

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



ITEM: 1.2
(ID # 23291)

MEETING DATE:

Tuesday, November 07, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: TENTATIVE TRACT MAP NO. 38175, TENTATIVE TRACT MAP NO. 38263, & PLOT PLAN NO. 220005 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Albert A Webb Associates, c/o Fayres Hall – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) – Highway 79 Policy Area – Location: East of Sally Street, south of Fields Drive, and west of Rebecca Street – Zoning: Specific Plan No. 382, Planning Area 9 & 28 - REQUEST: Tentative Tract Map No. 38175 is a proposal for a Schedule “A” subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet. Tentative Tract Map No. 38263 is a proposal for a Schedule “A” subdivision of 22.1 acres into 135 condominium units. Plot Plan No. 220005 is a proposal for the construction of 155 detached condominium units with enclosed 2 car garages. Additional site improvements are shared with the adjacent tract and include a passive recreation area with shade structure, picnic tables, BBQ pit, and water quality basins – APN's: 472-180-052, -053, & -054 – District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on at public hearing on October 4, 2023.

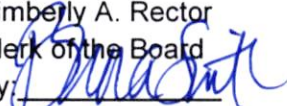
ACTION:Consent


John Hildebrand, Planning Director 10/18/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez
Nays: None
Absent: Gutierrez
Date: November 7, 2023
xc: Planning

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

TENTATIVE TRACT MAP NO. 38175 is a proposal for a Schedule "A" subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet.

TENTATIVE TRACT MAP NO. 38263 is a proposal for a Schedule "A" subdivision of 22.1 acres into 135 condominium units.

PLOT PLAN NO. 220005 is a proposal for the construction of 135 detached condominium units. Each unit has an enclosed, 2 car garage. Additional site improvements are shared with the adjacent tract and include water quality basins and a passive recreation area with shade structure, picnic tables, and BBQ pit.

The above is hereinafter referred to in this staff report as the "Project."

The Project is located within the Southwest Area Plan and is a part of the Highway 79 Policy Area. The Project site is located east of Sally Street, south of Fields Drive, and west of Rebecca Street.

Planning Commission's Decision

The Planning Commission approved the Tentative Tract Maps and Plot Plan with a 4-0 vote at public hearing on October 4, 2023. Commissioner Thornhill was absent from the proceedings. No request for appeal was made prior to the closure of the 10-day appeal period.

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.

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

Impact on Citizens and Businesses


The proposed Project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA.

Additional Fiscal Information

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

ATTACHMENTS:

- A. Planning Commission Hearing Report of Actions**
- B. Planning Commission Staff Report Package**
- C. Tentative Tract Map No. 38175**
- D. Tentative Tract Map No. 38263**
- E. Plot Plan No. 220005**



Jason Farin, Principal Management Analyst 11/1/2023



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – October 4, 2023 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Gary Thornhill
Chair

4th District
Bill Sanchez
Vice-Chair

5th District
Romelio Ruiz

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, and Ruiz
Members Absent: Thornhill

1.0 CONSENT CALENDAR:

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 37537 – No further environmental documentation required (EIR No. 255) – Applicant: Claudia Grajeda – Engineer/Representative: Alex Irshaid – First Supervisorial District – Mead Valley Zoning District – Lake Matthews/Woodcrest Area Plan – Community Development – Commercial Retail: (CD:CR) – Location: North of Cajalco Road, south of Carpinus Drive, east of Wood Road, and West of Silver Summit Circle – 9.79 Gross Acres Zoning: Specific Plan No. 229 - Planning Area 1 – Approved Project Description: Tentative Parcel Map No. 37537 proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres, parcel 2 will be 3.62 gross acres, parcel 3 will be 1.29 gross acres, and parcel 4 will be 1.29 gross acres – REQUEST: First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14th, 2026. Project Planner: Joseluis Aparicio at (951) 955-6035 or email at jlaparicio@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 37537, extending the expiration date to July 14, 2026.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36805 - Applicant: Palm Creek Ranch LLC – Fourth Supervisorial District - Thousand Palms District Area Zoning - Western Coachella Valley Area Plan - Community Development – Medium Density Residential and High Density Residential (CO- MDR) (CD-HOR) - Location: North of Ramon Road, south of 30th Avenue, west of Vista Del Sol , and east of Desert Moon Drive – 108 Gross Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule 'A' subdivision of 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 sq ft minimum to 14,000 sq ft maximum, with private streets and separate retention areas, tot lots, dog park, walking and jogging trails, training track, BBQ areas, and water features. Unit phasing consists of TR36805-1 with 128 residential lots, commercial lot, and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 106 residential lots and common open space – APN: 650-310-004, 005- 006, 650- 230-032– REQUEST: Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026. Project Planner: Joseluis Aparicio at (951)- 955-6035 or email at jlaparicio@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36805, extending the expiration date to June 5, 2026.

