

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



ITEM: 1.3
(ID # 18534)

MEETING DATE:
Tuesday, March 22, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 37749 (TPM37749) – No New Environmental Documentation is Required – EA42549 – Applicant: Gregory P. Lansing – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5du/ac) – Location: northerly of Stetson, easterly of Winchester Rd., southerly of Highway 74, westerly of Highway 79 – 156.95 Acres – Zoning: Planned Residential – (R-4). REQUEST: TENTATIVE PARCEL MAP NO. 37749 is a Schedule "J" Finance Map for a subdivision of approximately 157 gross acres into 14 parcels ranging in size from a minimum of 6.98 acres to 14.24 acres. APN(s): 458-250-012 & 013. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE AND FILE** The Director's Hearing Notice of Decision for the above referenced case acted by the Planning Director on January 24th, 2022.


ACTION:Consent


John Hildebrand, Planning Director 3/3/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 22, 2022
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

TENTATIVE PARCEL MAP NO. 37749 is a proposal for a Schedule "J" Finance Map for a subdivision of approximately 157 gross acres into 7 parcels ranging in size from a minimum of 1.48 acres to 57.38 acres.

The above is hereinafter "the project."

This project is located within the Harvest Valley/Winchester Area Plan and the Highway 79 Policy Area. The subject project is not located in a Specific Plan. The subject site is located North of Stetson Avenue, East of SH-79/Winchester Road, and South of Catlin Avenue.

On January 24th, 2022, the Planning Director approved Tentative Parcel Map No. 37749.

Impact on Residents and Businesses

The Project has been found to have no direct impact on citizens or businesses.

1. Tentative Parcel Map No. 37749 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regard to the approved Tentative Tract Map No. 36504 which was the basis of the analysis of Environmental Assessment No. 42549 and encompasses the proposed Tentative Parcel Map boundaries; and,
2. The subject site was included within Tentative Tract Map No. 36504 project boundary analyzed in Environmental Assessment No. 42549; and,
3. There are no changes to the mitigation measures included in Environmental Assessment No. 42549; and
4. Tentative Parcel Map No. 37749 does not propose any changes to the approved Tentative Tract Map No. 36504 as reviewed in Environmental Assessment No. 42549.

Additional Fiscal Information

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. DIRECTOR'S HEARING STAFF REPORT**
- C. TENTATIVE PARCEL MAP NO. 37749**



Jason Farin, Principal Management Analyst 3/15/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING – JANUARY 24, 2022 COUNTY ADMINISTRATIVE CENTER 12TH FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 1:31 p.m.

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN No. 200010 (PPT200010) – Intent to Adopt a Negative Declaration** - CEQA200048 – Applicant: Scott Yorkison – Engineer: Joseph Cross – Second Supervisorial District- El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development – Light Industrial (LI) (0.25 - 0.60 FAR) – Location: northerly of Cajalco Road and easterly of Temescal Canyon Road – 1.88 Acres Minimum – Zoning: Manufacturing Service Commercial (M-SC). **REQUEST: PLOT PLAN NO. 200010** is a proposed development consisting of mixed uses including a proposed 6,000 sq. ft., two-story commercial building for office and mini warehousing; a 5,215 sq. ft. car wash (Tommy's Carwash); a 729 sq. ft. drive-in restaurant (Wienerschnitzel Heritage); related landscaping, two (2) bioretention basins, and site improvements. APN 279-530-031. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Staff Report Recommendation:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and Conditions of Approval.

Staff Recommendation:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and modified Conditions of Approval.

Planning Director's Actions:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ200048, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED Plot Plan No. 200010 (PPT200010), subject to the Advisory Notification Document and modified Conditions of Approval.

