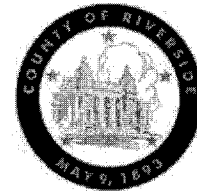


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.10  
(ID # 3778)

**MEETING DATE:**

Tuesday, April 11, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427 -  
Applicant: Wesley Hylan - Fifth Supervisorial District – Nuevo Zoning Area -  
Lakeview/Nuevo Area Plan: Community Development: Medium Density  
Residential (CD:MDR) (2-5 du/ac); Medium High Density Residential (CD:MHDR)  
(5-8 du/ac); Very High Density Residential (CD:VHDR) (14-20 du/ac); Open  
Space: Conservation (OS:C) (N/A); Recreation (OS: R) (N/A) - Location:  
Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill  
Avenue, and westerly of Reservoir Avenue – 93.66 Acres - Zoning: Specific Plan  
(SP246A1) – Approved Project Description: Schedule A subdivision of 93.66  
acres into 291 single family residential lots comprised of ninety-five (95) 5,000  
square foot lots; one-hundred and thirty-one (131) 4,500 square foot lots, sixty-  
five (65) 4,000 square foot lots, two (2) water quality basins, and twenty-one (21)  
open space lots - REQUEST: SECOND EXTENSION OF TIME FOR  
TENTATIVE TRACT MAP NO. 33427, extending the expiration date to October  
26, 2017. (Applicant Fees 100%)

**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 November 16, 2016. The Tentative Tract Map  
No. 33427 will now expire on October 26, 2017.

**ACTION:** Consent

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley 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: April 11, 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**

<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:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 33427 was originally approved at Planning Commission on October 26, 2005. The first extension of time was approved at Planning Commission on December 2, 2015.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) 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 extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 33427 on November 16, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner 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 the Planning Department and the Planning Commission.

**Supplemental**

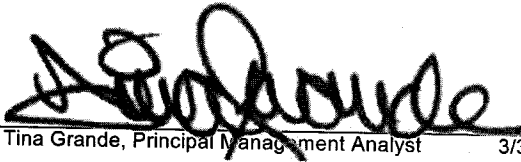
**Additional Fiscal Information**

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

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

**ATTACHMENTS:**

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



Tina Grande, Principal Management Analyst 3/30/2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 16, 2016**

**I. AGENDA ITEM 1.6**

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427** – Applicant: Wesley Hylan – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac); Medium High Density Residential (CD:MHDR) (5-8 du/ac); Very High Density Residential (CD:VHDR) (14-20 du/ac); Open Space: Conservation (OS: C) (N/A); Recreation (OS:R) (N/A) – Location: Northerly of Nuevo Road, southerly of Orange Avenue, easterly of Foothill Avenue, and westerly of Reservoir Avenue – 93.66 Acres – Zoning: Specific Plan (SP246A1) – Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 sq. ft. lots; one-hundred and thirty-one (131) 4,500 sq. ft. lots, sixty-five (65) 4,000 sq. ft. lots, two (2) water quality basins, and twenty-one (21) open space lots.

**II. PROJECT DESCRIPTION:**

Second Extension of Time for Tentative Tract Map No. 33427, extending the expiration date to October 26, 2017.

**III. PLANNING COMMISSION ACTION:**


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

**APPROVED SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427,**  
extending the expiration date to October 26, 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](mailto:mcstark@rctlma.org).

1:6  
Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisorial District: Fifth *KGB*  
Project Planner: Tim Wheeler  
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 33427  
SECOND EXTENSION OF TIME  
Applicant: Wesley Hylan

  
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 the recordation of the final map to subdivide 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 square foot lots; one-hundred and thirty-one (131) 4,500 square foot lots, sixty-five (65) 4,000 square foot lots, two (2) water quality basins, and twenty-one (21) open space lots.