PLANNING COMMISSION – REPORT OF ACTIONS – October 4, 2023

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 230003 - No New Environmental Documentation Required, per California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Previous EIR No. 539) – Applicant: Dan Woolstenhulme - Third Supervisorial District - Rancho California Zoning Area/District - Southwest Area Plan - Business Park (BP) (0.25 - 0.60 FAR) - The Project is located North of Wealth Street, west of Leon Road, east of Industry Way, and south of Auld Road - 0.74 Acres - Zoning: Specific Plan No. 265, Planning Area 2 (SP265, PA2) - REQUEST: Conditional Use Permit No. 230003 is a proposal for a microbrewery within an existing 4,969 square foot industrial building, located within the French Valley Airport Center. The microbrewery will produce beer for wholesale to wineries and restaurants, as well as serve within their taproom for on-site consumption – APN: 963-081-023 - Project Planner: Joseluis Aparicio at (951)-955- 6035 or email at jlaparicio@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

FOUND No new Environmental Document is required, (EIR No. 539); and,

APPROVED Conditional Use Permit No. 230003, subject to the advisory notifications document and conditions of approval.

4.2 TENTATIVE TRACT MAP NO. 38175, TENTATIVE TRACT MAP NO. 38263, & PLOT PLAN NO. 220005 Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan) – Applicant: Albert A Webb Associates, c/o Fayres Hall – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD:MHDR) – Highway 79 Policy Area – Location: East of Sally Street, south of Fields Drive, and west of Rebecca Street – Zoning: Specific Plan No. 382, Planning Area 9 & 28 - REQUEST: Tentative Tract Map No. 38175 is a proposal for a Schedule “A” subdivision of 17.40 acres into 96 single-family residential lots. The lots range in size from 3,960 square feet to 11,323 square feet. Tentative Tract Map No. 38263 is a proposal for a Schedule “A” subdivision of 22.1 acres into 135 condominium units. Plot Plan No. 220005 is a proposal for the construction of 155 detached condominium units with enclosed 2 car garages. Additional site improvements are shared with the adjacent tract and include a passive recreation area with shade structure, picnic tables, BBQ pit, and water quality basins – APN’s: 472-180-052, -053, & - 054 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

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

APPROVED Tentative Tract Map No. 38175, subject to the advisory notification document and conditions of approval; and,

APPROVED Tentative Tract Map No. 38263, subject to the advisory notification document and conditions of approval; and,

APPROVED Plot Plan No. 220005, subject to the advisory notification document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

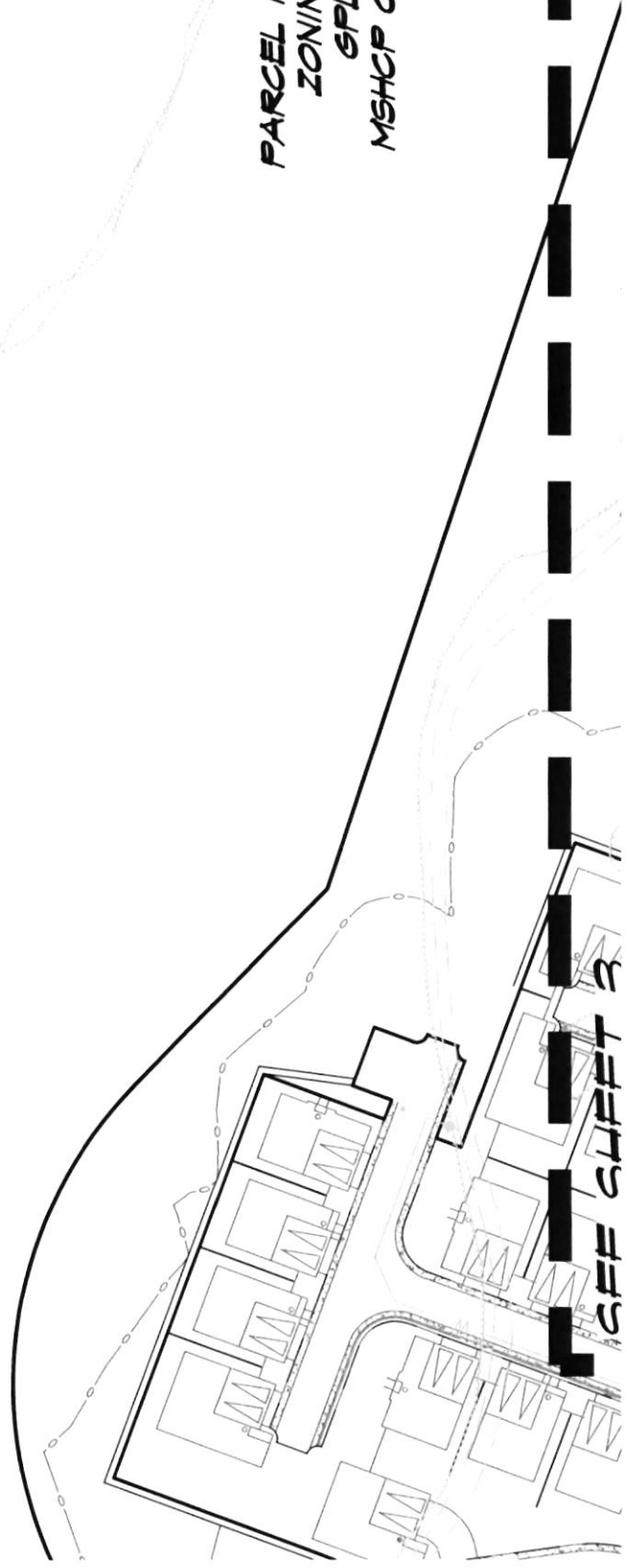
Public Comments received.