- 3.2 **PLOT PLAN NO. 200013 – Exempt from CEQA pursuant to State CEQA Guidelines Section (15301 - Existing Facilities)** – Applicant: The Planning Associates Group c/o Kim Caldwell – Engineer/Representative: The Planning Associates Group c/o Kim Caldwell – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Light Industrial (CD: LI) – Lakeland Village Policy Area - Location: northerly of Vail Street, southerly of Turner Street, easterly of Brightman Avenue, and westerly of Grand Avenue – 5.92 Net Acres - Zoning: Manufacturing – Service Commercial (M-SC). **REQUEST: Plot Plan No. 200013** is a proposal for an outside wooden pallet storage yard with existing structures on site. The project proposes 114 pallet stacked storage areas, which would hold approximately 100,420 pallets. Main trailer truck access into the project site is from Grand Avenue. Secondary access for emergency vehicles or employee automobiles is provided on Turner Street. The project would provide 10-foot-high tubular-steel fencing along Grand Avenue and a 10-foot-high CMU wall along the project's westerly and southerly perimeter. The project would install landscaping, a trash enclosure, and 24 parking spaces. The existing structures on site include three open canopy structures, an open shop structure, an office modular, and a caretaker's dwelling will remain. The residential properties located south of the project site are zoned General Residential (R-3). The project includes an exception to the landscape requirement along the areas zoned R-3, from 10 feet of landscaping to two (2) feet pursuant to Ordinance No. 348, Section 11.5 for the M-SC zone, which allows exceptions to development standard, if determined appropriate and said modification will not be contrary to the public health and safety. – APN: 371-142-013. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:

FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

APPROVE Plot Plan No. 200013, subject to the Advisory Notification Document and Conditions of Approval.

Staff Recommendation:

FIND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

APPROVE Plot Plan No. 200013, subject to the Advisory Notification Document and modified Conditions of Approval.

Planning Director's Actions:

FOUND that the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities); and,

APPROVED Plot Plan No. 200013, subject to the Advisory Notification Document and modified Conditions of Approval.

3.3 **PLOT PLAN WIRELESS NO. 210001 (PPW210001)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: ATC Tower Services – Engineer: ATC Tower Services – Representative: Jill Cleveland – Third Supervisorial District – Area Plan: Aguanga Area – Open Space Recreation: (OS-R) – Location: northerly of Highway 79, westerly of Cahuilla Road - 120 Gross Acres – Zoning: Rural Residential (R-R). **REQUEST:** **PLOT PLAN WIRELESS NO. 210001** is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on March 24, 2018. The former entitlement, Plot Plan No. 22184, was approved as an 875 sq. ft. lease area to include a 54-foot-tall cell tower disguised as a mono-pine [height includes four (4) feet of foliage], an existing Verizon RAD center, an equipment shelter, and an existing generator. The lease area was to be surrounded by a six-foot-high wrought iron fence. The current proposal does not seek to alter the tower in any way nor expand the size or intensity of the existing lease area. APN(s): 583-160-001. Related Case: PP#22184. Project Planner: Jason Allin at (951) 955-3107 or email at jasallin@rivco.org.

Staff Report Recommendation:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVE Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval

Staff Recommendation:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVE Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval.

Planning Director's Actions:

FOUND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41076, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVED Plot Plan No. 210001 (PPW210001) subject to the Advisory Notification Document and Conditions of Approval.

3.4 PLOT PLAN WIRELESS NO. 210002 (PPW210002) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: ATC Tower Services – Engineer/Representative: Jill Cleveland – Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Area Plan: Rural Community: High Density Residential (HDR). Location: northerly of 21st Ave., easterly of Henry Rd., southerly of 20th Ave., westerly of Longvue Rd. – 0.03 Gross Acres – Zoning: Mobile Home Subdivision and Mobile Home Parks – (R-T). **REQUEST: PLOT PLAN WIRELESS NO. 210002** is a proposal for the issuance of a new entitlement on an existing wireless telecommunication facility whose previous entitlement expired on October 26, 2019. The former entitlement, Plot Plan No. 23328, was approved as a 1,225 sq. ft. lease area to include a 55-foot-tall cell tower disguised as a mono-pine [height includes three (3) feet of foliage], a RAD center, an equipment shelter, a concrete pad, and a generator. The lease area is surrounded by a six-foot-high CMU wall and includes an access easement. The current proposal seeks to reinstate this entitlement as approved; it does not seek to alter the tower, nor expand the size or intensity of the existing lease area. APN: 647-080-043. Related Case: PP#23328. Project Planner: Jason Allin at (951) 955-3107 or email at jasallin@rivco.org.