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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427**

### BACKGROUND:

The Tentative Tract Map No. 33427 was originally approved at Planning Commission on October 26, 2005. The first extension of time was approved at Planning Commission on December 2, 2015.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) 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 are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 20, 2016) indicating the acceptance of the two (2) 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 26, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

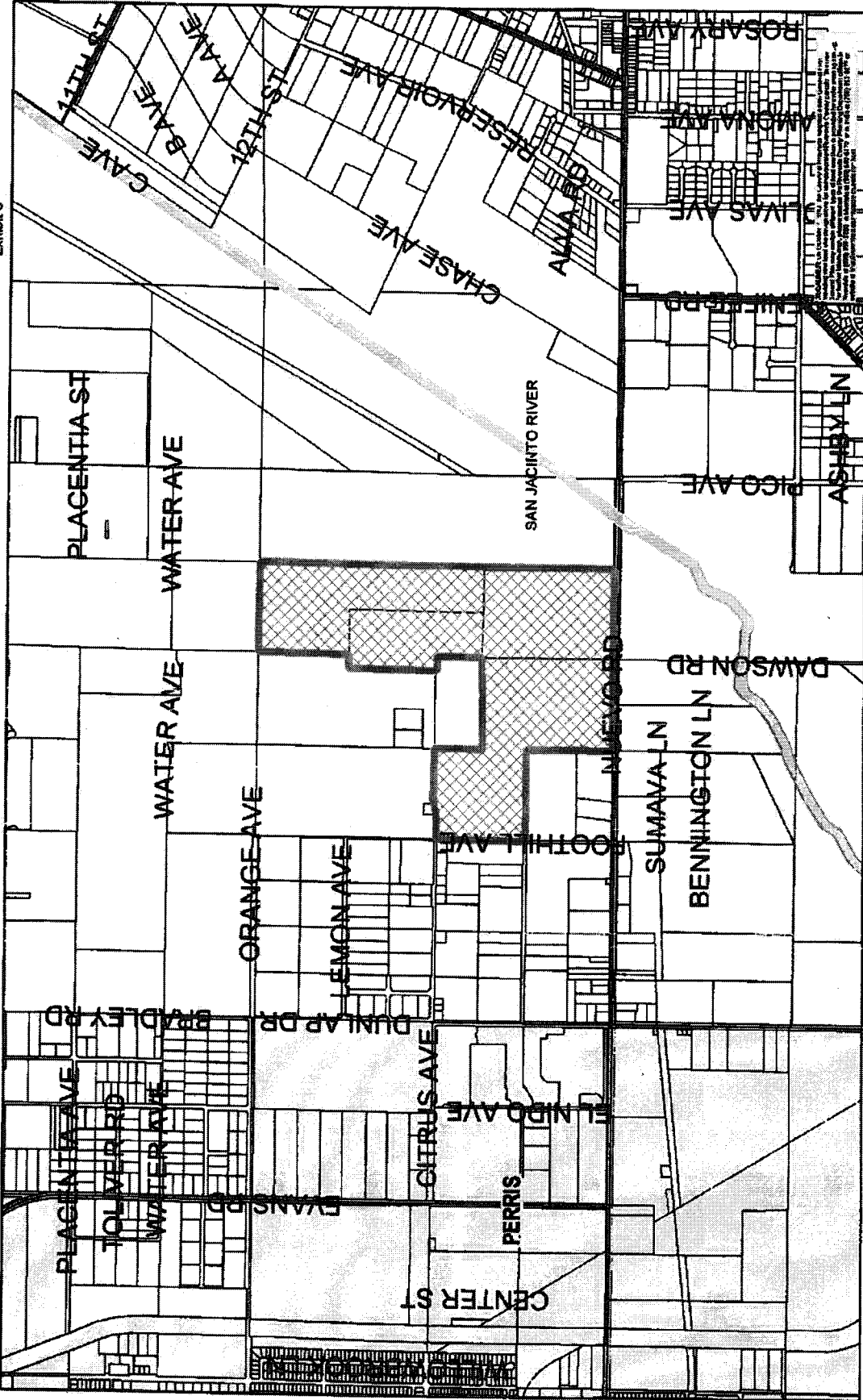
**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33427**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 26, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

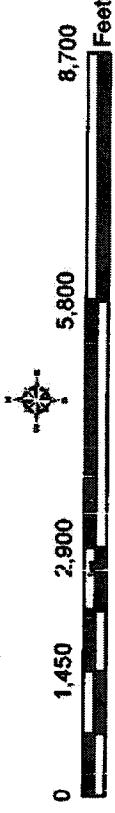
Supervisor Ashley  
District 5  
DATE DRAWN: 10/05/05

