

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



ITEM  
1.5  
(ID # 3484)

**MEETING DATE:**

Tuesday, January 31, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34466 - Applicant: Darren Chin - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan Rural: Rural Residential (R: RR), Open Space: Conservation Habit (OS: CH) - Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 acres - Zoning: Residential Agricultural (R-A), Open Area Combining Zone-Residential Developments (R-5), and Citrus/Vineyard – (C/V)- APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station- REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34466, extending the expiration date to April 3rd, 2018. [Applicant Fees 100%]

**RECOMMENDED MOTION:** Continued on page 2.

**RECEIVE AND FILE** Continued on page 2.

**ACTION: Consent**

  
Steven Weiss, Director 1/20/2017

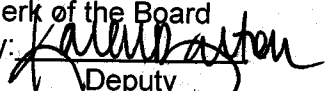
<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: 100 % Applicant Fees</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year: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

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 31, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**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 January 4, 2017. The Tentative Tract Map No. 34466 will now expire on April 3, 2018.

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 34466 was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone 7275 and both were approved on April 3, 2007. The Change of Zone 7861 was approved at Planning Commission on December 7, 2016 to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) 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.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 34466 on January 4, 2017. The Planning Commission approved the project by a 3-0 vote (Chairman Hake 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 Planning Department and the Planning Commission.

**Supplemental**

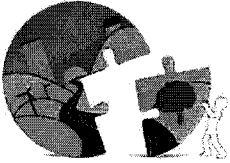
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
January 4, 2017**

**I. AGENDA ITEM 1.4**

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 34466** – Applicant: Darren Chin – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan Rural: Rural Residential (R:RR) (5-Acre Minimum), Open Space: Conservation Habitat (OS:CH) – Location: Northerly of Buck Road, southerly of Borel Road, and westerly of Warren Road – 1,099.3 acres – Zoning: Residential Agricultural (R-A), Open Area Combining Zone – Residential Developments (R-5), and Citrus/Vineyard (C/V) – Approved Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a one (1) acre minimum lot size in the C/V zone), Eight (8) winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5 acre lot for a future fire station.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Leach  
A vote of 3-0 (Chairman Hake Absent)

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 34466, extending the expiration date to April 3, 2018.

**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](mailto:mcstark@rctlma.org).

Agenda Item No. 1.4  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 34466  
FIRST EXTENSION OF TIME  
Applicant: Darren Chin, Standard  
Portfolios

  
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 to allow for the recordation of the final map to subdivide 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station.

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. 34466**

### BACKGROUND:

The Tentative Tract Map No. was originally approved at Planning Commission on February 7, 2007. It proceeded to the Board of Supervisors along with Change of Zone 7275 and both were approved on April 3, 2007. The Change of Zone 7861 was approved at Planning Commission on December 7, 2016 to change the zone from R-A and C/V to Wine Country – Winery (WC-W) zone.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in

12

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 are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 22, 2016) indicating the acceptance of the seven (7) 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 April 3, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

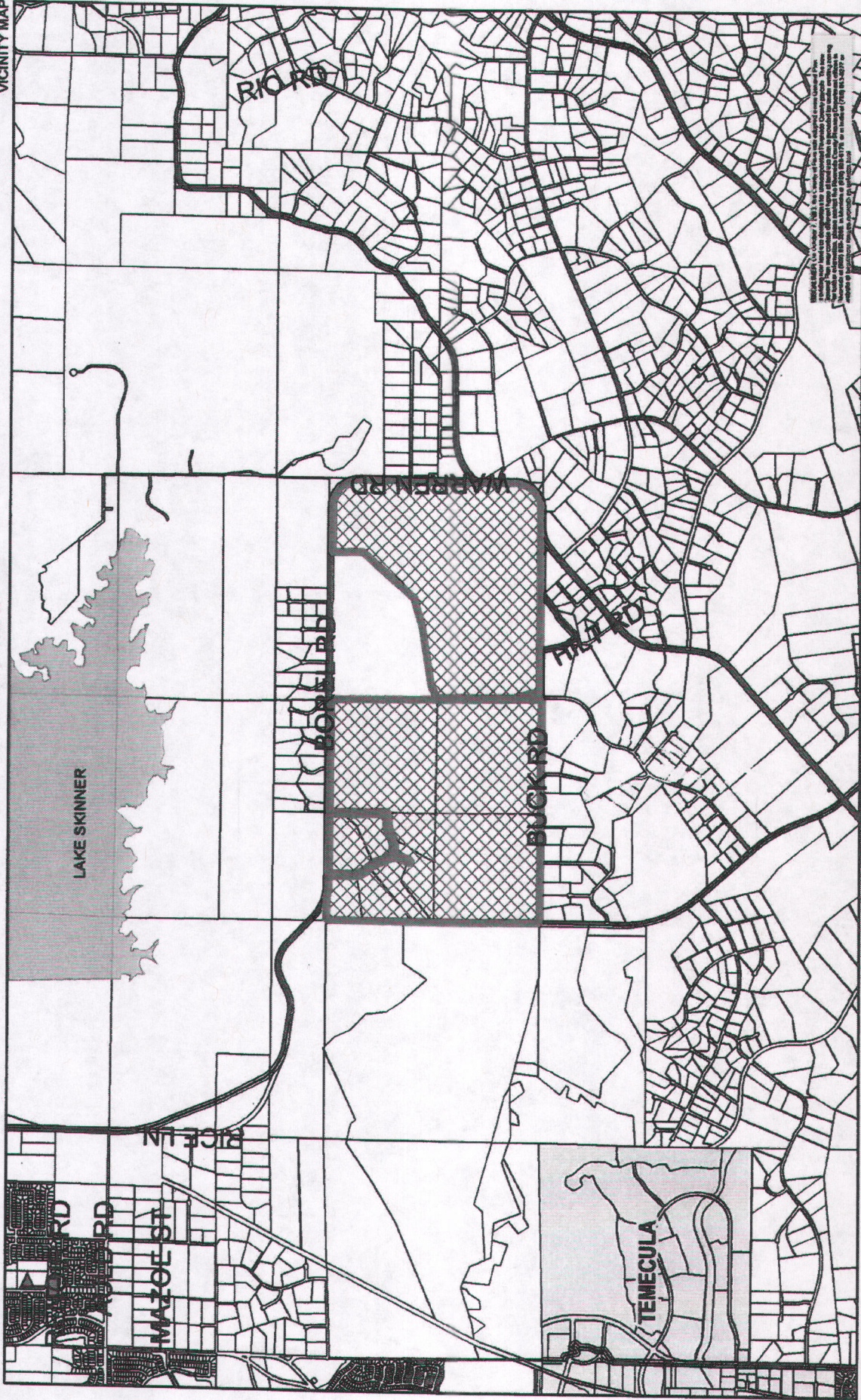
**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34466, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 3, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Washington  
District 3