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

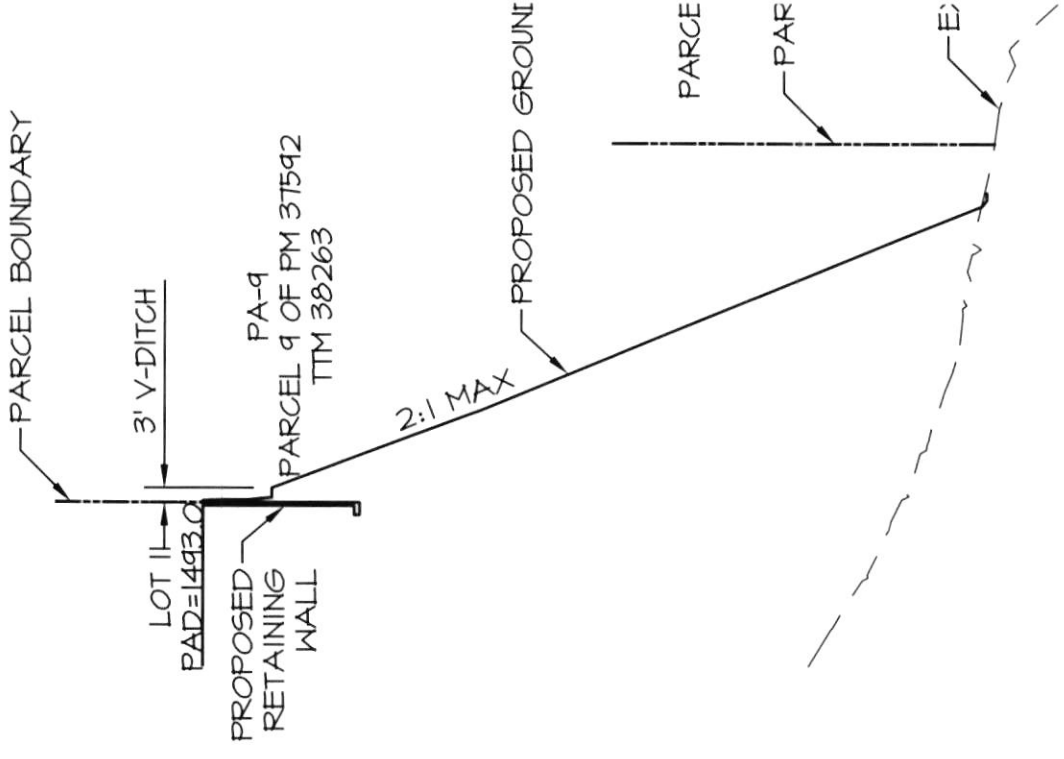
ADJOURNMENT: 9:39

PA-18
PARCEL 18 OF FM 375
ZONING: SP 302
SPLU: OS-CH
MSHCP CONSERVATIC

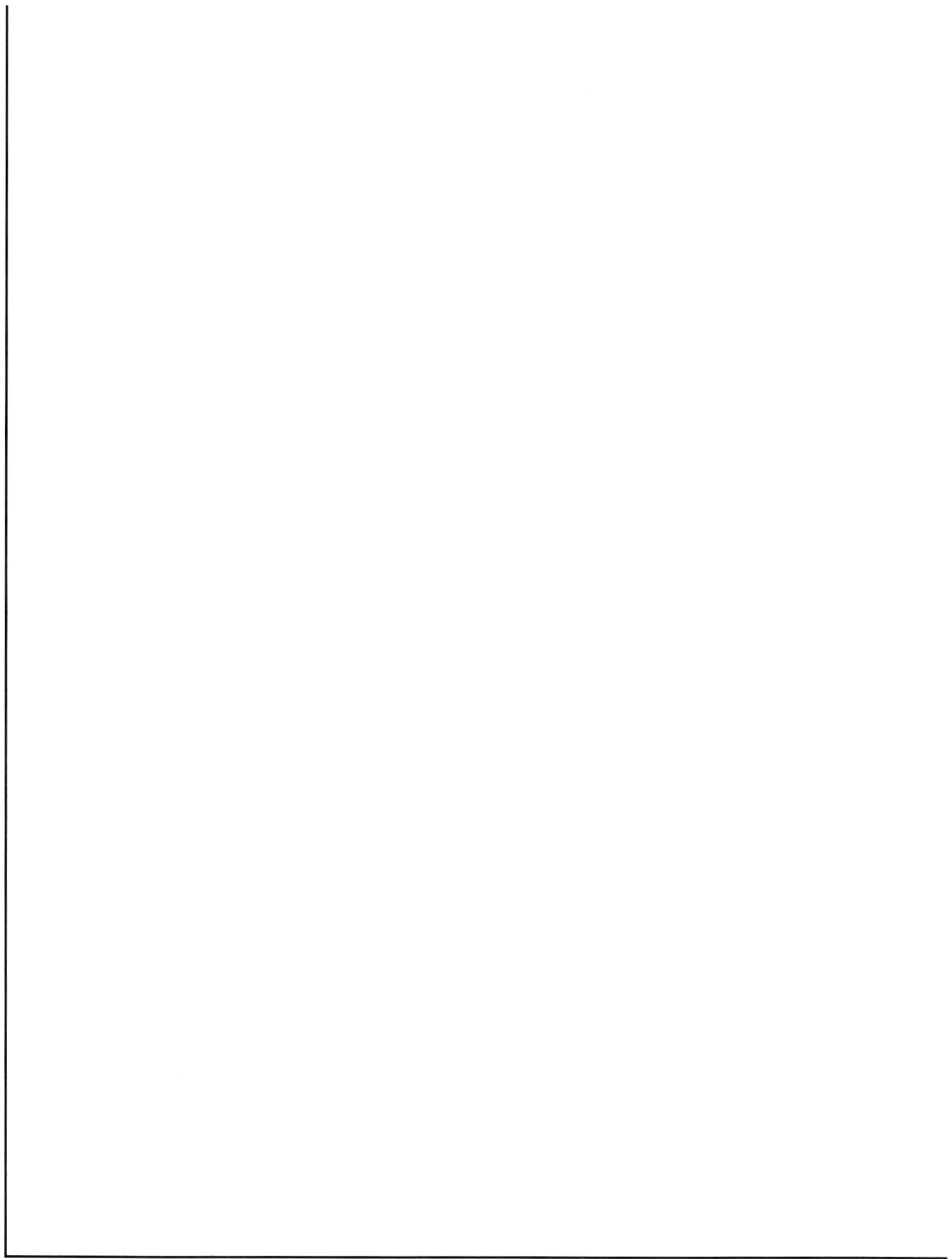


SEE SHEET 3

LOT #	LOT AREA (SF)	LOT WIDTH	LOT DEPTH
1	5040	56	90
2	4419	46	90
3	5175	46	90
4	4561	47	90
5	4699	46	90
6	4699	46	90
