

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



ITEM
1.6
(ID # 3221)

FROM : TLMA-PLANNING

MEETING DATE:

Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29098 - Applicant: WSI Land Holdings, LLC - Third Supervisorial District - Zoning District - Southwest Area Plan: Community Development: Low Density Residential (CD:LDR) one-half acre minimum and Open Space: Conservation (OS:C) Location: Northeast corner of Leon Rd. and Keller Rd. - 80 Acres - Zoning: Open Area Combining Zone - Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture one-and-a-half acre minimum (R-A-1-1/2) - APPROVED PROJECT DESCRIPTION: Divide 81.4 acres into 67 single family residential lots - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29098 extending the expiration date to October 17, 2017. [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on page 2.

ACTION: Consent


Steven Weiss, Director 12/15/2016

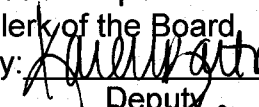
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: January 17, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

1.6

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

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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on December 7, 2016. The Tentative Tract Map No. 29098 will now expire on October 17, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No. 29098 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6473 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated November 11, 2016) indicating the acceptance of the four (4) recommended conditions.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 29098 on December 7, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Valdivia absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless 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

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

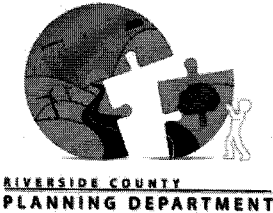
Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.14

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29098 – Applicant: WSI Land Holdings, LLC – Third Supervisorial District – Zoning District – Southwest Area Plan: Location: Northeast corner of Leon Rd. and Keller Rd. – 80 Acres - Zoning: Open Area Combining Zone – Residential Developments (R-5), Residential Agriculture (R-A), Residential Agriculture 1-1/2 acre minimum (R-A-1-1/2) – Approved Project Description: Divide 80.4 acres into 39 single family residential lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 29098 extending the expiration date to October 17, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Valdivia absent)

APPROVED FIRST EXTENSION OF TIME TO OCTOBER 17, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 29098
FIRST EXTENSION OF TIME
Applicant: WSI Land Holdings, LLC

Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time of Tract Map No. 29098 a Schedule B subdivision of 81.4 gross acres into 67 residential lots with a minimum lot size of 20,000 square feet and one detention basin. This project has preserved the northerly 31.5 acres as a open-space easment per the Multiple Species Habitat Conservation Plan (MSHCP). Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29098

BACKGROUND:

The Tentative Tract Map No. 29098 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6473 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and, welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package is the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated November 11, 2016) indicating the acceptance of the four (4) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 17, 2017. If a final map has not been recorded prior to this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on December 7, 2016.

The Planning Department staff recommended APPROVAL of an Extension of Time; and, THE PLANNING COMMISSION:

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29098, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.