# CZ07275 VICINITY MAP

Planner: Michael Bufalino  
Date: 2/7/07  
VICINITY MAP



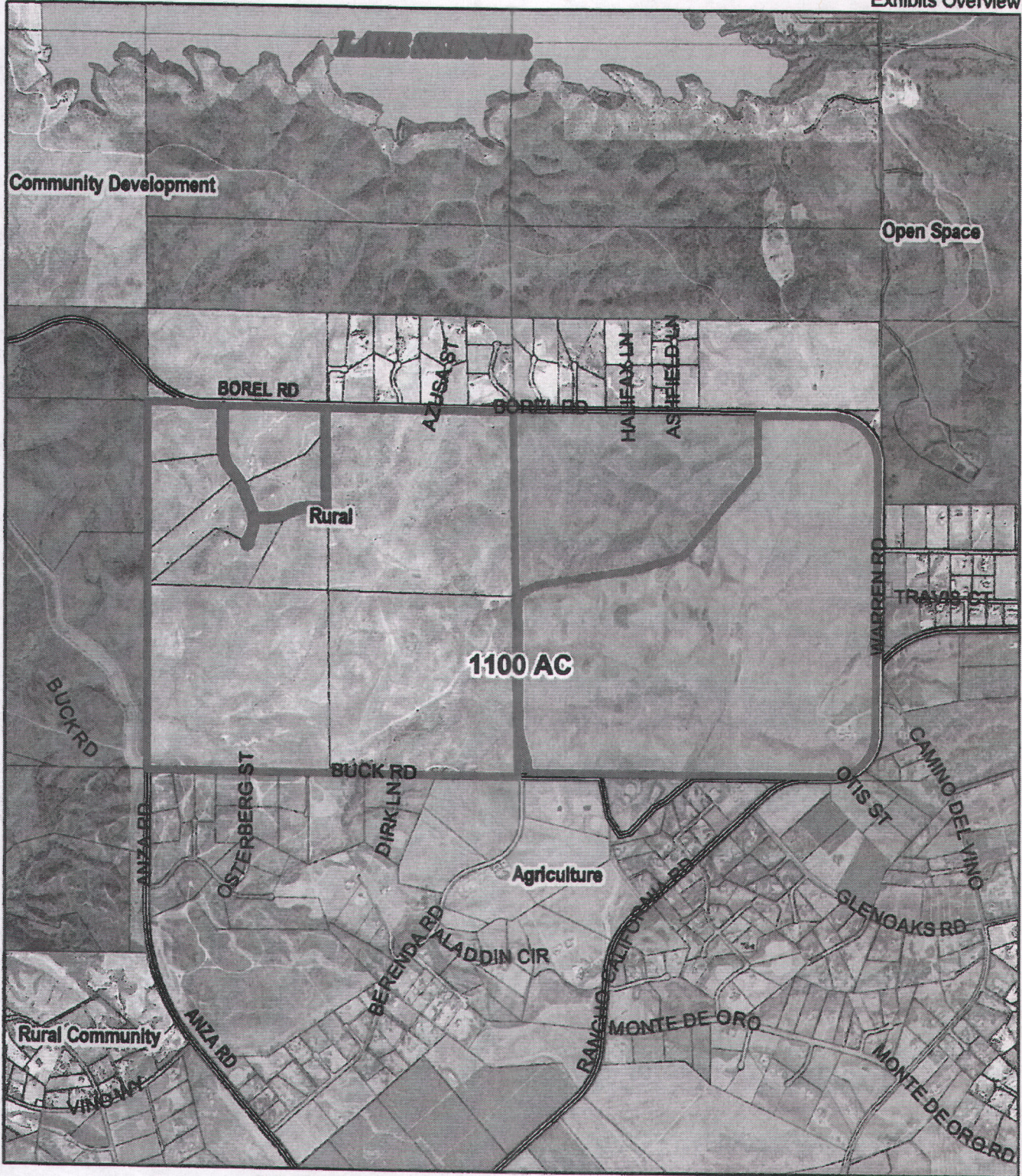
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Rancho California  
Area: Township/Range: T7SR2W  
Section: 13 & 14