# TR33427 VICINITY MAP

Planner: Adam Rush  
Date: 10/26/05  
Exhibit 5



Zone  
District: Nuevo  
Township/Range: T4SR3W  
Section : 22 & 23



## RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS 307-23  
BK. PG. THOMAS  
THOMAS 778 D6  
BROS.PG

Supervisor Ashley  
District 5

DATE DRAWN 10/5/05

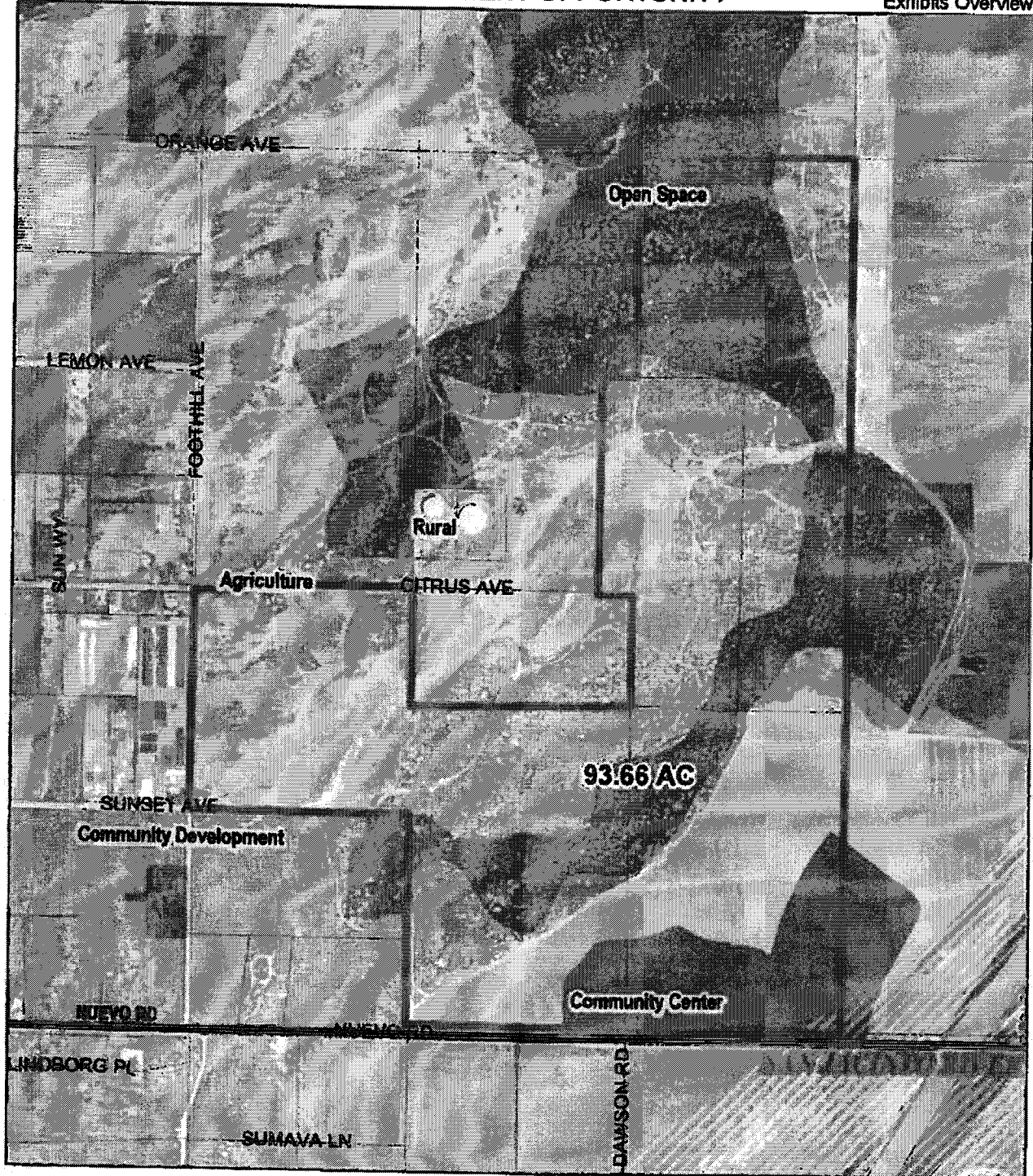
# TR33427

## DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

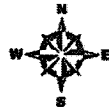
Date: 10/26/05

Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Nuevo**  
Plan:  
Township/Range: T4SR3W  
SECTION: 22 & 23