Staff Report Recommendation:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVE Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and Conditions of Approval.

Staff Recommendation:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVE Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and modified Conditions of Approval.

Planning Director's Actions:

FOUND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED since all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL ASSESSMENT NO. 41900, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist; and,

APPROVED Plot Plan Wireless No. 210002 (PPW210002) subject to the Advisory Notification Document and modified Conditions of Approval.

- 3.5 **PLOT PLAN WIRELESS NO. 210106 (PPW210106)** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 – Applicant: Alisha Strasheim/Smartlink – Engineer/Representative: Julius Santiago – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S). **REQUEST: PLOT PLAN WIRELESS NO. 210106** is a proposal to construct a new unmanned wireless telecommunication facility concealed as a signage monument tower/monolith. The tower is proposed to be 70 ft. tall with 12 panel antennas, 15 LTE RRUS, one (1) 2 ft. MW antenna, four (4) DC-9 surge suppressors, one (1) DC power plant, two (2) FIF racks, and one (1) GPS antenna, all concealed within the tower. At the base of the tower will be ground equipment including utility cabinets, telco board, two (2) A/C units, and one (1) 30KW generic diesel generator, all concealed by an 8 ft. CMU wall. APN: 519-110-044. Related project: VAR210102. Project Planner: Jason Allin at (951) 955-3107 or email at jasallin@rivco.org.
- Staff Report Recommendation:**
CONTINUE this item off calendar.
- Staff Recommendation:**
CONTINUE this item off calendar.
- Planning Director's Actions:**
CONTINUED Plot Plan Wireless No. 210106 (PPW210106) the item off-calendar to a date uncertain. When a date is determined, the project will be re-noticed to the public.
- 3.6 **TENTATIVE PARCEL MAP NO. 37749 (TPM37749) – No New Environmental Documentation is Required - EA42549** – Applicant: Gregory P. Lansing - Third Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: northerly of Stetson, easterly of Winchester Road, southerly of Highway 74, westerly of Highway 79 – 156.95 Acres – Zoning: Planned Residential – (R-4). **REQUEST: TENTATIVE PARCEL MAP NO. 37749** is a Schedule "J" Finance Map for a subdivision of approximately 157 gross acres into 14 parcels ranging in size from a minimum of 6.98 acres to 14.24 acres – APN: 458-250-012 & 013. Project Planner: Jason Allin at (951) 955-3107 or email at jasallin@rivco.org.
- Staff Report Recommendation:**
FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and
- APPROVE** Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.
- Staff Recommendation:**
FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504

pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and

APPROVE Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.

Planning Director's Actions:

FOUND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously adopted MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist; and

APPROVED Tentative Parcel Map No. 37749, subject to the Advisory Notification Document and Conditions of Approval.

4.0 SCOPING SESSION

NONE

5.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 2:04 p.m.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

**Agenda Item No.
3.6
(ID # 18182)
MEETING DATE:
Monday, January 24, 2022**

SUBJECT: TENTATIVE PARCEL MAP NO. 37749 (TPM37749) – No New Environmental Documentation is Required - EA42549 – Applicant: Gregory P. Lansing - Third Supervisorial District – Homeland Zoning Area – Harvest Valley / Winchester Area Plan: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: northerly of Stetson, easterly of Winchester Road, southerly of Highway 74, westerly of Highway 79 – 156.95 Acres – Zoning: Planned Residential – (R-4). **REQUEST:** TENTATIVE PARCEL MAP NO. 37749 is a Schedule “J” Finance Map for a subdivision of approximately 157 gross acres into 14 parcels ranging in size from a minimum of 6.98 acres to 14.24 acres – APN: 458-250-012 & 013. Project Planner: Jason Allin at (951) 955-3107 or email at jasallin@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM37749
Environmental Type:	Exemption
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Homeland Area
Supervisorial District:	Third District
Project Planner:	Jason Allin
Project APN(s):	458-250-012, 458-250-013
Continued From:	

John Hildebrand, Planning Director 1/12/2022

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37749 is a proposal for a Schedule “J” Finance Map for a subdivision of approximately 157 gross acres into 7 parcels ranging in size from a minimum of 1.48 acres to 57.38 acres.

