

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



ITEM: 1.2  
(ID # 11323)

MEETING DATE:

Tuesday, December 10, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 37089 – Applicant: Olen Properties Corporation, C/O Dale Lyon – Engineer/Representative: Rick Engineering – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Estate Density Residential (CD:EDR) – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Elliot Road, and westerly of Pourroy Road – 48.4 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The Tentative Tract map is a proposal for a Schedule “B” subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13-acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one detention basin lot, two lots for drainage, four streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres. – APNs: 472-090-020, 472-090-021, 472-090-024. District 3. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on November 6, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 11/25/2019

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington 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: December 10, 2019  
xc: Planning ✓

Kecia R. Harper  
Clerk of the Board

By: Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**TENTATIVE TRACT MAP NO. 37089** is a proposal for a Schedule "B" subdivision of 48.4 gross acres into 21 single-family residential lots with a minimum lot size of one acre, one 13 acre lot for conservation pursuant to the Multi-Species Habitat Conservation Plan (MSHCP), one detention basin lot, two lots for drainage, four streets, and associated improvements. The average residential lot size proposed is approximately 1.2 acres.

**Public Comments**

Staff received two comment letters from Wade Hough, neighbor to the project. The first letter from Wade Hough was responded to by staff and that response was provided to the Commission. An additional letter was provided by Wade Hough with remaining concerns primarily on the proposed septic systems and that letter was provided to the Commission. Environmental Health staff provided information regarding the permitting of septic systems at the Planning Commission hearing. The responses and the second letter are included in the Planning Commission Memo.

An additional comment letter from Kirk Gurling was sent the morning of the Planning Commission hearing and due to the timing was not included in the record for Planning Commission. Staff has responded to the comments in this letter and that letter and the responses are included as a separate attachment to this letter.

Letters of support were also received on the project and these letters are included in the Planning Commission staff report package and the Planning Commission Memo that is also attached.

**Planning Commission Action**

On November 6, 2019, the Planning Commission approved the project with a 4-0 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 Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. Kirk Gurling Letter and Staff Responses
- B. Planning Commission Minutes
- C. Planning Commission Memo
- D. Planning Commission Staff Report Package
- E. Tentative Tract Map No. 37089 Exhibits

  
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Jason Farin, Senior Management Analyst 12/4/2019