ASSESSORS  
BK. PG. 307-23  
THOMAS  
BROS.PG 778 D6



Supervisor Ashley  
District 5

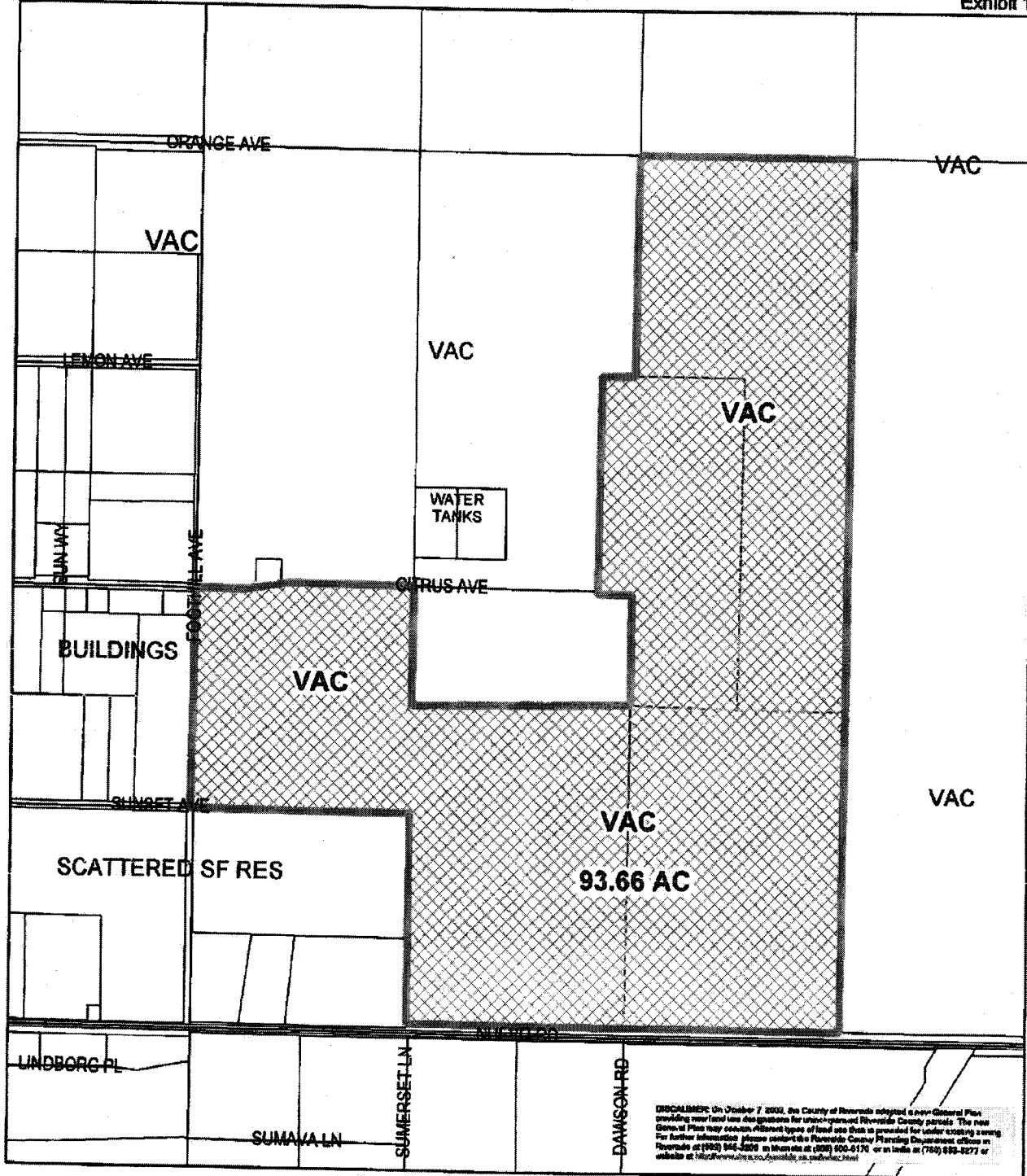
TR33427  
Land Use

Planner: Adam Rush

Date: 10/26/05

DATE DRAWN: 10/5/05

Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Nuevo**  
Township/Range: **T4SR3W**  
Section: **22 & 23**



