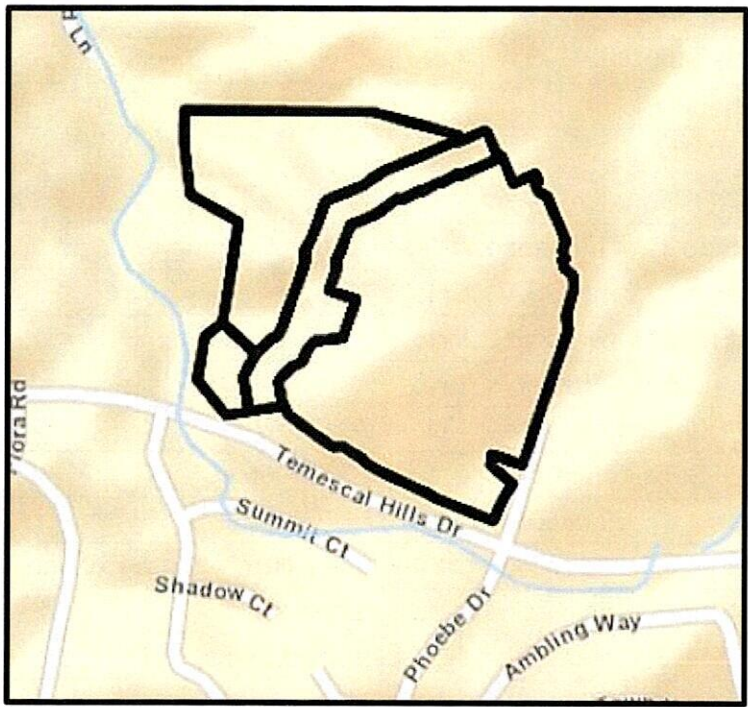


Figure 1: Project Site – TPM37553

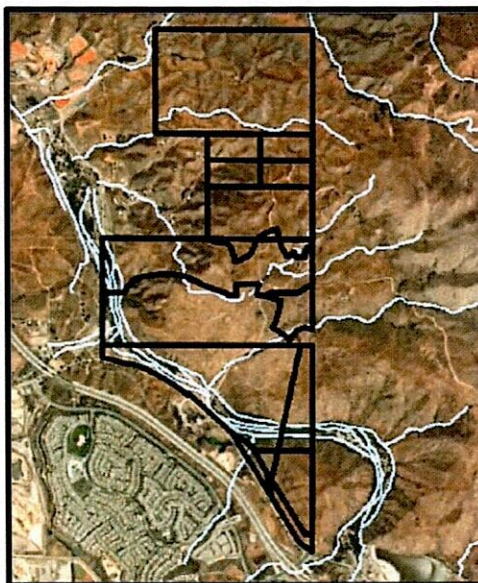


Figure 2: Specific Plan No. 327

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 was adopted on December 19, 2006 by the Board of Supervisors and was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres.

On December 9, 2014, Specific Plan No. 327, Amendment No.1., Change of Zone No. 7807, and Tentative Tract Map No. 36643 was approved. The amendment to the Specific Plan did not result in a change in the overall number of residential units, but did change the open space acreage from 510 acres to 543 acres. Change of Zone No. 7807 allowed for the formalization of the boundaries of Planning Areas within TR36643, reorganized all planning areas, reorganized both the acreage and density of the residential land use planning area, eliminated the commercial land use designation, increased the overall open space acreage and added a new Planning Area for Public Facilities use. Tentative Tract Map No. 36643 was a Schedule "A" subdivision of 329.86 gross acres into 10 numbered lots, intended as super pads for future development and 13 lettered lots which encompassed Planning area 1, 2, 3, 4, and 5.

Tentative Tract Map No. 36593 (TR36593) was approved on April 7, 2015 by the Planning Commission to allow for a Schedule "A" subdivision of 201.94 acres into 602 residential lots. This proposal was a part of Phase 1 of Specific Plan No. 327 and is within Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D, and 27I.

