

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



ITEM  
1.15  
(ID # 7485)

MEETING DATE:

Tuesday, July 17, 2018

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30977 – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 acre min.), Open Space: Conservation (OS:C) – Location: North of Ano Crest Road, south of Busby Road, east of Leon Road, west of Winchester Road – 260.5 Acres – Zoning: SP Zone (SP293A5) – APPROVED PROJECT DESCRIPTION: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977, extending the expiration date to June 16, 2021. [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 June 6, 2018. The Tentative Tract Map No. 30977 will now expire on June 16, 2021.

**ACTION:** Consent

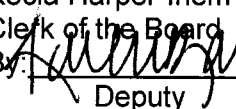
  
Charles Leach, Assistant TLMA Director 7/3/2018

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**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, Perez and Ashley  
Nays: None  
Absent: None  
Date: July 17, 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. 30977 was originally approved by the Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 and General Plan Amendment No. 293A5 where both applications were approved on June 16, 2009.

The Third Extension of Time was received on April 27, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, does not recommend the addition of any 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.

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 third extension of time for Tentative Tract Map No. 30977 on June 6, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Shaffer was 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**

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STATE OF CALIFORNIA**

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

**ATTACHMENTS:**

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

  
Scott Bruekner 7/6/2018



**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 6, 2018**

**I. AGENDA ITEM 1.10**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, and westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan Zone (SP293A5) – Approved Project Description: Schedule “A” subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft.

**II. PROJECT DESCRIPTION:**

Third Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2021.

**III. PLANNING COMMISSION ACTION:**

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

**APPROVED** - Third Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2021.



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

**Agenda Item No.:**

**1.10**

**Planning Commission Hearing: June 6, 2018**

**PROPOSED PROJECT**

**Case Number(s):** TR30977

**Applicant(s):**

**Area Plan:** Harvest Valley/Winchester

Winchester Hills CSI, LLC

**Zoning Area/District:** Winchester Area

c/o Fayres Hall

**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 260.5 acres into 414 single family residential lots, one 7.56-acre park, thirteen (13) open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet. This project is located north of Ano Crest Road, south of Busby Road, east of Leon Road, and west of Winchester Road.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30977**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background

Tentative Tract Map No. 30977 was originally approved at Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 and General Plan Amendment No. 293A5 where both applications were approved on June 16, 2009.

The Third Extension of Time was received April 27, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (May 2, 2018) indicating the acceptance of the no new recommended conditions.

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.

### 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.

### Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 16, 2022.

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, this Tentative Map's expiration date will become June 16, 2021. If a Final Map has not been recorded prior to 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**

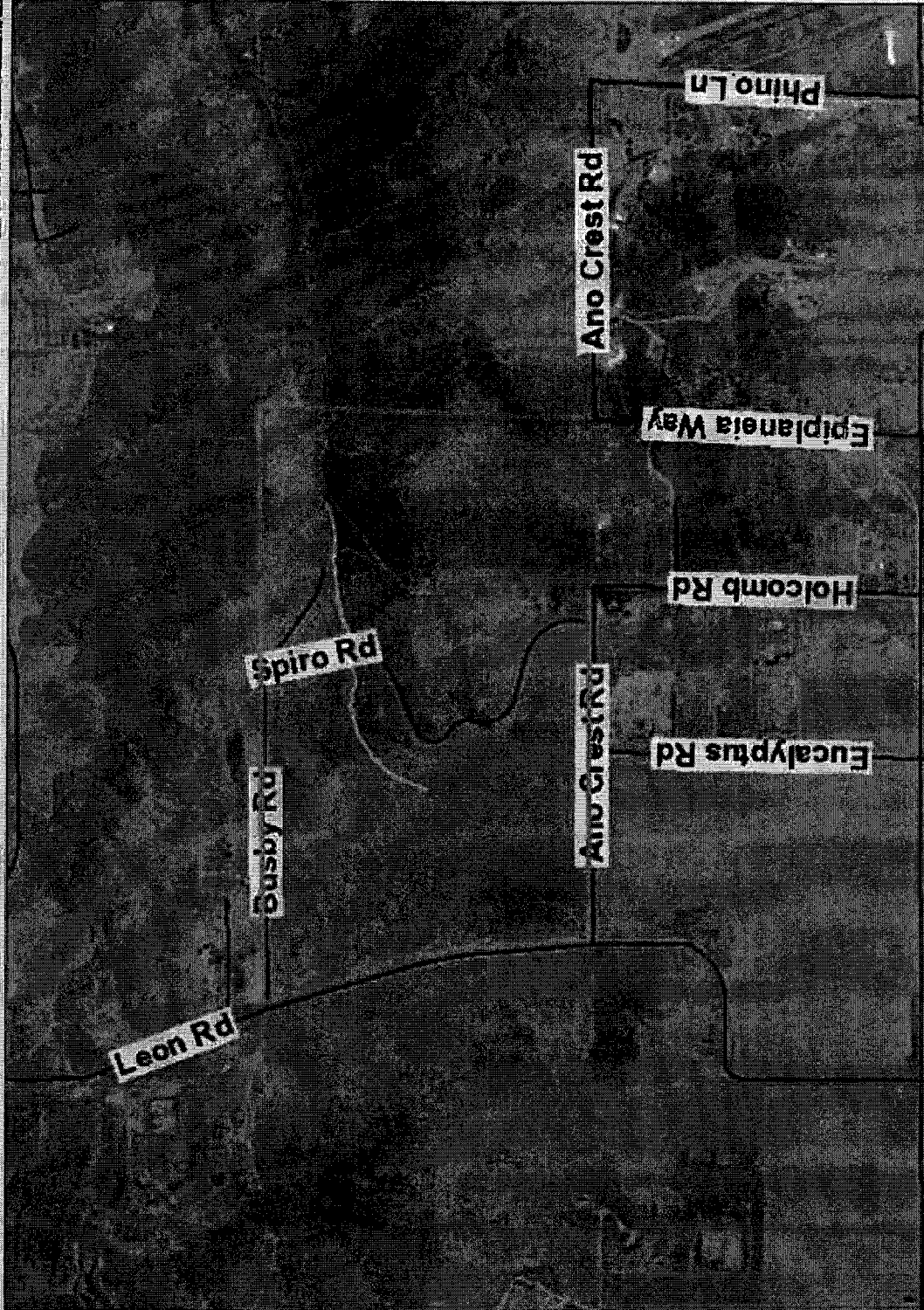
**In order for the County to approve a proposed project, the following findings are required to be made:**

#### *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 (Land Use) 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 Tentative Tract 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.

# 3rd EOT for TR30977

Vicinity Map



## Legend

- County Centerlines
- Blueline Streams
- City Areas

## 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.



3,009 Feet



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# Extension of Time Environmental Determination

Project Case Number: TR30977  
 Original E.A. Number: 39471  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: June 16, 2009  
 Project Location: North of Ano Crest Road, South of Busby Road, East of Leon Road, West of Winchester Road

Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

On June 16, 2009, 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: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

Winchester Hills CSI LLC  
3 Corporate Plaza, Suite 250  
Newport Beach, CA 92660

May 5, 2018

Gabriel Villalobos  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

RE: Acceptance of Conditions for the Third Extension of Time for TR30977

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR30977. I understand that there are no new conditions being added to this project since the new standard conditions were added and accepted during the second extension of time processed last year. I accept the terms of the Third Extension of Time for TR33145.

Thank you,

  
Laurence Netherton  
Project Manager