ASSESSORS 964-19  
BK. PG. THOMAS  
THOMAS 930 B4  
BROS.PG

**CZ07275**  
**DEVELOPMENT OPPORTUNITY**

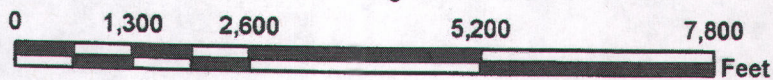


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area Plan: **Rancho California**

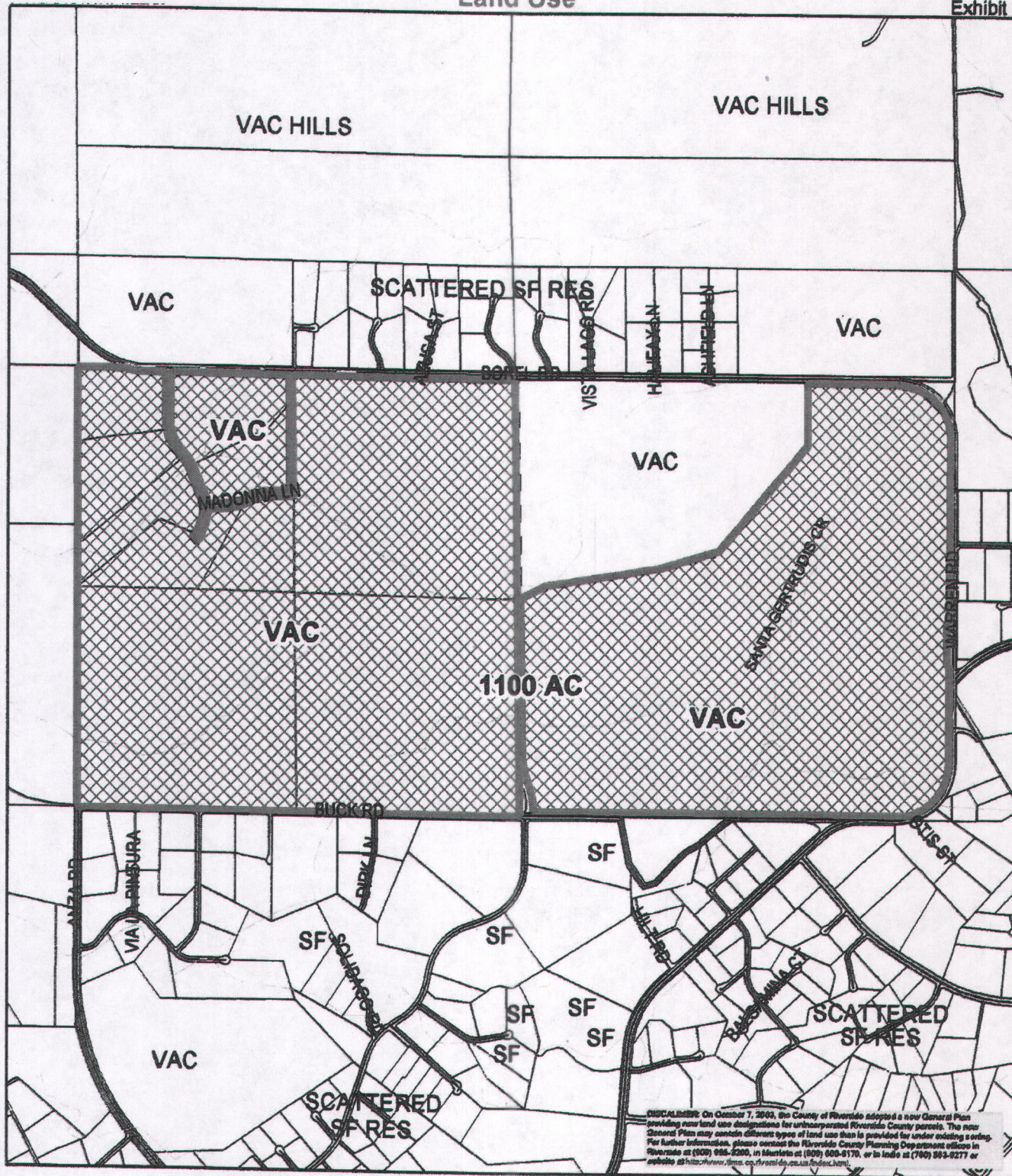
Township/Range: T7SR2W

SECTION: 13 & 14



ASSESSORS  
BK. PG. 964-19  
THOMAS 930 B4  
BROS.PG



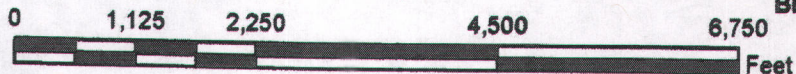


DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 958-2200, in Murietta at (951) 608-6170, or in Indio at (760) 953-9277 or website at <http://www.planning.riverside.ca.us/landuse/index.html>.