On April 19, 2017 Tentative Tract Map No. 36825 (TR36825) was approved to allow for a Schedule "A" Map of 153.25 acres into 38 lots. The lots included eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, and 14 manufactured slope/fuel management./water quality basin lots. This proposal was considered a part of Phase 2 of Specific Plan No. 327 (Terramor aka Toscana) and is within Planning Areas 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, and 27G.

On August 2, 2017 the Planning Commission approved Tentative Tract Map No. 36826 (TR36826) a Schedule "A" subdivision to allow for the development of 501 residential lots. This proposal was considered a part of Phase 2 of Specific Plan No. 327 and is within Planning Areas 6, 7, 8, 9, and 10.

On May 20, 2019 the applicant submitted an application for Tentative Parcel Map No. 37553 (TPM37553) a Schedule "F" subdivision to allow for 3 residential parcels (PA 7) that range in size from 5,460 square feet to 5,833 square feet and one (1) open space parcel (PA 26H) comprised of 92,135 square feet. This proposal is considered a part of Phase 2 of Specific Plan No. 327. PA7 was originally designed for 75 lots; however, it was reduced to 72 lots due to cost feasibility because a massive fill slope would need to be constructed. During grading for PA7 the area where the 3 lots were located became a haul road. After grading was completed it was determined that the area of the haul road was not stable. The grading contractor stabilized this area and through that process a large flat open area was created. It was determined that the 3 lots could be located in this area and the need for the construction of the massive fill slope was eliminated.