7	4699	46	90
8	4699	46	90
9	4699	46	90
10	4617	47	90
11	4662	45	90
12	4662	45	90
13	4662	45	90
14	4662	45	90
15	4662	45	90
16	3960	44	90
17	3960	44	90
18	4386	44	90
19	4735	44	90
20	4735	44	90
21	4735	44	90
22	4213	46	90
23	3960	44	90
24	7169	65	90
TOTAL	7774	00	70



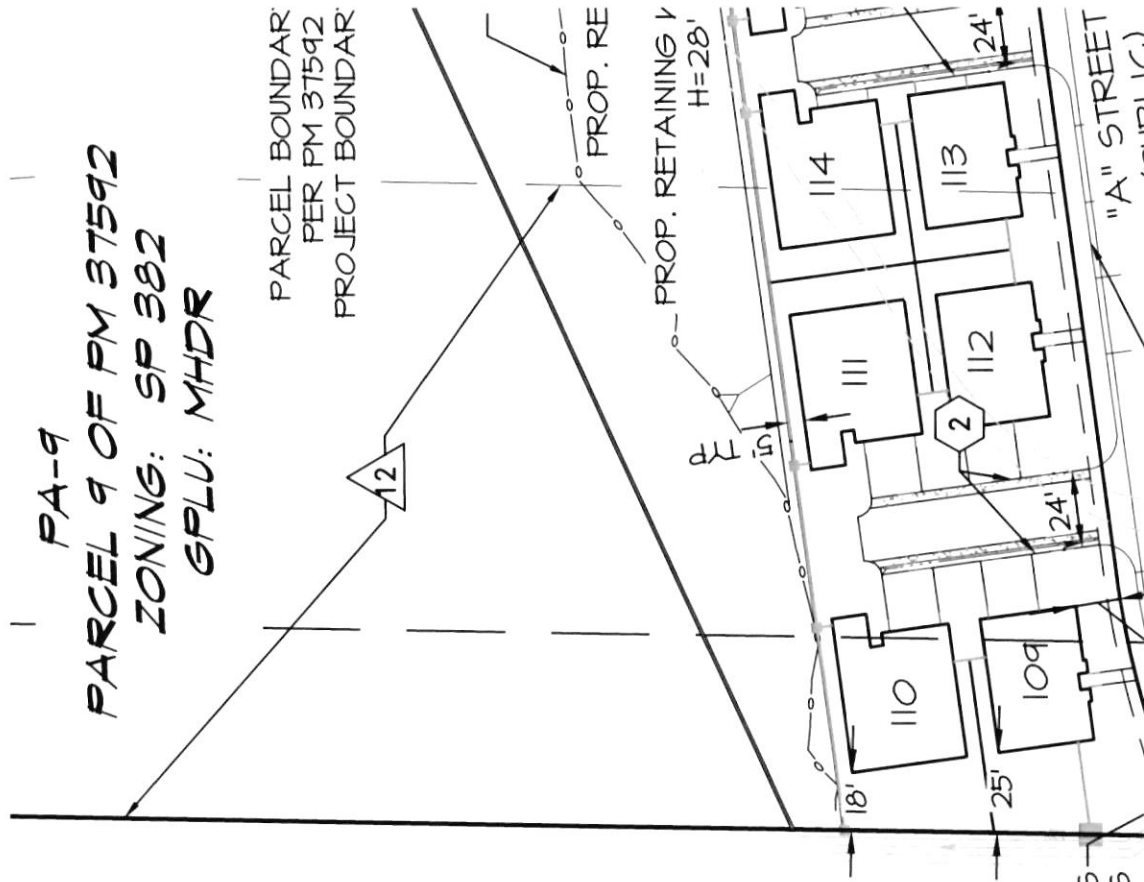
SECTION A-A
 SCALE: 1" = 40'
 VERT. EX: 5