The above is hereinafter “the project.”

The project is located North of Stetson, East of Winchester Road, and South of State Highway 74.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **MITIGATED NEGATIVE DECLARATION** for Environmental Assessment No. 42549 for Tentative Tract Map No. 36504 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE PARCEL MAP NO. 37749, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC:LDR)
East:	Community Development: Low Density Residential (CD:LDR)
South:	Rural Community: Estate Density Residential (RC-EDR) Medium Density Residential (MDR),
West:	Rural Community: Low Density Residential (RC:LDR), Community Development: Medium Density Residential (CD:MDR)
Existing Zoning Classification:	Planned Residential (R-4)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	

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North:	Rural Residential (R-R), Scenic Commercial Highway (C-P-S)
East:	Heavy Agriculture-10 acres minimum (A-2-10)
South:	One Family Dwelling (R-1), Heavy Agriculture-10 acres minimum (A-2-10), Scenic Commercial Highway (C-P-S)
West:	Rural Residential (R-R), One Family Dwelling (R-1), Open Area Combining Zone- Residential Developments (R-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential, Retail
East:	Residential, Light Agriculture
South:	Residential, Retail
West:	Residential, Light Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	157 Acres	N/A
Proposed Minimum Lot Size:	1.48 Acres	5,500 SF
Total Proposed Number of Lots:	7	N/A
Map Schedule:	J	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 80,146,152
Special Flood Hazard Zone:	Yes, portion
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – HIGH (LRA)

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Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – Hemet-Ryan, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 36504 was recommended for approval by the Riverside County Planning Commission on February 7, 2018 and was approved by the Riverside County Board of Supervisors on May 22, 2018. The project proposed a Schedule ‘A’ subdivision of 162.06 acres gross area into 527 single –family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54-acre lot for a park, a 4.7-acre lot for a detention/debris basin, and an approximately 18-acre open space lot.

The Planning Department transmitted the case to the Airport Land Use Department (ALUC) on August 12, 2019. ALUC sent a letter dated August 14, 2019 stating, “the Project is in Zone E of Hemet-Ryan Airport Influence Area which does not restrict residential density or non-residential intensity and prohibits hazards to flight.”

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Transportation conditioned this Project to provide public street right of way along SH-79 (Winchester Road) to establish a 59-foot-wide dedication. The department also required dedication along Catlin Street and Stetson Avenue at the widths of 30 feet and 48 feet respectively.

Tentative Parcel Map 37749 was submitted to the County of Riverside on July 30, 2019.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Parcel Map No. 37749 will not result in any new significant environmental impacts not identified in adopted Mitigated Negative Declaration No. 42549 for Tentative Tract Map No. 36504. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to Environmental Assessment No. 42549, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Parcel Map No. 37749 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regard to the approved Tentative Tract Map No. 36504 which was the basis of the analysis of Environmental Assessment No. 42549 and encompasses the proposed Tentative Parcel Map boundaries; and,
- b. The subject site was included within Tentative Tract Map No. 36504 project boundary analyzed in Environmental Assessment No. 42549; and,
- c. There are no changes to the mitigation measures included in Environmental Assessment No. 42549; and
- d. Tentative Parcel Map No. 37749 does not propose any changes to the approved Tentative Tract Map No. 36504 as reviewed in Environmental Assessment No. 42549.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