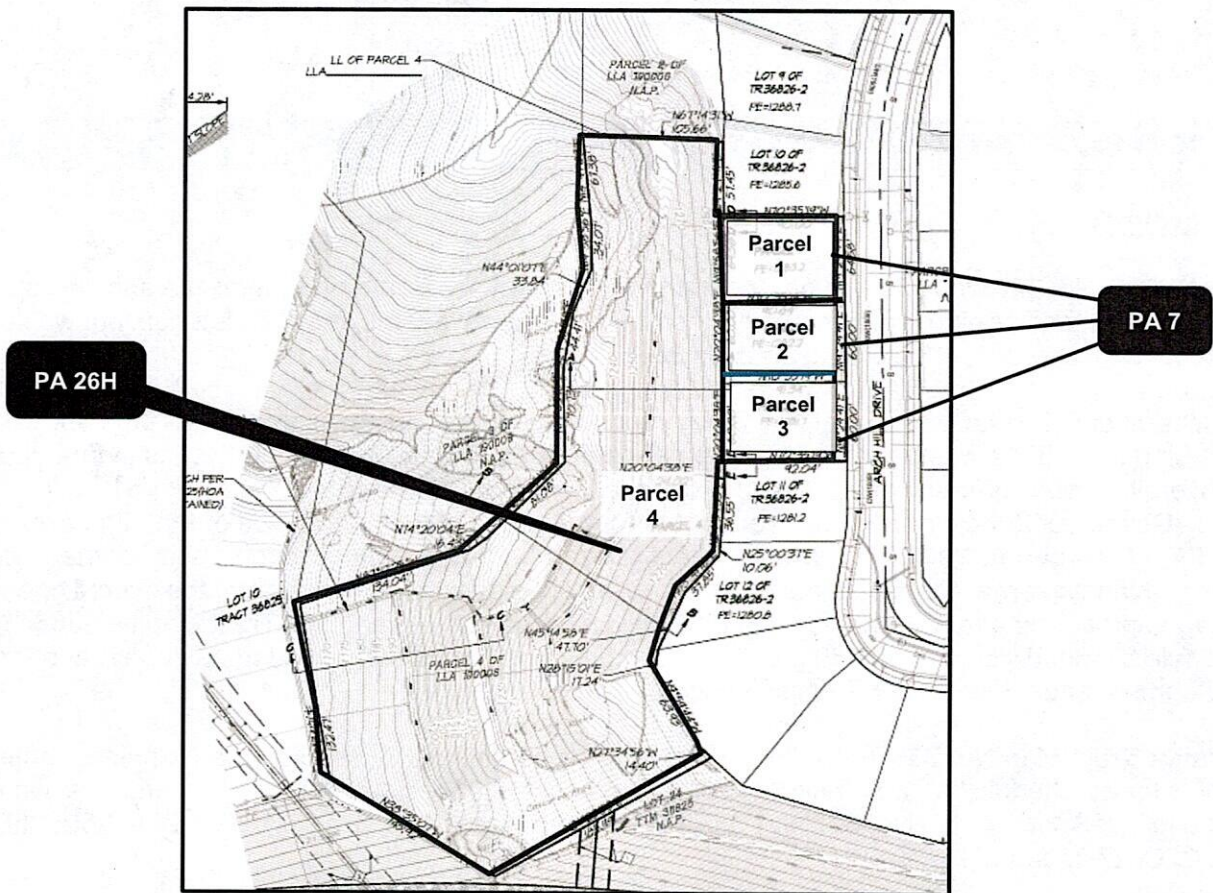


Figure 3 – TPM37553 and Planning Areas

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR

or negative declaration needs be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 439 and Specific Plan No. 327 were both adopted on December 18, 2006. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. The proposed Project would allow for three residential dwelling units (PA 7) to be development within an existing residential subdivision and does not result in an increase in the total number of residential lots as analyzed in EIR No. 439. The parcel designated as an Open-Space – Conservation (PA 26H) parcel would remain undeveloped. The proposed Project meets this requirement in that it does not change the type of use proposed for Planning Area 7 which allows for residential development with a minimum lot size of 5,400 square feet and does not change the allowed use as proposed for Planning Area 26H which allows for open space and trails within subdivisions and other residential developments that provide open space and recreational area and facilities for the project. The proposed Project meets this requirement.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR because the overall acreage and total number of dwelling units will remain; therefore, the proposed Project meets this requirement.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site is located in PA 7 and PA 26H of Specific Plan No. 327. Parcels 1-3 (PA 7) have a land use designation of Medium Density Residential (MDR) as reflected in the Specific Plan No 327 Land Use Plan. Parcel 4 (PA 26H) has a land use designation Open Space-Conservation (OS-CH) as reflected in the Specific Plan No 327 Land Use Plan.
2. The Project site has a zoning classification of Specific Plan. Parcels 1 -3 of the Project site are located within PA7 which follows the permitted uses and development standards stated in the Specific Plan Zoning Ordinance. However, if not specifically stated the development standards provided for in the (R-1), Zoning Classification of Ordinance No. 348 will be followed. The Specific Plan zoning classification and zoning equivalent to R-1 is for the development of single-family residences, which

is consistent with the MDR land use designation of the Specific Plan, which encourages the development of single-family detached residences.

Parcel 4 of the Project site is located within PA 26H which follows the permitted uses and development standards stated in the Specific Plan Zoning Ordinance. However, if not specifically stated the development standards provided for in the (R-5), Zoning Classification of Ordinance No. 348 will be followed. The Specific Plan zoning classification and zoning equivalent to R-5 is for open space which is consistent with the OS – CH land use designation of the Specific Plan which provides for the conservation of natural habitat, rolling hills and the riparian habitat of the Temescal Wash.

Development Standards Findings:

1. The existing Zoning Classification for the subject site is Specific Plan. Development standards for each of the Planning Areas of SP327 are provided for in the Specific Plan Zoning Ordinance No. 348.4906. The development standards of Parcels 1-3 (PA 7) that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348 and Parcel 4 (PA 26H) development standards if not addressed in the SP Zoning Ordinance will be subject to those standards as identified in Section 8.101(R-5) of Ordinance No. 358.