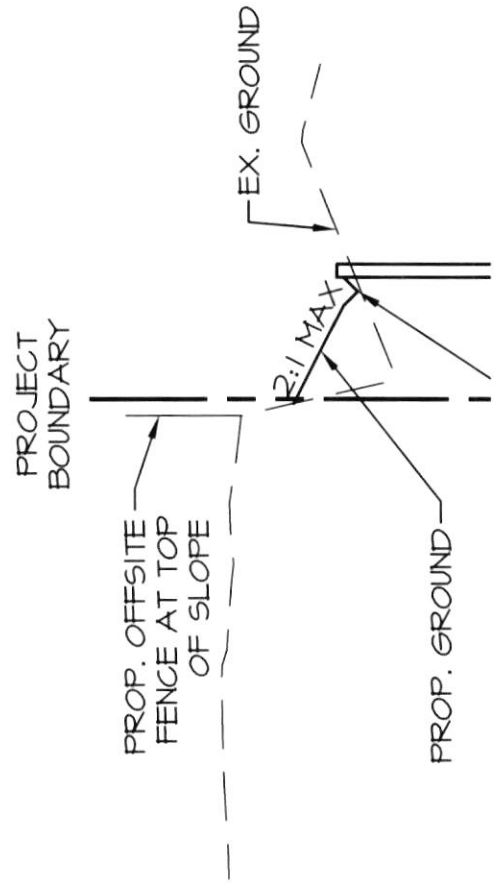


PA-9
PARCEL 9 OF PM 37592
ZONING: SP 382
GPLU: MHDR

PARCEL BOUNDAR
PER PM 37592
PROJECT BOUNDAR



Q10=8.0 CFS
Q100=12.2 CFS



PA-23
PARCEL 23 OF PM 37592
ZONING: SP 382
GPLU: OS-C

28

SD

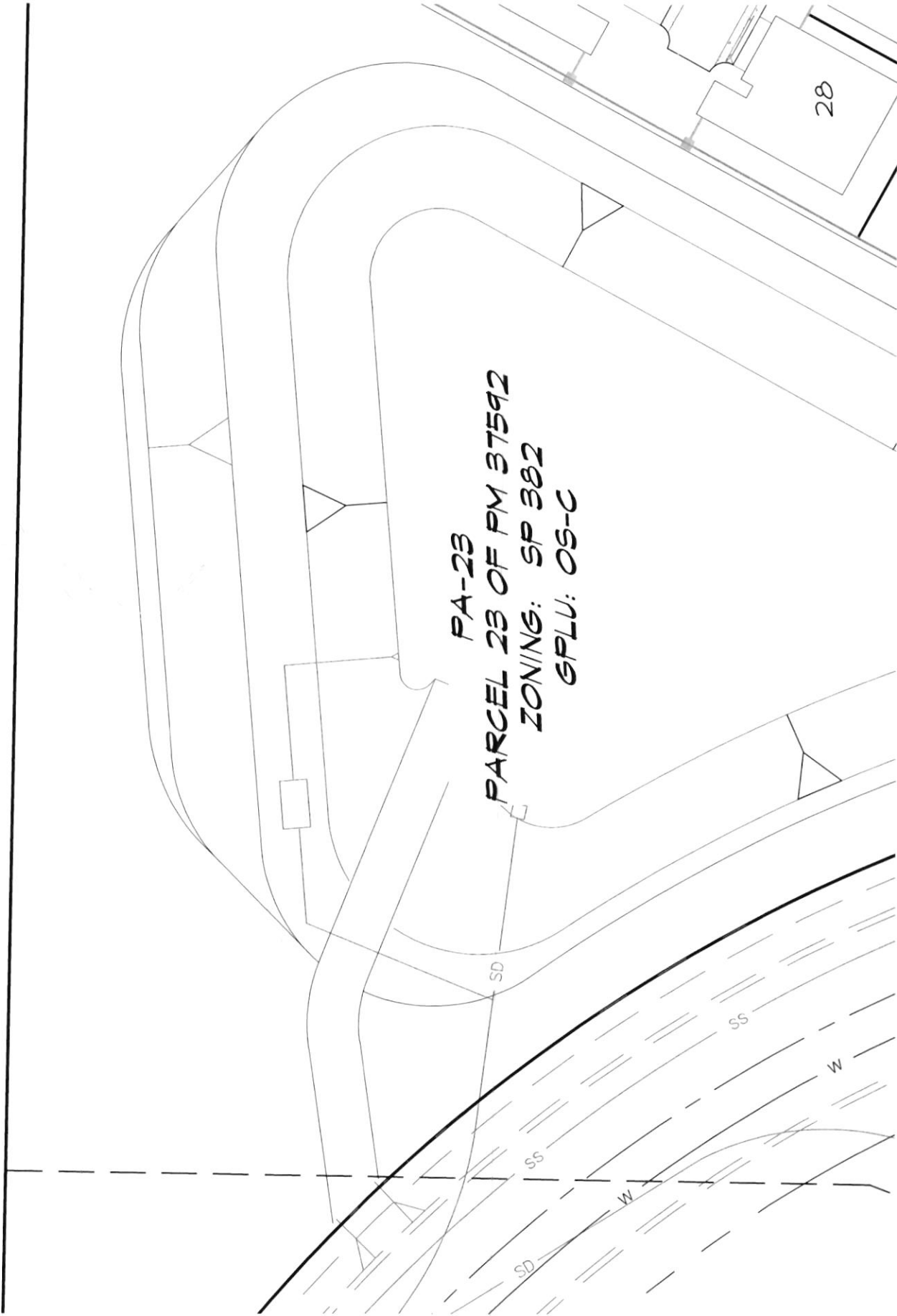
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SS