ASSESSORS **307-23**  
**BK. PG.**

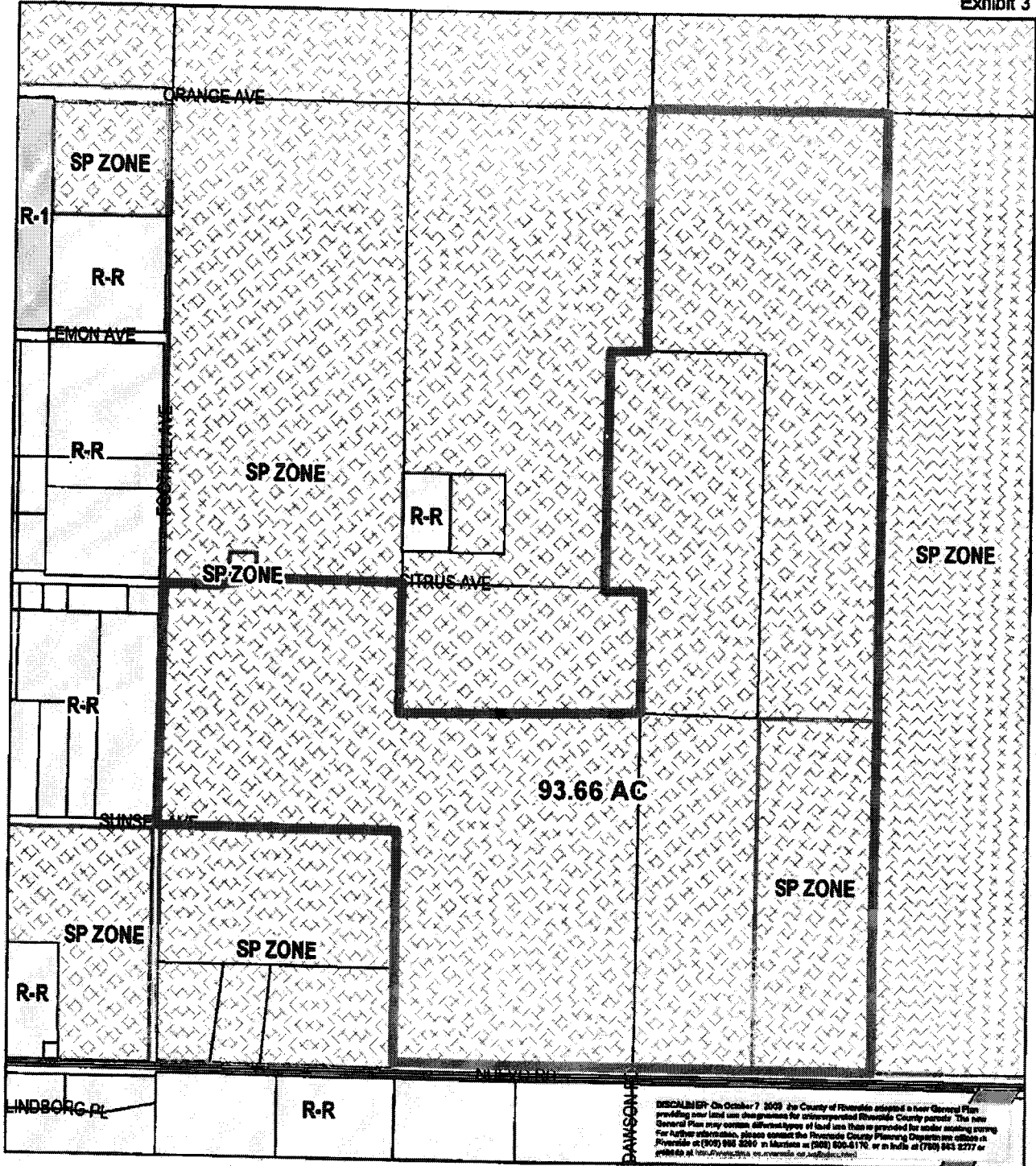
**THOMAS**  
**BROS.PG 778 D6**



Supervisor Ashley  
 District 5  
 DATE DRAWN: 10/5/05

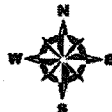
**TR33427**  
**EXISTING ZONING**

Planner: Adam Rush  
 Date: 10/26/05  
 Exhibit 3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Nuevo**  
 Township/Range: T4SR3W  
 Section : 22&23