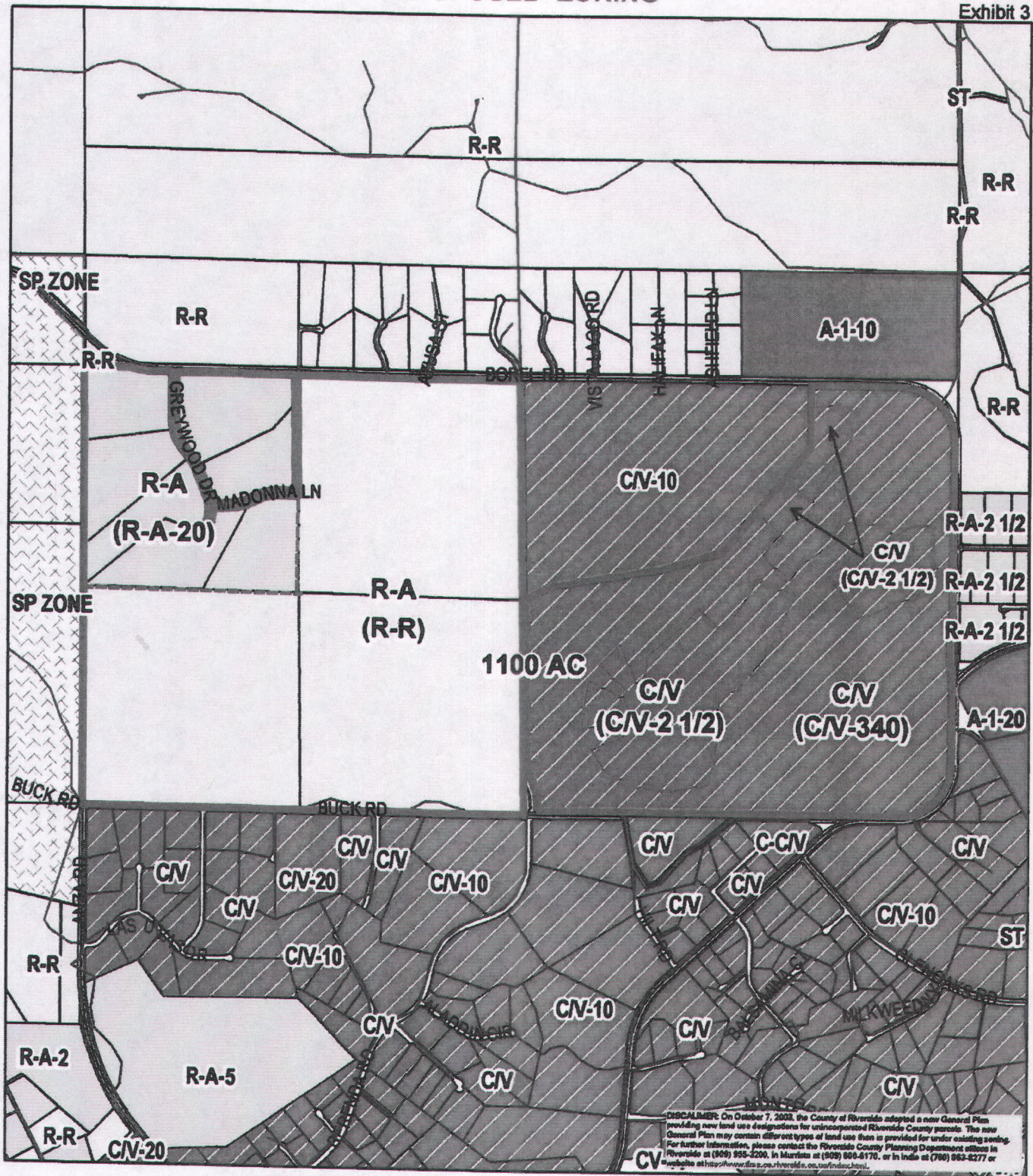
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Rancho California**  
Township/Range: T7SR2W  
Section : 13 & 14

ASSESSORS 964-19  
BK. PG.  
THOMAS  
BROS.PG 930 B4



**CZ07275**  
**PROPOSED ZONING**

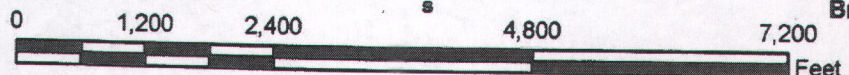


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2200, in Murrieta at (951) 955-6170, or in Indio at (760) 953-8277 or website at <http://www.ci.riverside.ca.us/plandoc.html>.