SD

W

W



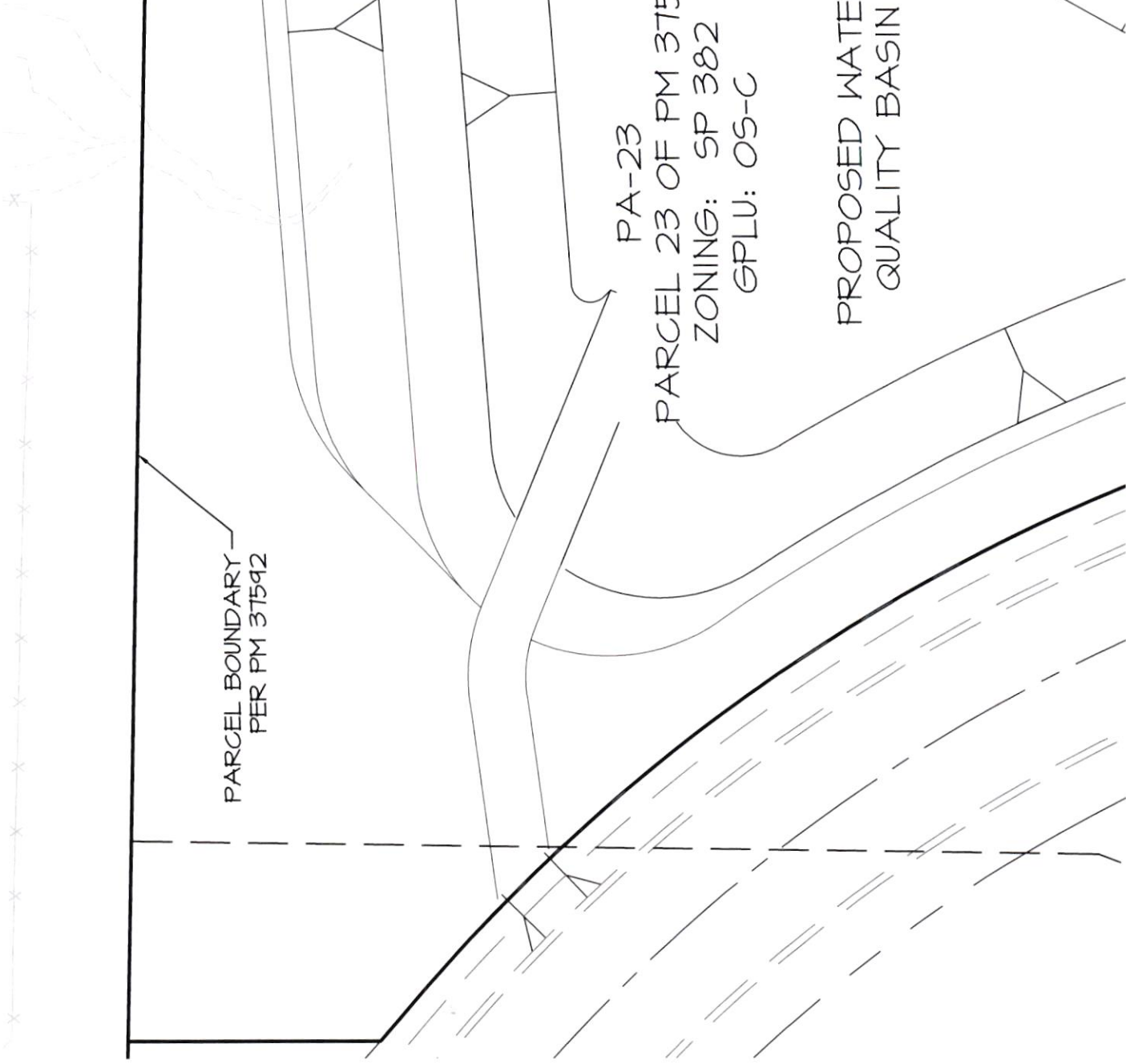
PA

28

PA-23
PARCEL 23 OF PM 37592
ZONING: SP 382
GPLU: OS-C

PROPOSED WATER
QUALITY BASIN

PARCEL BOUNDARY
PER PM 37592



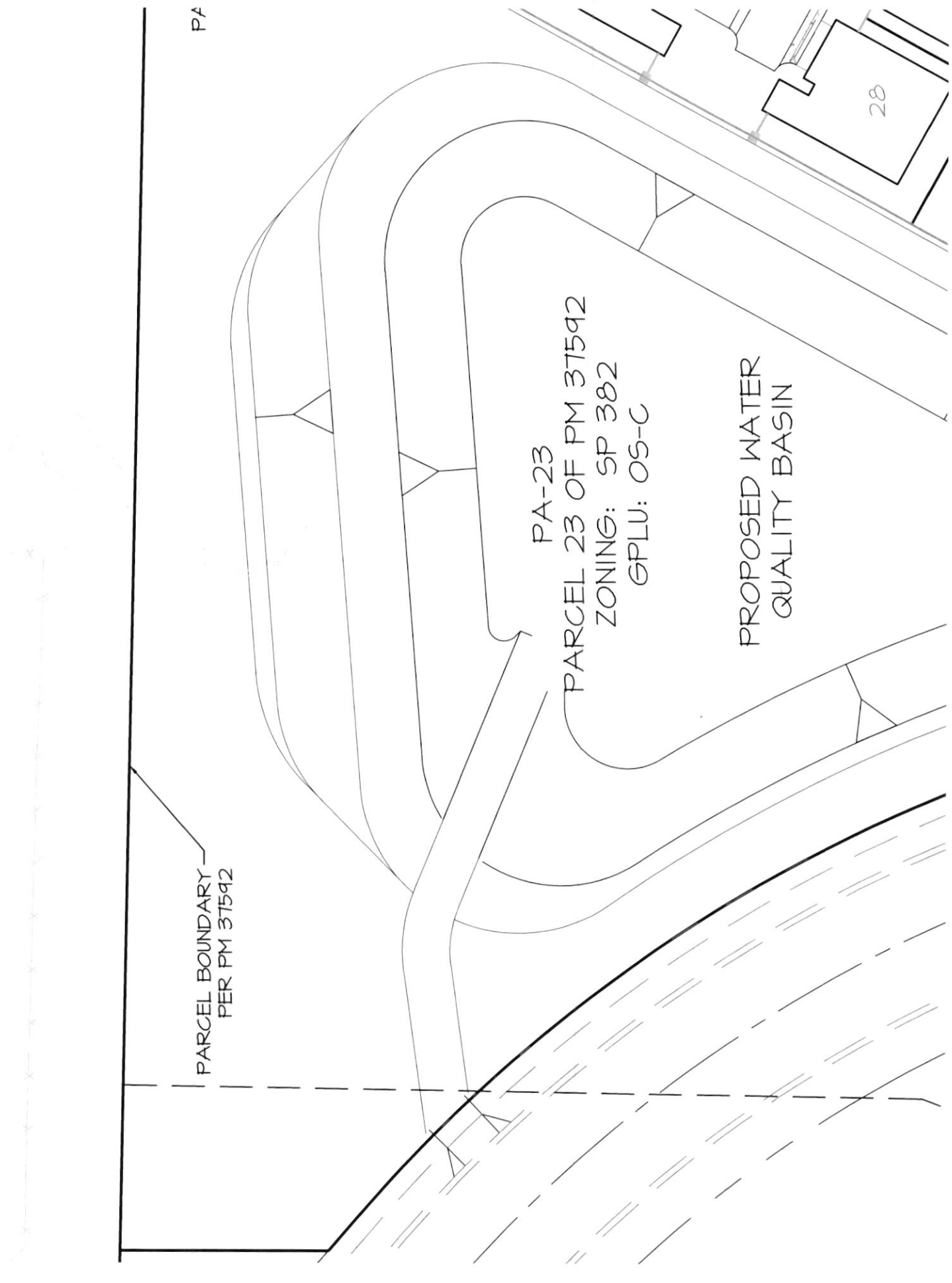
PA

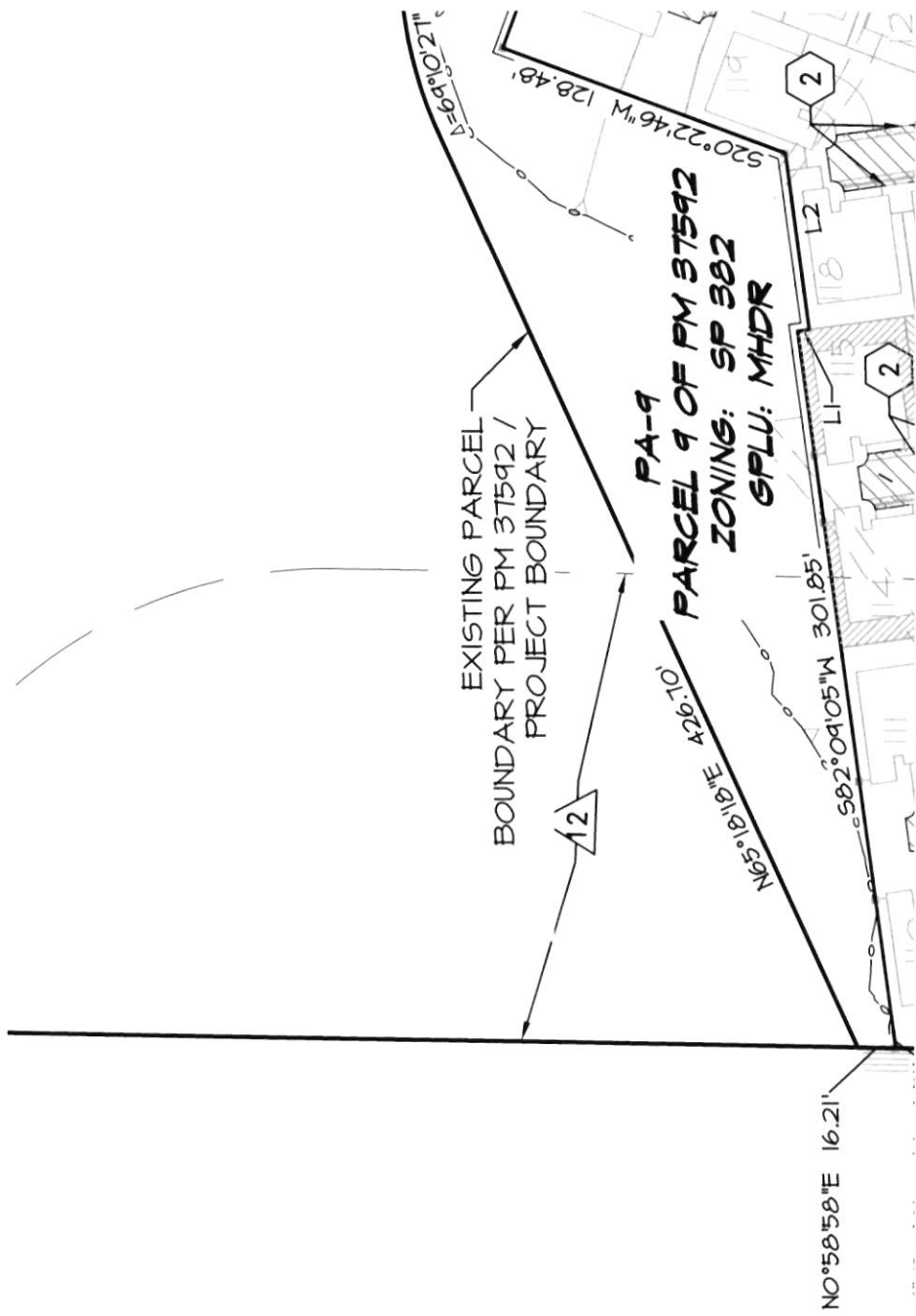
PARCEL BOUNDARY
PER PM 37592

PA-23
PARCEL 23 OF PM 37592
ZONING: SP 382
GPLU: OS-C

PROPOSED WATER
QUALITY BASIN

28





EXISTING PARCEL
BOUNDARY PER PM 37592 /
PROJECT BOUNDARY

PA-9
PARCEL 9 OF PM 37592
ZONING: SP 302
SPLU: MHDR