**ASSESSORS**  
 BK. PG. 307-23  
**THOMAS**  
 BROS.PG 778 D5

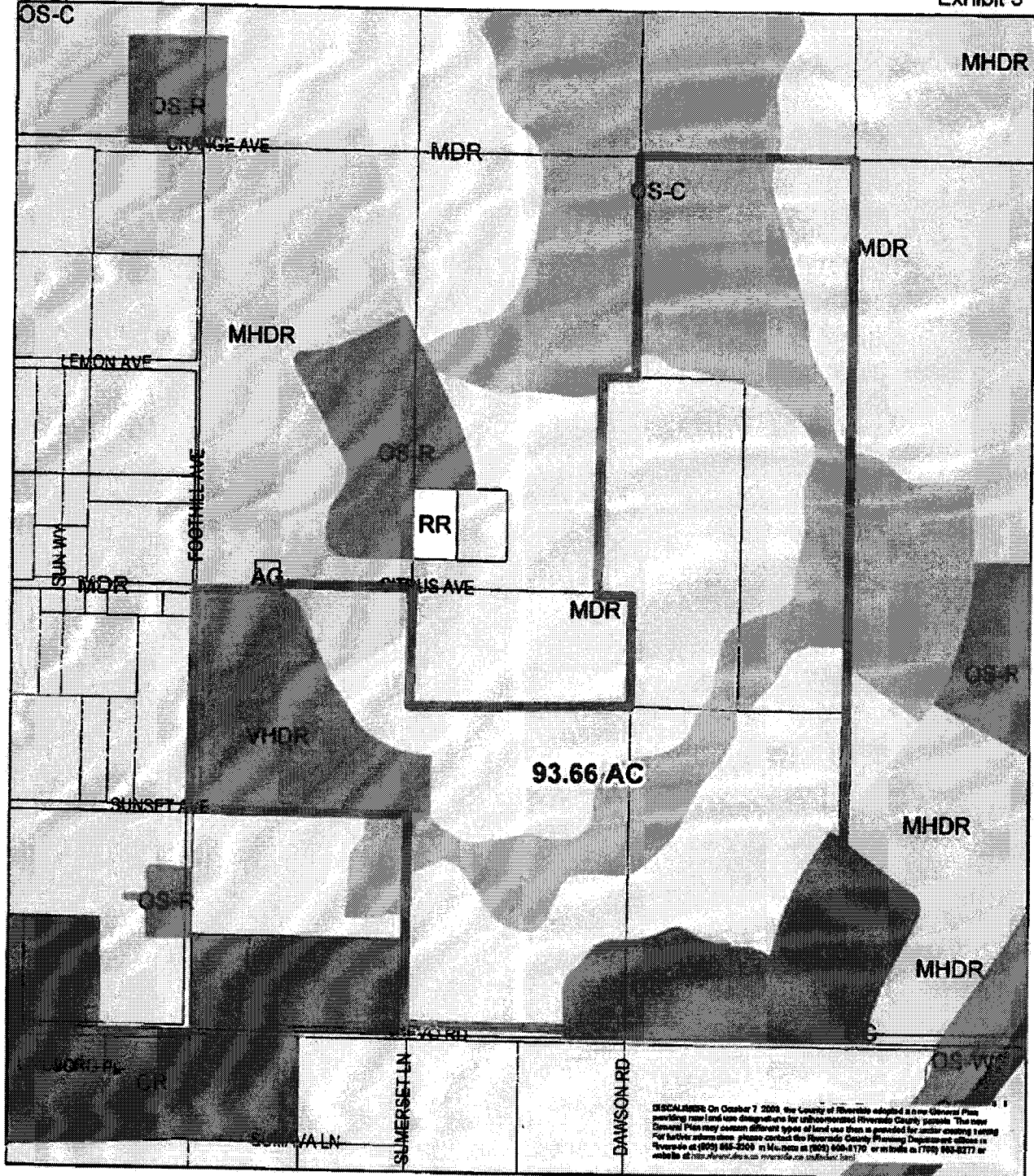
DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land uses than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 940-2200 or Murrieta at (951) 620-6170. If in India at (708) 943-1277 or 970046 at http://rivplanning.org/riverside\_ca/landuse.html

Supervisor Ashley  
District 5

TR33427  
General Plan

Planner: Adam Rush  
Date: 10/26/05  
Exhibit 5

DATE DRAWN: 10/5/05



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan pending state and local signatures 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) 844-2500 in Murietta at (951) 808-8170, or in Indio at (760) 943-8277 or website at <http://www.ircs.ca.gov/riverside/cplanning/>.