The following development standards shall apply to Parcels 1 - 3 (PA 7):

- A. Lot area shall not be less than five thousand four hundred (5,400) square feet. As shown on the tentative parcel map exhibit, these parcels will range in size from 5,460 square feet to 5,833 square feet. The proposed parcels are consistent with this development standard.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty (60') feet, with a minimum average depth of (90') feet. Each parcel as shown on the tentative parcel map exhibit have a minimum width of sixty (60') feet and depth of ninety (90') feet. The proposed parcels are consistent with this development standard.
- C. The minimum frontage of a lot shall be sixty (60') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum front of thirty-two (32') feet measured along the right-of-way line. Parcels 1-3 as shown on the tentative parcel map exhibit are not located along a knuckle or cul-de-sac; therefore this development standard does not apply. No inconsistency will occur.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner or reverse corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot. Since, the proposed Project is for a land division development plans have not been

submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches and balconies shall be allowed to encroach into front yards a maximum of six (6') feet. Courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- G. Building height shall not exceed three stories, with a maximum height of forty (40') feet. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- H. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- I. Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with the Specific Plan text and Specific Plan Zoning Ordinance, including any other applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

The Specific Plan Zoning Ordinance requires development standards for Parcel 4 (PA 26H) to be the same as those provided for in Section 8.101 Open Area Combining Zone-Residential Developments (R-5) of Ordinance No. 348. However, because Planning Area 26H is comprised of open space no development of structures will occur and development standards pertaining to lot area, yards, trash area, automobile storage space, and height do not apply.

Tentative Parcel Map Findings:

Tentative Parcel No. 37553 is a proposal to subdivide 2.5 acres into four (4) parcels. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

- a. The proposed map, including the design of the tentative parcel map, and its improvements are consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Parcels 1 – 3 are residential parcels that are located within PA 7 which provides for the development of single-family residential development on parcels with a minimum lot size of 5,400 square feet. This planning area is one of the many residential areas within the Specific Plan boundaries. Residential development provided in the Specific Plan varies in density from 2.0 to 14.0 dwelling units per acre, includes a variety of architectural styles, and amenities. In addition, the Specific Plan provides a variety of opportunities for young families, and mature couples and individuals. Thereby, the tentative parcel map and ultimate development of the Project site will ensure compliance with this principal by providing a variety of housing styles, densities and opportunities.

General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. Parcel 4 (PA 26H) of the proposed tentative parcel map will comply with this General Plan principal in that is comprised of 92,135 square feet that will be utilized as permanent open space which will be retained and ensure the conservation of this unique environment within the Specific Plan boundaries.

The proposed tentative parcel map is consistent with the County's General Plan and SP No. 327.

- b. The site is physically suitable for the proposed type of development which will include, residential, and open space uses. The residential parcels will have adequate access and infrastructure to accommodate the ultimate development of 3 single-family residential dwelling units within PA 7. The open space parcel will remain undeveloped but may include a trail system
- c. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the previously adopted EIR No. 439 for SP No. 327 analyzed the potential environmental impacts of the project and determined that there would be significant environmental impacts to air quality as a result of project related operational emissions of pollutants in excess of threshold established by the Southern California Air Quality Management District and cumulative impacts resulting from the Specific Plan's incremental contributions to effects on regional air quality, water supply, biological resources, conversions of open space to urban land uses and regional traffic and circulation. The EIR discussed 4 Alternatives to the proposed project and determined that Alternative D, the no project/no development alternative, was determined to be the environmentally superior alternative. The EIR states that Alternative A, B and C would still contribute to significant project impacts in regards to air quality except for Alternative B which would not exceed the SCAQMD daily emission thresholds. In terms

of the contribution to cumulatively significant impacts all the Alternative would result in significant impacts. It was determined that the Project as proposed would be the best approach due to the benefit associated with the Specific Plan's overall purpose which is to construct a planned community, providing opportunities for a variety of housing options, recreational amenities while protecting natural open space resources and habitat connectivity within the Temescal Canyon region and successfully implementing the Riverside County General Plan's policy objectives for the area. Approximately, 543 acres of the entire Specific Plan area will be utilized as open-space to ensure protection of sensitive species and habitats. The proposed Project will not result in further increases to the loss of habitat as analyzed in the EIR, nor will the land divisions result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development of the Project area as stated in the General Plan.