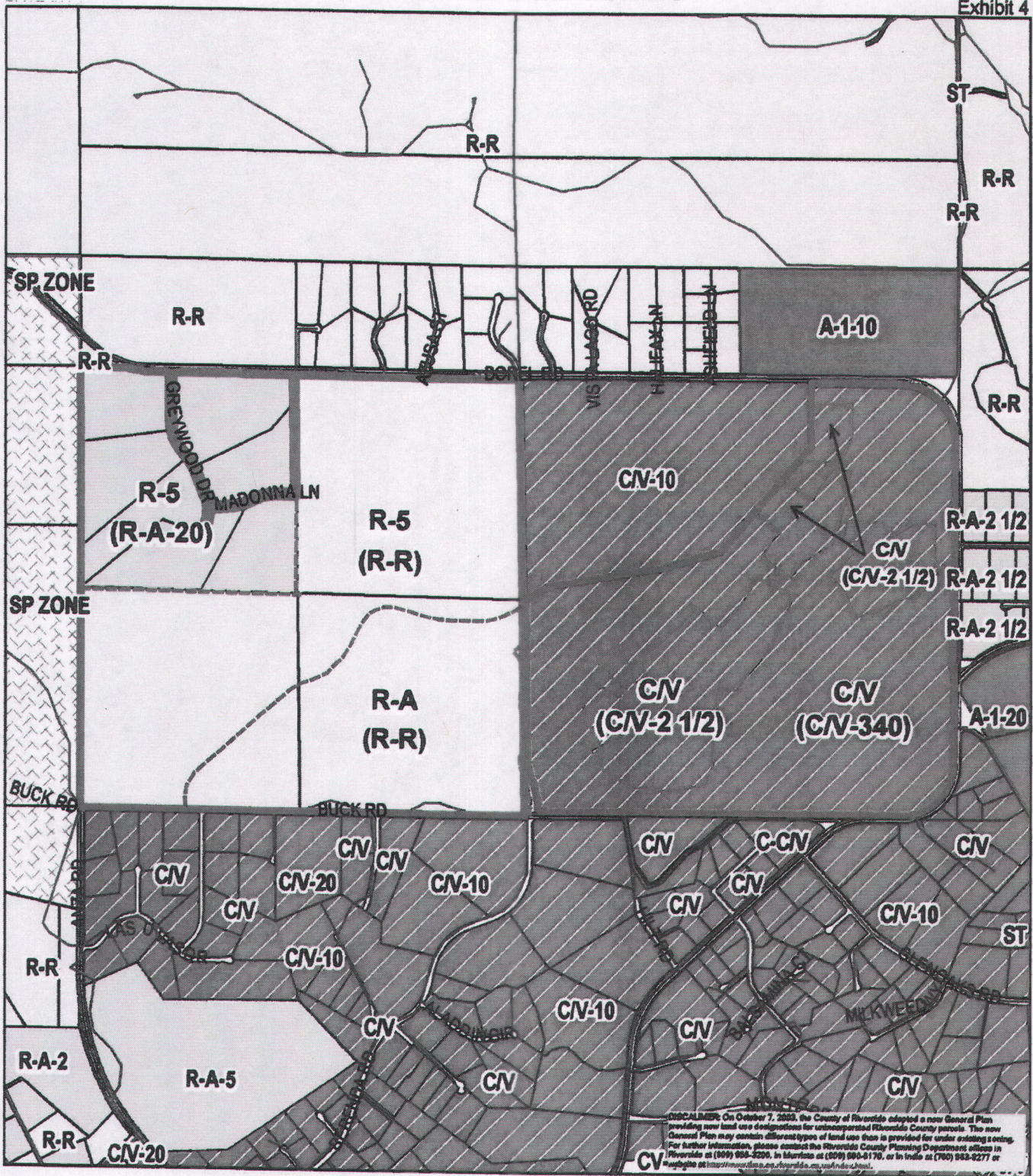
Zone  
Area: **Rancho California**  
Township/Range: T7SR2W  
Section: 13 & 14

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 964-19  
Thomas  
Bros. Pg. 930 B4