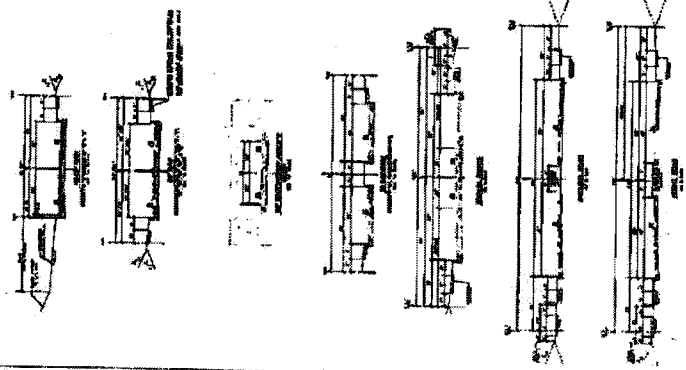
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Nuevo  
Township/Range: T4SR3W  
Section : 22 & 23

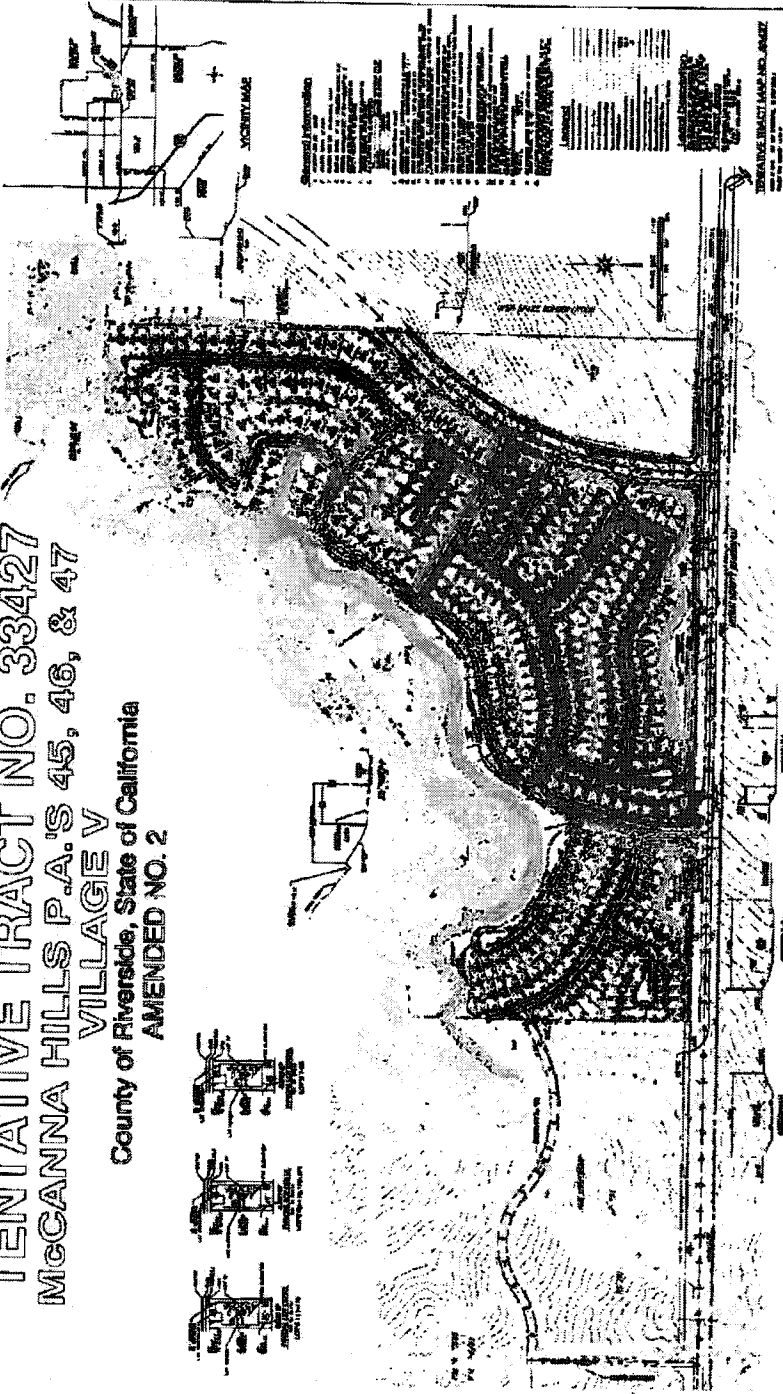
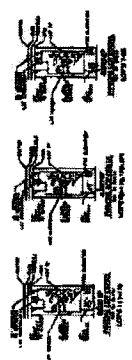


