

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



**ITEM  
1.5  
(ID # 3802)**

**MEETING DATE:**  
Tuesday, April 18, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31444M2 - Applicant: Graperoad, LLC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) - Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres - Zoning: Wine Country – Winery (WC-W) – Approved project description: Schedule D subdivision of 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2, extending the expiration date to January 31, 2018. 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 February 15, 2017. The Tentative Tract Map No. 31444M2 will now expire on January 31, 2018.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director

4/7/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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 18, 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. 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008, and also proceeded to the Board of Supervisors along with Change of Zone No. 7624. Both were approved on September 2, 2008.

The second minor change for Tentative Tract Map No. 31444M2 was approved by the Planning Commission on July 16, 2014.

The Planning Commission heard the first Extension of Time for Tentative Tract Map No. 31444M2 on July 20, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined that no new conditions of approval are necessary 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 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. 31444M2 on February 15, 2017. The Planning Commission approved the project by a 5-0 vote.

**Board Action**

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

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.

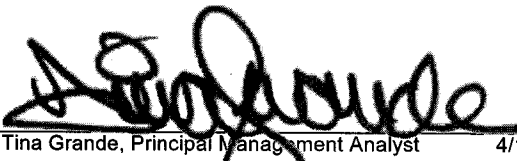
**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

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



Tina Grande, Principal Management Analyst 4/11/2017



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 15, 2017**

**I. AGENDA ITEM 1.3**

**SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – Approved Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, four (4) winery lots and three (3) production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from five (5) acres to 15.9 acres. The minimum lot size for the residential lots is five (5) acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be four (4) agricultural easements over the production and residential lots.

**II. PROJECT DESCRIPTION:**

Second Extension of Time Request for Tentative Tract Map No. 31444M2, extending the expiration date to January 31, 2018.


**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Guillermo Sanchez, 2<sup>nd</sup> by Commissioner Charissa Leach  
A vote of 5-0

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31444M2 extending the expiration date to January 31, 2018.

Agenda Item No. 1.3  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31444  
SECOND EXTENSION OF TIME  
Applicant: Graperoad, 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 to allow the recordation of the final map to subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential 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. 31444**

### **BACKGROUND:**

The Tentative Tract Map No 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008 and also proceeded to the Board of Supervisors along with Change of Zone 7624 and both were approved on September 2, 2008.

The second minor change for Tentative Tract Map No. 31444M2 was approved by the Planning Commission on July 16, 2014.

The first extension of time was approved at Planning Commission on July 20, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend no further 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 this recommendation and has agreed to accept them.

**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 January 31, 2018. 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. 31444,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 31, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Washington  
District 3