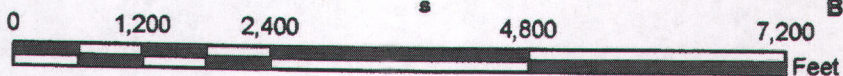
RECOMMENDED ZONING



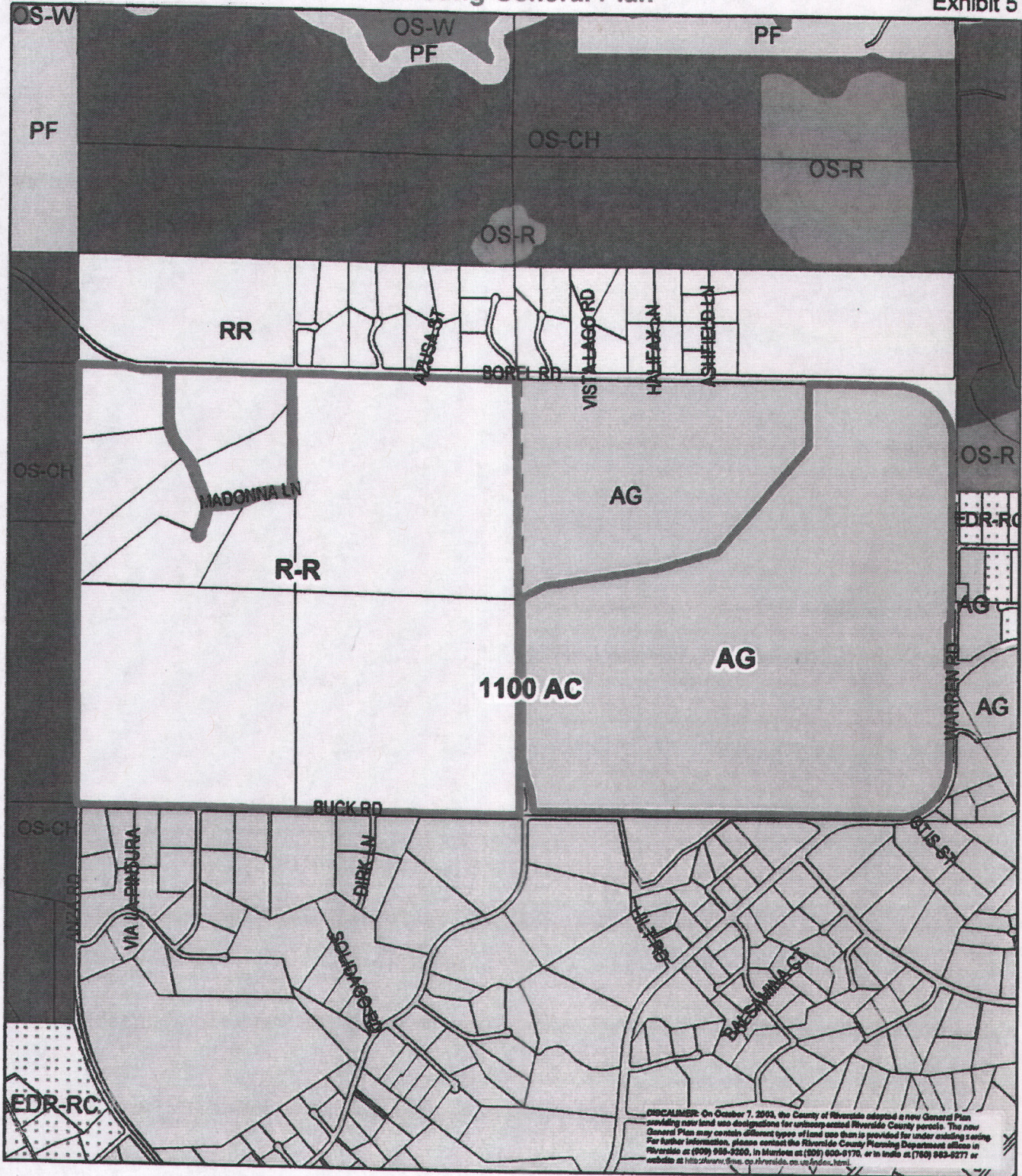
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Rancho California  
Township/Range: T7SR2W  
Section : 13 & 14

