

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



**ITEM**  
1.6  
(ID # 6089)

**MEETING DATE:**

Tuesday, January 30, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30808 – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and Westerly of Beeler Road – 128 Gross Acres – Zoning: Winchester Hills Specific Plan No. 293 (SP 293) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of 128 gross acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan No. 293 – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30808 extending the expiration date to September 22, 2020. [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 by the Planning Commission on December 6, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director

1/4/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Perez 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, Perez and Ashley  
Nays: None  
Absent: None  
Date: January 30 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<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**

Tentative Tract Map No. 30808 was originally approved by the Planning Commission on September 22, 2004.

The First Extension of Time was approved by the Planning Commission on November 19, 2008.

The Second and Third Extensions of Time were approved by the Planning Commission on April 5, 2017.

The Fourth Extension of Time was received on August 22, 2017, ahead of the expiration date of September 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 31, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on April 5, 2017. The applicant was informed of this recommendation and has agreed to accept it.

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 Fourth Extension of Time for Tentative Tract Map No. 30808 on December 6, 2017. 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**

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

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**



**PLANNING COMMISSION  
MINUTE ORDER  
DECEMBER 6, 2017**

**I. AGENDA ITEM 1.7**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808** – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Gross Acres – Zoning: Winchester Hills Specific Plan No. 293 (SP 293) – Approved Project Description: Schedule “A” Subdivision of 128 gross acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan No. 293.

**II. PROJECT DESCRIPTION:**

Fourth Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2020.

**III. PLANNING COMMISSION ACTION:**

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

**APPROVED** - Fourth Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2020.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.7

Planning Commission Hearing: December 6, 2017

**PROPOSED PROJECT**

Case Number(s): TR30808

Applicant: Rancon Group

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**

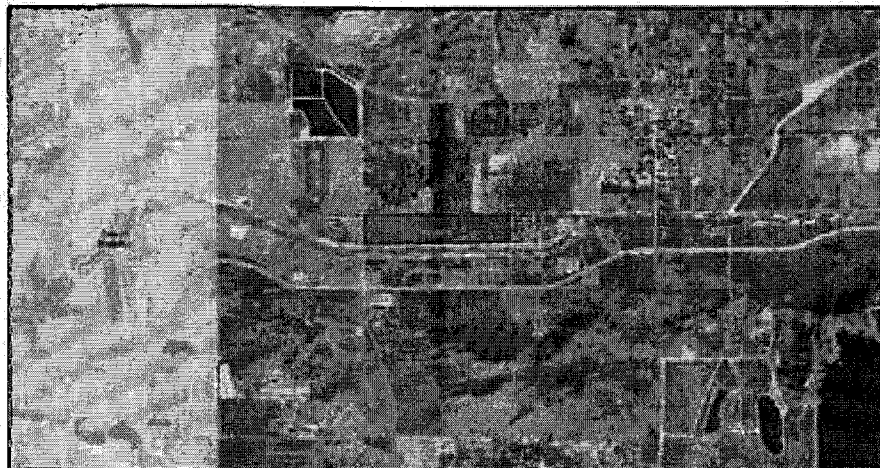


Figure 1: Project Location Map

*W*

## PROJECT BACKGROUND AND ANALYSIS

### Background

Tentative Tract Map No. 30808 was originally approved at Planning Commission on September 22, 2004.

The First Extension of Time was approved at Planning Commission on November 19, 2008.

The Second and Third Extension of Time were approved at Planning Commission on April 5, 2017.

The Fourth Extension of Time was received August 22, 2017, ahead of the expiration date of September 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 31, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on April 5, 2017. The applicant was informed of this recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (dated August 31, 2017) indicating the acceptance of the determination.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

### Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First, Second, and Third Extension of Time granted 1 year each. This Fourth Extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval.

### State Bills

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 September 22, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

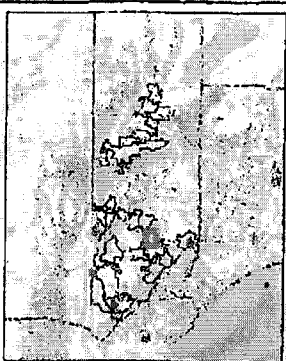
**In order for the County to approve a proposed project, the following findings are required to be made:**

#### *Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
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# 4th EOT for TR30808

## Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - highways
    - HWY
    - INTERCHANGE
    - INTERSTATE
    - OFFRAMP
    - ONRAMP
    - USHWY
  - majorroads
  - counties
  - cities
  - hydrographylines
  - waterbodies
    - Lakes
    - Rivers

**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 4,511

9,021 Feet



REPORT PRINTED ON... 9/13/2017 11:31:45 AM

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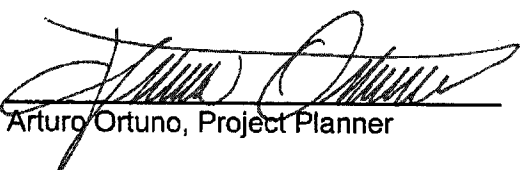


# Extension of Time Environmental Determination

Project Case Number: TR30808  
 Original E.A. Number: EA38916  
 Extension of Time No.: Fourth  
 Original Approval Date: September 22, 2004  
 Project Location: North of Eucalyptus Road, South of Olive Avenue, East of Leon Road, and West of Beeler Road  
 Project Description: Schedule "A" Subdivision of 128 gross acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) No. 293.

On September 22, 2004 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:   
 Arturo Ortuno, Project Planner

Date: October 16, 2017  
 For Charissa Leach P.E., Assistant TLMA Director

## Ortuno, Arturo

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**From:** Justin Bert <bert@capstoneadvisors.com>  
**Sent:** Thursday, August 31, 2017 1:55 PM  
**To:** Ortuno, Arturo  
**Cc:** Adam Rush  
**Subject:** RE: 4th EOT TR30808 Recommended Conditions

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Arturo,

Please accept this email as confirmation that the applicant accepts the County's determination of no further conditions of approval for the 4<sup>th</sup> EOT for TR30808. Please let me know if you need anything further from us to proceed to Board Approval.

Thank you for the timely turnaround of our application!

Justin Bert | Senior Vice President



Capstone Advisors  
1545 Faraday Avenue  
Carlsbad, California 92008  
T (760) 804 6900 x112 F (760) 804 6901  
[bert@capstoneadvisors.com](mailto:bert@capstoneadvisors.com) | [www.capstoneadvisors.com](http://www.capstoneadvisors.com)

**From:** Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]  
**Sent:** Wednesday, August 30, 2017 2:40 PM  
**To:** Justin Bert  
**Cc:** Adam Rush  
**Subject:** 4th EOT TR30808 Recommended Conditions

Attn: Justin Bert  
Capstone Advisors  
1545 Faraday Avenue  
Carlsbad, CA 92008

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30808.

The County Planning Department has determined it necessary to recommend no further 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.

If this determination is acceptable, then submit a short written letter/memo/email that clearly references this case, and clearly state that you, the Extension of Time Applicant, accept the determination of no further conditions of approval. This documentation will then be included in the staff report package.

If the determination of no further conditions of approval 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 determination has been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. If you, the EOT applicant, is unable to accept this determination, 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 determination.

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.

Arturo Ortuño  
Riverside County Planning Dept.  
4080 Lemon Street ~ 12<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-0314



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**County of Riverside California**