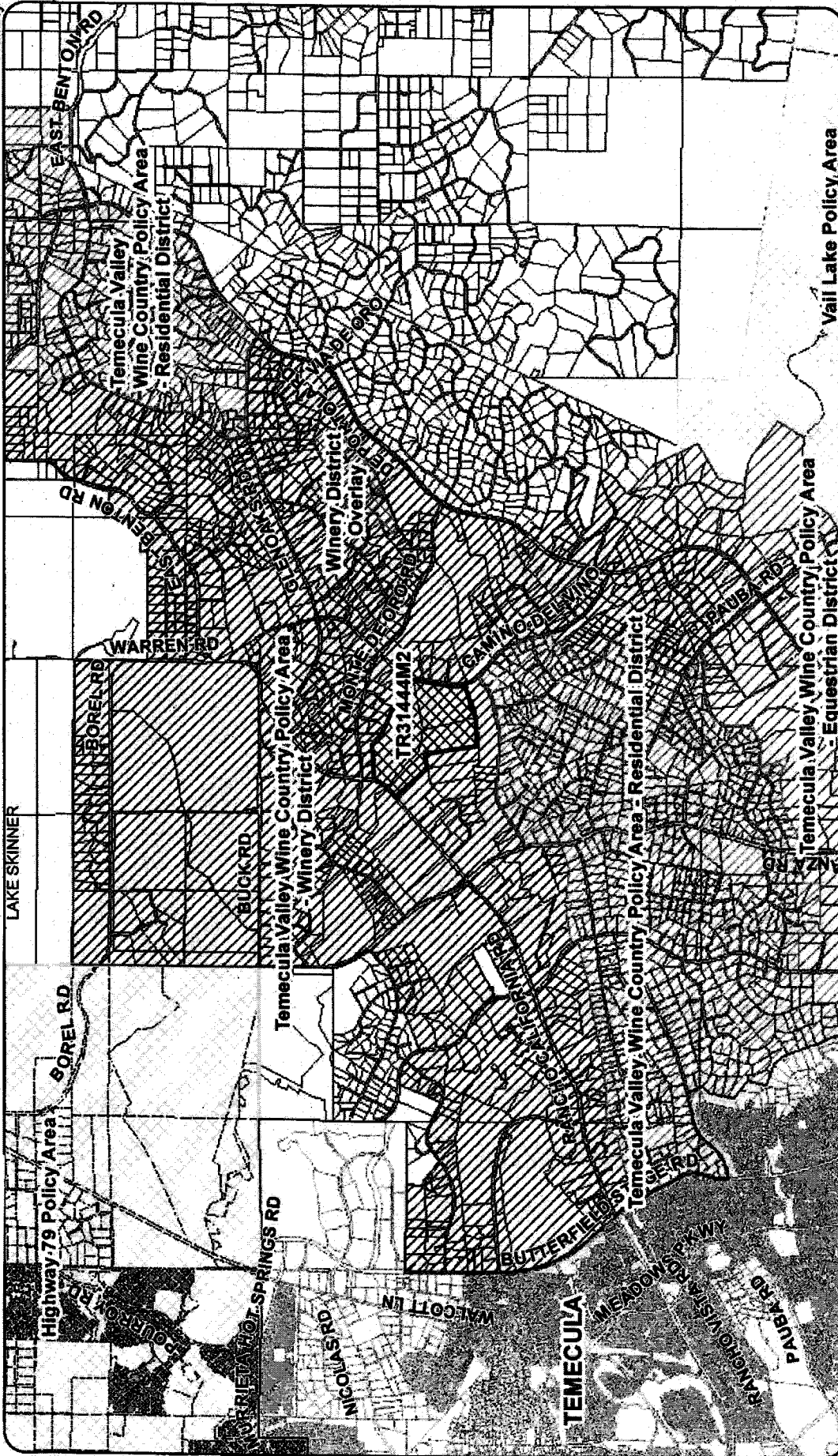
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### Vicinity, Policy Areas and Overlays

Date Drawn: 06/04/14

Vicinity



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided by existing zoning. Riverside at (951) 960-3000 (Outside County), or in Palm Desert at (760) 953-8377 (Within County) or website at: <http://planning.rivnet.org>



Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### LAND USES

Supervisor Washington  
District 3

Date Drawn: 06/04/14  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



DISCLAIMER: On October 7, 2009, 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) 955-9225 (Riverside County), or in Palm Desert at (760) 963-6277 (Eastern County) or website at: <http://planning.sims.org>