Assessors  
Bk. Pg. 964-19  
Thomas  
Bros. Pg. 930 B4

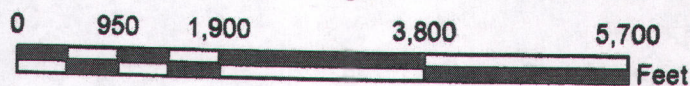


**Existing General Plan**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

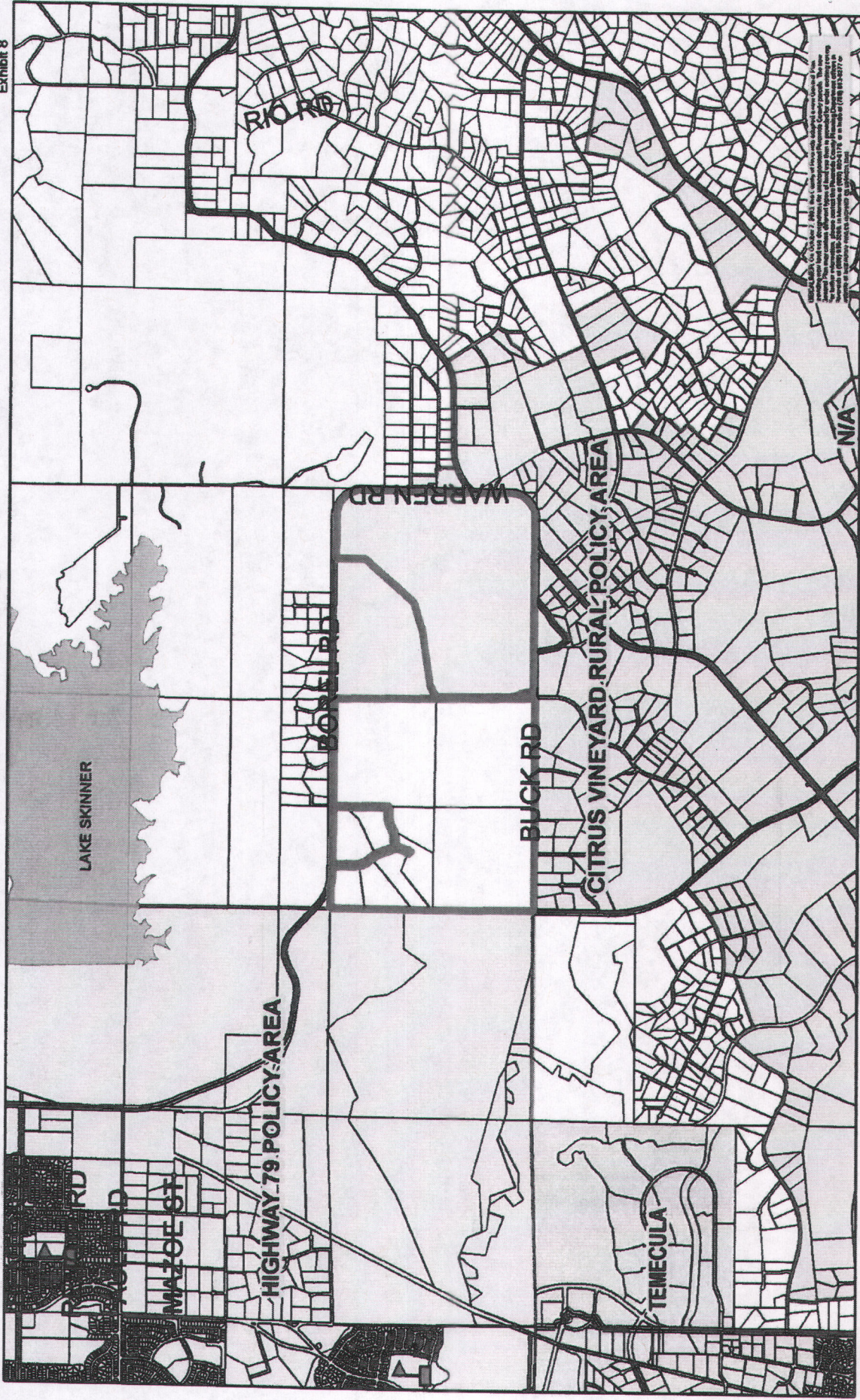
Zone  
Area: **Rancho California**  
Township/Range: T7SR2W  
Section : 13 & 14



**ASSESSORS**  
BK. PG. 964-19  
**THOMAS**  
BROS.PG 930 B4

# CZ07275 POLICY AREAS

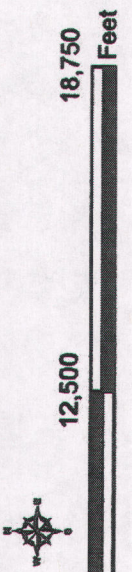
Planner: Michael Bufalino  
Date: 2/7/07  
Exhibit 8