- d. As indicated in the included Advisory Notification Document and Project Conditions of Approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.11 for a Schedule "F" Map as detailed below:
 - i. Streets - All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. Access shall be provided for each and all parcels, from the Project site boundaries to Temescal Canyon Road. Arch Hill Drive a Reserved Private Road shall be maintained pursuant to County Standard No. 105 A. of Ordinance No. 461 and shall include a 5' sidewalk. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.11 (A), as it pertains to streets will be met.
 - ii. Domestic Water & Sewage Disposal - As provided by the standard conditions of approval "Will-Serve" letters shall be provided to ensure that water and sewer service is available. Since the Project site is located within the boundaries of SP No. 327, and the 3 residential parcels are located within TR36826 water and sewer service has already been confirmed. Therefore, the proposed Project complies with the requirements of Ordinance No. 460 10.11 (B) and (D) as it pertains to domestic water and sewage disposal.
 - iii. Fire Protection - Fire protection improvements provided include the submittal of water system plans, a fire protection/ vegetation management plan and compliance with Ordinance No. 460 in regards to secondary or alternative access, the design and location of emergency vehicle apparatus access roads. Water system plans provided shall be in accordance with the California Fire Code and Ordinance No. 787 and because the Project site is located within a State Responsibility Area compliance with the provisions of the State Board of Forestry, California Code of Regulations, Title 14 will be required. Building materials shall be constructed with Class A materials per the California Building Code, and non-flammable walls shall be provided along common boundaries and open space areas. Therefore, with statements provided in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.11 (C) as it pertains to fire protection will be met.
 - iv. Fences - No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with SP No. 327 Design Guidelines in regards to theme walls, view

fencing, and side and rear yard fencing. Therefore, the requirements of Ordinance No. 460 10.11 (E) as they pertain to fencing have been met.

- v. Electrical and Communication Facilities - Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No's 460 and 461. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.11 (F) as they pertain to the installation of electrical and communication facilities have been met.
- e. The design of proposed land division and its types of improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
- f. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan and as provided in the Specific Plan Zoning Ordinance that requires a minimum lot size of 5,400 square feet for Parcels 1 -3, located in PA 7 and no minimum lot size for Parcel 4, located in PA26H. Therefore, the proposed Project is consistent with this finding.

Other Findings:

1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when Specific Plan No. 327 was being planned. However, to ensure consistency with the (then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the preservation of approximately 510 acres of onsite open space. . The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Corona for review and comment on May 29, 2019. No comments were received either in favor or opposition of the project.
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. AB 52 is not required in that the Project is exempt from CEQA However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and protection of tribal and cultural resources will also be imposed as conditions of approval on Tentative Parcel Map No. 37553.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very 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 Code Section 8.32.050 (C) (2) 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 State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing water system plans, a fire protection/ vegetation management plan and compliance with Ordinance No. 460 in regards to secondary or alternative access, the design and location of emergency vehicle apparatus access roads. Water system plans provided shall be in accordance with the California Fire Code and Ordinance No. 787. Building materials shall be constructed with Class A materials per the California Building Code, and non-flammable walls shall be provided along common boundaries and open space areas.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. 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. All necessary roadway infrastructure provided by Arch Hill Drive and Temescal Hills Drive will be available for all emergency vehicles

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Specific Plan EIR No.439, 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 1,000 feet of the project site informing them of the proposed Project and inviting their comments or to request a public hearing within ten (10) days of receipt of the notification. The 10 day deadline to request a public hearing expired on April 24, 2020. No requests for a public hearing was received by Planning Staff. Since, no public hearing was requested the decision of the Planning Director shall be considered final.

APPEAL INFORMATION

Within ten calendar days of the approval date of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the Parcel Map did not require a public hearing.