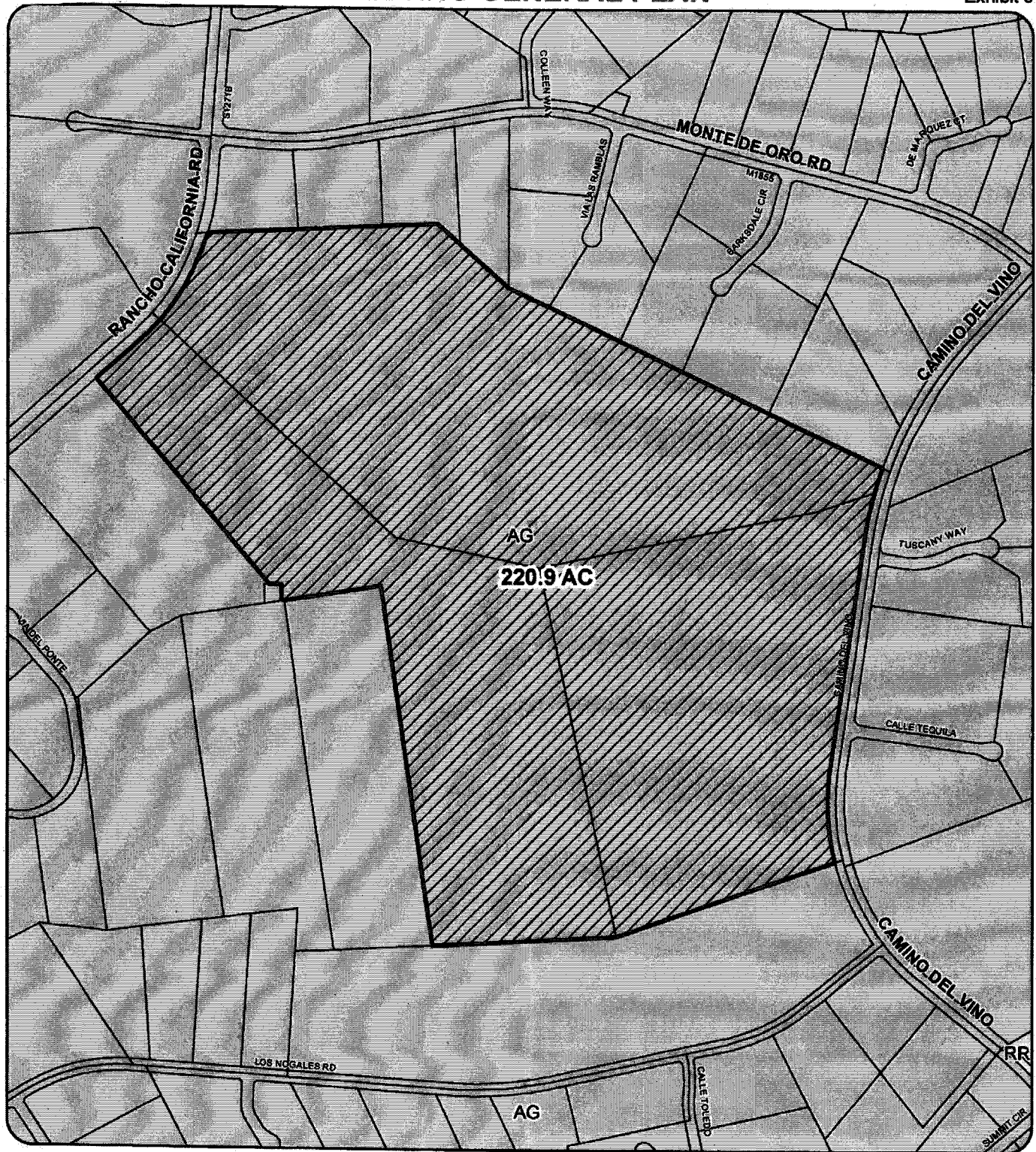


# RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Washington  
District 3

TR31444M2 CZ07827  
EXISTING GENERAL PLAN

Date Drawn: 06/04/14  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



DISCLAIMER: On October 7, 2009, 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) 955-3100 (Western County), or in Palm Desert at (760) 869-6277 (Eastern County) or website at: <http://planning.bcre.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Washington  
District 3

TR31444M2 CZ07827  
EXISTING ZONING

Date Drawn: 06/04/14  
Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Supervisor Washington  
District 3**