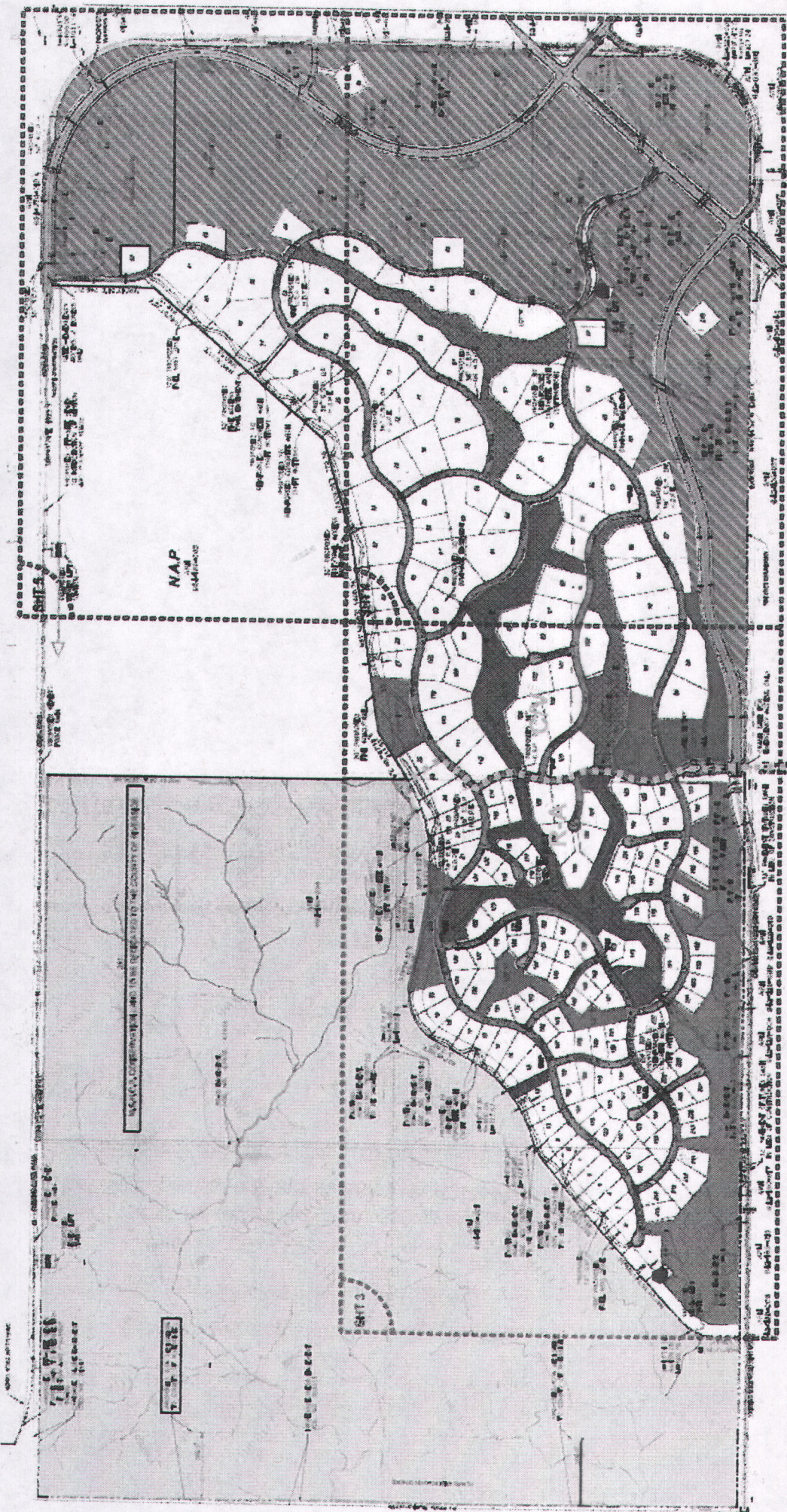


Zone: Rancho California  
Area: Township/Range: T7SR2W  
Section: 13 & 14

## RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS 964-19  
BK. PG. THOMAS  
930 B4  
BROS.PG





- Conservation Dedication (574.99 AC)
- Open Space (12 Lots) (Passive uses, trails, watercourse & vineyard plantings)
- Park Site
- 8 Winery Production Lots
- Fire Station Site
- Sewer Lift Station

216 Total Residential Lots  
 88 C/V Residential Lots (1 AC Minimum)  
 128 D A Residential Lots (1/2 Acre Minimum)

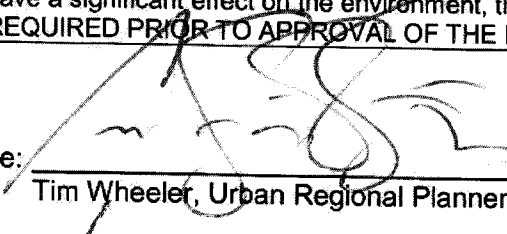
# Extension of Time Environmental Determination

Project Case Number: TR34466  
 Original E.A. Number: EA40635  
 Extension of Time No.: First  
 Original Approval Date: April 3, 2007  
 Project Location: North of Buck Road, south of Borel Road, and west of Warren Road

Project Description: Schedule B subdivision of 1,099.3 acres into 236 lots that consists of 216 single family residential lots (128 with a 1/2 acre minimum lot size in the R-A zone and 88 with a 1 acre minimum lot size in the C/V zone), 8 winery production lots with a 15-acre minimum lot size, 12 open space lots, which total 96.59 gross acres, and a 574.99 acre MSHCP conservation lot. In addition, the project proposes and a 1.5-acre lot for a future fire station.

On April 3, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Tim Wheeler, Urban Regional Planner

Date: August 3, 2016  
 For Steve Weiss, Planning Director



## Standard Temecula, LLC.

July 22, 2016

Riverside County Planning Department  
Attention: Steve Weiss, Planning Director; & Tim Wheeler, Urban Regional Planner III;  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

**Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34466.**

Dear Director Steve Weiss,

Standard Temecula, LLC had submitted the first extension of time request for TTM 34466 on May 17, 2016. This is a response to e-mail comments made by County Land Development Committee (LDC) and the County Planning Department dated July, 19 2016. In this letter, an additional seven (7) new conditions of approval were added in order to be able to make a determination that our Temecula project does not adversely affect the general health, safety and welfare of the public. We've reviewed the proposed conditions and accept the seven (7) conditions as recommended by the county officials.

50 E Health #6  
50 E Health #7  
50 E Health #8  
50 E Health #9  
60 BS Grade #16  
60 BS Grade #17  
90 BS Grade #7

Please continue the Extension of Time process and schedule a Planning Commission hearing. We are pleased to be a part of the Riverside County community and we look forward to working with you.

If you have any questions or additional concerns, please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script that reads 'Darren Chin'.

Darren Chin, Applicant, Project Manager, 626-263-5105

*Enclosure: Riverside County LMS Conditions of Approval, TTM 34466. Parcel: 964-190-008*

488 East, Santa Clara Street, Suite 304 Arcadia, CA 91006  
Tel: 626. 263. 5888  
Fax: 626. 263. 5899



TRACT MAP Tract #: TR34466

Parcel: 964-190-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                   EOT1- WATER & SEWER WILL SERVE                   RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7                   EOT1- PHASE I ESA REQUIRED                   RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 8                   EOT1 - LEA CLEARANCE                   RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 9                   EOT1- NOISE STUDY REQUIRED                   RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16                   MAP - EOT1 APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 17                   MAP - EOT1 BMP CONST NPDES PER                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment

07/19/16  
16:04

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34466

Parcel: 964-190-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17            MAP - EOT1 BMP CONST NPDES PER (cont.)            RECOMMND

control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7            MAP - EOT1 IF WQMP REQUIRED            RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.