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1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). This designation allows Single Family detached and attached residences with a density range of 2 to 5 dwelling units per acre. The Project proposes to develop land so the site can host residential dwellings in the future as implemented through approved Tentative Tract Map No. 36504. Tentative Tract Map No. 36504 is consistent with the Medium Density Residential land use designation; therefore, the current proposed subdivision that facilitates the development of Tentative Tract Map No. 36504 is also consistent with the Medium Density Residential land use designation.
2. The project site has a Zoning Classification of Planned Residential (R-4) which is consistent with the General Plan. Section 8.94 in Ordinance 348 states that, "Before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map recorded and a development plan approved[.]" The Proposed Tentative Parcel Map is a Schedule 'J' map and will not result in any grading or new construction. Ultimate development will occur with future tract maps which will be designed in accordance with the development standards of the approved Tentative Tract Map No. 36504. Therefore, the Project is consistent with Ordinance 348.
3. The Project is located within the Highway 79 Policy Area, which generally puts a limit on the density of residential development. The prior Tentative Tract Map No. 36504 was determined to be consistent with the policy area when it was approved. The current subdivision as a tool for implementation of Tentative Tract Map No. 36504 would therefore also be consistent with the policy area.

Entitlement Findings:

Tentative Parcel Map

Tentative Tract Map No. 37749 is a Schedule "J" map that proposes a subdivision of 157 acres into 7 lots. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General

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Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative parcel map will comply with the General Plan by subdividing the property into respective phases of the Tentative Tract Map that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent community parks. The Tentative Parcel Map site is located within Medium Density Residential (MDR) and is consistent with this land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

2. The site of the proposed map is physically suitable for the type of development and density because the Tentative Tract Map that the proposed subdivision implements proposes to limit development to non-sensitive areas of the site to conserve areas with steeper topography. The proposed subdivision would not directly allow for any grading or development and so would not alter the site physically. Although the topography of the site is varying, currently approved Tentative Tract Map No. 36504 would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available along Winchester Road. This development is consistent with the General Plan land use designation of Medium Density Residential (MDR).
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Assessment prepared for the Tentative Tract Map.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision does not directly propose any development or improvements and any future further subdivision's impacts have been detailed in the Environmental Assessment prepared for the Tentative Tract Map, the project would not have a significant impact to local air quality or noise or any impact area.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance

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No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:

- a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved Tentative Tract Map (TR36504) which will ultimately be for the development of residential, public facilities, recreational and open space uses.
 - b. Minimum Requirements. The proposed 7 parcels with a minimum lot size of 1.48 acres are greater than the minimum lot sizes of the Planned Residential (R-4) zone of 3,500 sq. ft. Legal access will be provided to the site via Winchester Road, Catlin Street, and Stetson Avenue. Adding, new dedications within the subdivision for proposed Caltrans Right of Way located on lot 7. There are no physical constraints that affect the feasibility of future development, as previously determined by Environmental Assessment No. 42549. Ultimate development of the site will comply with the development standards of the R-4 zone and the approved TR36504.
 - c. Compliance. The proposed Tentative Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, assessor parcel numbers, and other required notes.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would be removed, including the Caltrans Right of Way on lot 7. Furthermore, the proposed development could provide future road improvements across the property that would continue to provide access for properties located further east on the east side of the aqueduct to access to Stetson Avenue.
7. Tentative Parcel Map No. 37749 is consistent with the minimum size allowed by the project site's Zoning Classification of R-4 as noted above.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a City Sphere of Influence.

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3. The project site is located within the Hemet-Ryan Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. This project was submitted to ALUC for review on August 12, 2019. The Area does not restrict residential density, it only prohibits hazards to flight.
4. The Project was not submitted for AB 52 / SB 18 consideration due to the project not requiring a new Mitigated Negative Declaration or Environmental Impact Report.
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 site is located within a CAL Fire state responsibility area and partially within a high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code and Government Code section 66474.02 based on the following:
 - i. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - ii. The 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 a defensible space within each lot of 100 feet from each side, front and rear of a pad site, 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

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stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- iii. 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 providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.

Conclusion:

1. For the reasons discussed above, 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 any written communication or phone calls from anyone who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. 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 Director's Hearing decision.