**TR31444M2 CZ07827  
PROPOSED ZONING**

Date Drawn: 06/04/14  
Exhibit 3

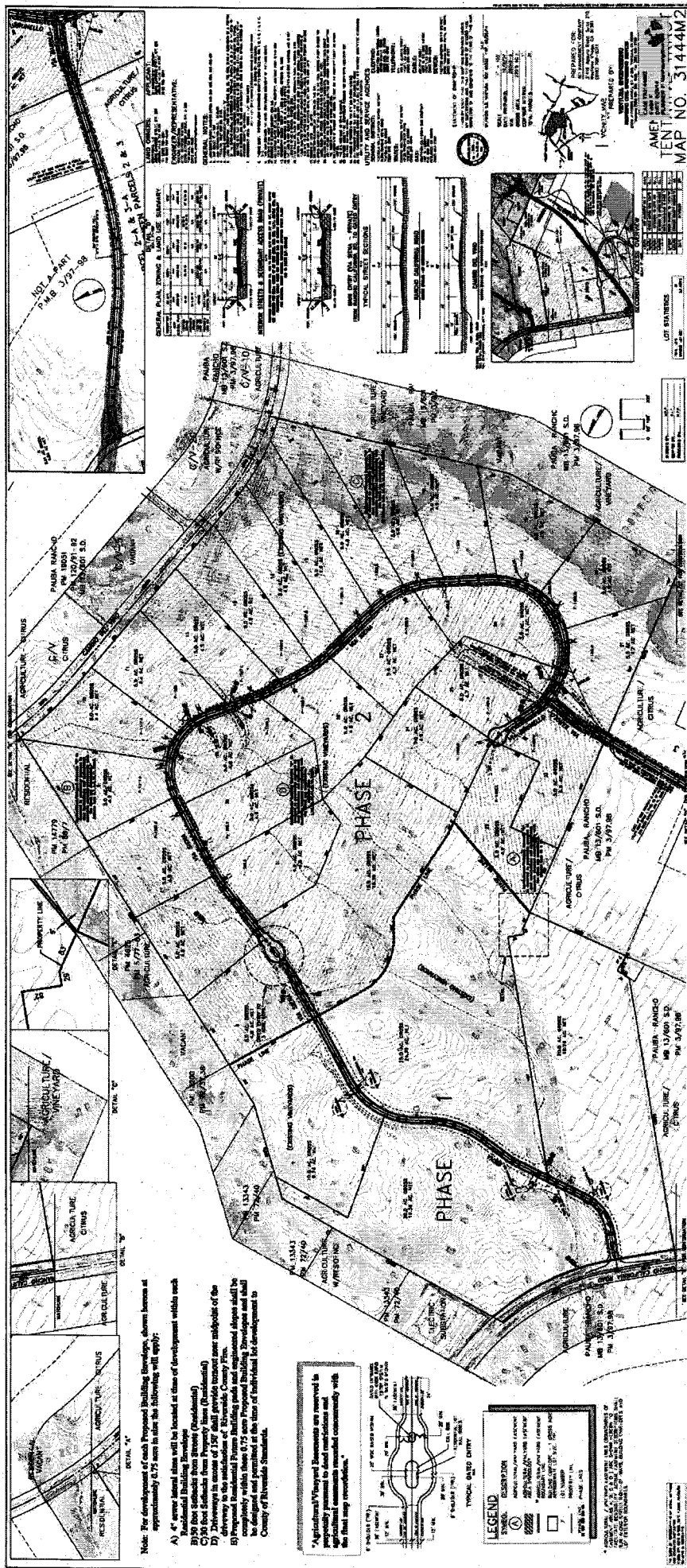


Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



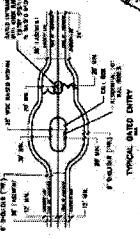
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Note: For development of each Proposed Building Envelope, shown herein at approximately 0.75 acre in size the following will apply:

- A) 4" square lot sizes will be located at time of development within each Residential Building Envelope
- B) 800 foot setbacks from Streets (Roadways)
- C) 100 foot setbacks from All Other Lots (Roadways)
- D) 100 foot setbacks from All Other Lots (Roadways)
- E) Proposed Residential Primary Building pads and engineered slopes shall be completely within these 0.75 acre Proposed Building Envelope and shall conform with the standards of the Florida Building Code and the standards of the County of Highlands Standards.

\*Agricultural/Visiting Structures are reserved to property owners to deal restrictions and agricultural conditions associated commensally with the final map construction.



LEGEND	
	RESERVED
	PAVED DRIVE
	AGRICULTURAL/VISITING STRUCTURE
	ROADWAY
	ROADWAY
	ROADWAY
	ROADWAY
	ROADWAY
	ROADWAY
	ROADWAY
	ROADWAY

\*AGRICULTURAL/VISITING STRUCTURE ARE RESERVED TO PROPERTY OWNERS TO DEAL WITH RESTRICTIONS AND AGRICULTURAL CONDITIONS ASSOCIATED COMMENSALLY WITH THE FINAL MAP CONSTRUCTION.

# Extension of Time Environmental Determination

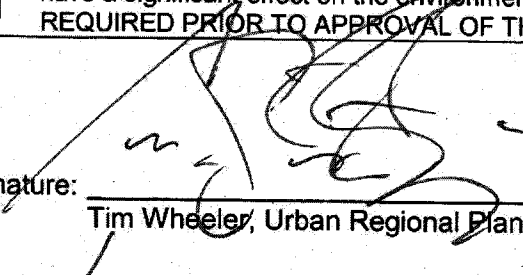
Project Case Number: TR31444M2  
 Original E.A. Number: EA42684  
 Extension of Time No.: Second  
 Original Approval Date: January 31, 2006

Project Location: Southeast of Rancho California Road, west of Camino Del Vino, and south of Monte de Oro.

Project Description: Schedule D - Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

On January 31, 2006, this \*SELECT\* 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 III

Date: January 10, 2017  
 \_\_\_\_\_  
 For Steve Weiss, Planning Director