N0°58'58"E 16.21'

N65°18'19"E 429.07'

S82°09'05"W 301.85'

S20°22'46"W 128.48'

S49°19'02"W

12

2

2

L2

L1

L1

L1

L1

L1

L1

L1

L1

L1



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N07° 50' 55"W	5.00
L2	S82° 09' 05"W	75.47
L3	N20° 22' 46"E	56.00
L4	N69° 37' 14"W	9.00
L5	N20° 22' 46"E	18.00
L6	S69° 37' 14"E	27.00
L7	N69° 37' 14"W	35.89
L8	S20° 22' 46"W	11.52
L9	N73° 32' 36"E	2.61
L10	N77° 50' 51"E	14.28
L11	S77° 50' 51"W	26.42
L12	S73° 32' 36"W	2.61
L13	N18° 36' 34"E	60.00
L14	N28° 47' 43"E	89.93
L15	N08° 32' 47"E	59.41
L16	S77° 37' 38"W	30.41
L17	S73° 32' 36"W	2.61
L18	N07° 50' 55"W	75.47

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	4°18'15"	274.00	20.58
C2	7°19'23"	326.00	41.67
C3	7°12'23"	274.00	34.46
C4	4°18'03"	326.25	24.49
C4	0°43'13"	873.00	10.97
C5	6°58'35"	487.00	59.30
C6	1°27'24"	490.86	12.48
C7	7°16'06"	300.00	38.06
C8	28°13'41"	300.00	147.80
C9	6°42'56"	300.00	35.16
C10	18°50'31"	600.00	197.31
C11	21°30'45"	150.00	56.32
C12	24°55'42"	150.00	65.26