ASSESSORS  
BK. PG. 307-23  
THOMAS  
BROS.PG 778 D6

**TENTATIVE TRACT NO. 33427**  
**MCCANNA HILLS P.A.'S 45, 46, & 47**  
**VILLAGE V**  
 County of Riverside, State of California  
**AMENDED NO. 2**



Transverse Street Sections



NO.	DESCRIPTION
1	EXISTING GRADE
2	PROPOSED GRADE
3	PROPOSED PAVEMENT
4	PROPOSED CURB
5	PROPOSED SIDEWALK
6	PROPOSED BRIDGE
7	PROPOSED ABUTMENT
8	PROPOSED DRAINAGE
9	PROPOSED UTILITY
10	PROPOSED FENCE
11	PROPOSED SIGN
12	PROPOSED LIGHT
13	PROPOSED TREE
14	PROPOSED BENCH
15	PROPOSED BIKEWAY
16	PROPOSED BIKEWAY
17	PROPOSED BIKEWAY
18	PROPOSED BIKEWAY
19	PROPOSED BIKEWAY
20	PROPOSED BIKEWAY
21	PROPOSED BIKEWAY
22	PROPOSED BIKEWAY
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49	PROPOSED BIKEWAY
50	PROPOSED BIKEWAY

**TENTATIVE TRACT NO. 33427**  
**MCCANNA HILLS P.A.'S 45, 46, & 47**  
**VILLAGE V**  
 County of Riverside

DATE: 12/31/2024  
 SHEET NO. 1 OF 1


# Extension of Time Environmental Determination

Project Case Number: TR33427  
 Original E.A. Number: EA40149  
 Extension of Time No.: Second  
 Original Approval Date: October 26, 2005  
 Project Location: North of Nuevo Road, south of Orange Avenue, east of Foothill Avenue, and west of Reservoir Avenue.

Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of ninety-five (95) 5,000 square foot lots; one-hundred and thirty-one (131) 4,500 square foot lots, sixty-five (65) 4,000 square foot lots, two (2) water quality basins, and twenty-one (21) open space lots.

On October 26, 2005, 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 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 checked="" 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 III

Date: November 2, 2016  
 For Steve Weiss, Planning Director

**Wheeler, Timothy**

---

**From:** Wesley Hylan <pschylen@cox.net>  
**Sent:** Thursday, October 20, 2016 11:22 AM  
**To:** Wheeler, Timothy  
**Subject:** RE: 2nd EOT for TR33427 recommended COA

**Categories:** Green Category

Tim,

We accept the two new conditions of approval recommended by the Health Department. The two conditions are:

50.E HEALTH. 5, EOT2-SOLID WASTE SERVICE

50.E HEALTH. 6, EOT2-WATER & SEWER WILL SERVE

Thank you for the quick response.

Have a Great Day

Wesley Hylan  
27746 Pinehurst  
Mission Viejo, CA 92692  
949-305-3891

**From:** Wheeler, Timothy [<mailto:TWHEELER@rctima.org>]  
**Sent:** Thursday, October 20, 2016 10:03 AM  
**To:** [pschylen@cox.net](mailto:pschylen@cox.net)  
**Subject:** 2nd EOT for TR33427 recommended COA

Attn: Wesley Hylan  
RCE 11251  
27746 Pinehurst  
Mission Viejo CA 92692

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33427.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 25, 2016. The LDC has determined it necessary to recommend the addition of two (2) 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E Health #5

50 E Health #6

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

How are we doing? Click the Link and tell us

10/20/16  
09:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT2- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6                   EOT2- 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.