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

COUNTY OF RIVERSIDE MAY 9, 1893

ITEM
1.17
(ID # 7487)

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 FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30972 – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 Acres – Zoning: SP Zone (Specific Plan No. 260) – APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972, extending the expiration date to May 11, 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. 30972 will now expire on May 11, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 7/5/2018

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

1.17

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 30972 was originally approved by the Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on September 13, 2005.

The Fourth Extension of Time was received on April 10, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 19, 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 fourth extension of time for Tentative Tract Map No. 30972 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

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**

Scott Bruckner 7/6/2018

PLANNING COMMISSION
MINUTE ORDER
JUNE 6, 2018

I. **AGENDA ITEM 1.15**

FOURTH EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 30972** – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road, and westerly of Sultanas Road – 72.1 Acres – Zoning: Specific Plan Zone (SP No. 260) – Approved Project Description: Schedule "A" subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots.

II. **PROJECT DESCRIPTION:**

Fourth Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2021.

III. **PLANNING COMMISSION ACTION:**

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

APPROVED - Fourth Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2021.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact the TLMA Commission Secretary, Elizabeth Sarabia, at (951) 955-7436 or email at esarabia@rivco.org.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT	**Agenda Item No.:** 1.15

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30972	**Applicant(s):**
Area Plan:	Harvest Valley/Winchester	Lansing Stone Star, LLC
Zoning Area/District:	Homeland Area	c/o Trip Hord
Supervisorial 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 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots. The project is located south of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 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. 30972 was originally approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on September 13, 2005.

The Fourth Extension of Time was received April 10, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 19, 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 (April 19, 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 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval will expire on May 11, 2021.

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 May 11, 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

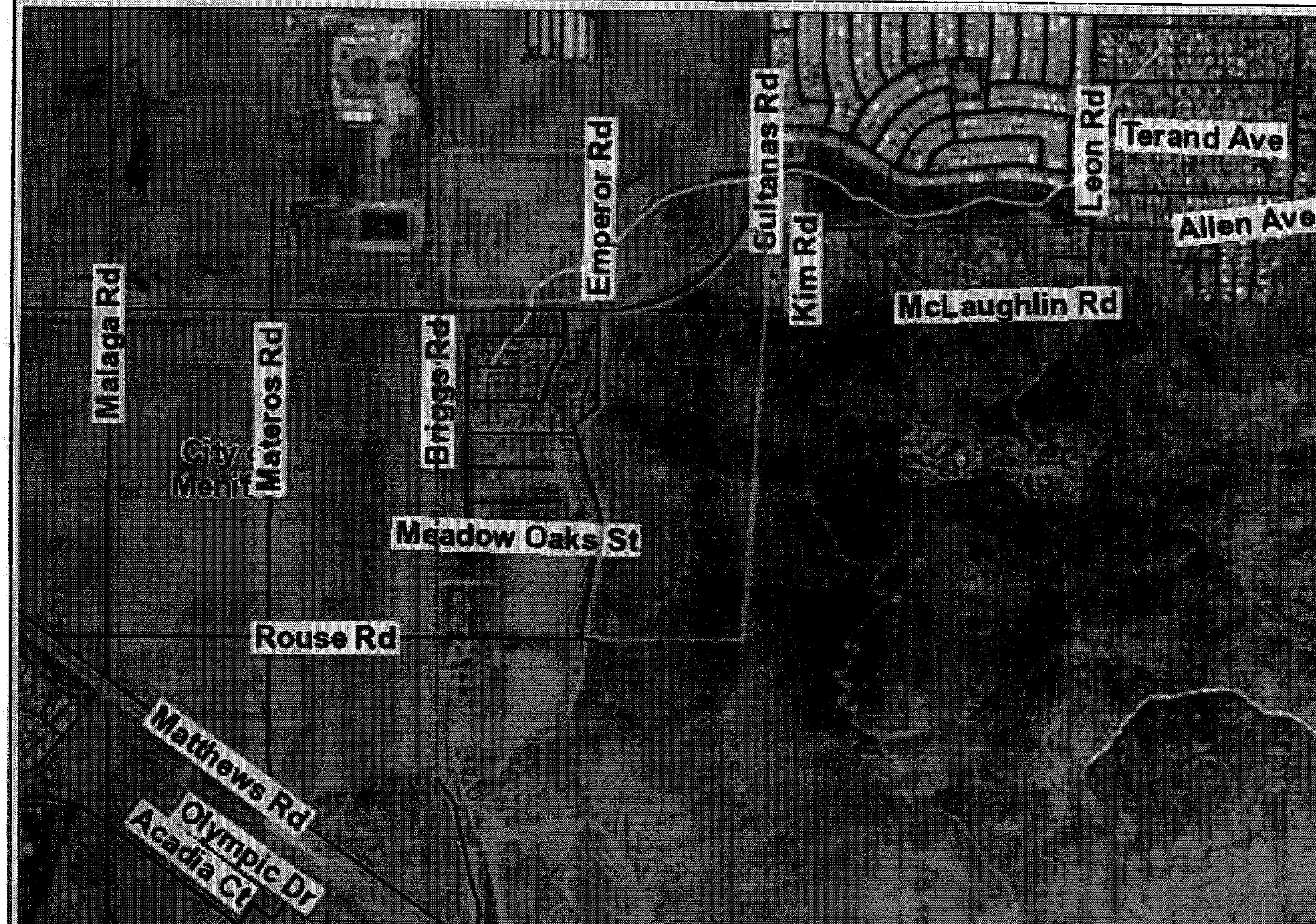
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

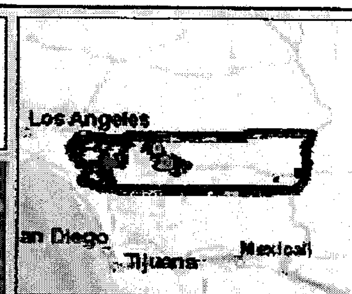
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found 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.

4th EOT for TR30972

Vicinity Map





Legend

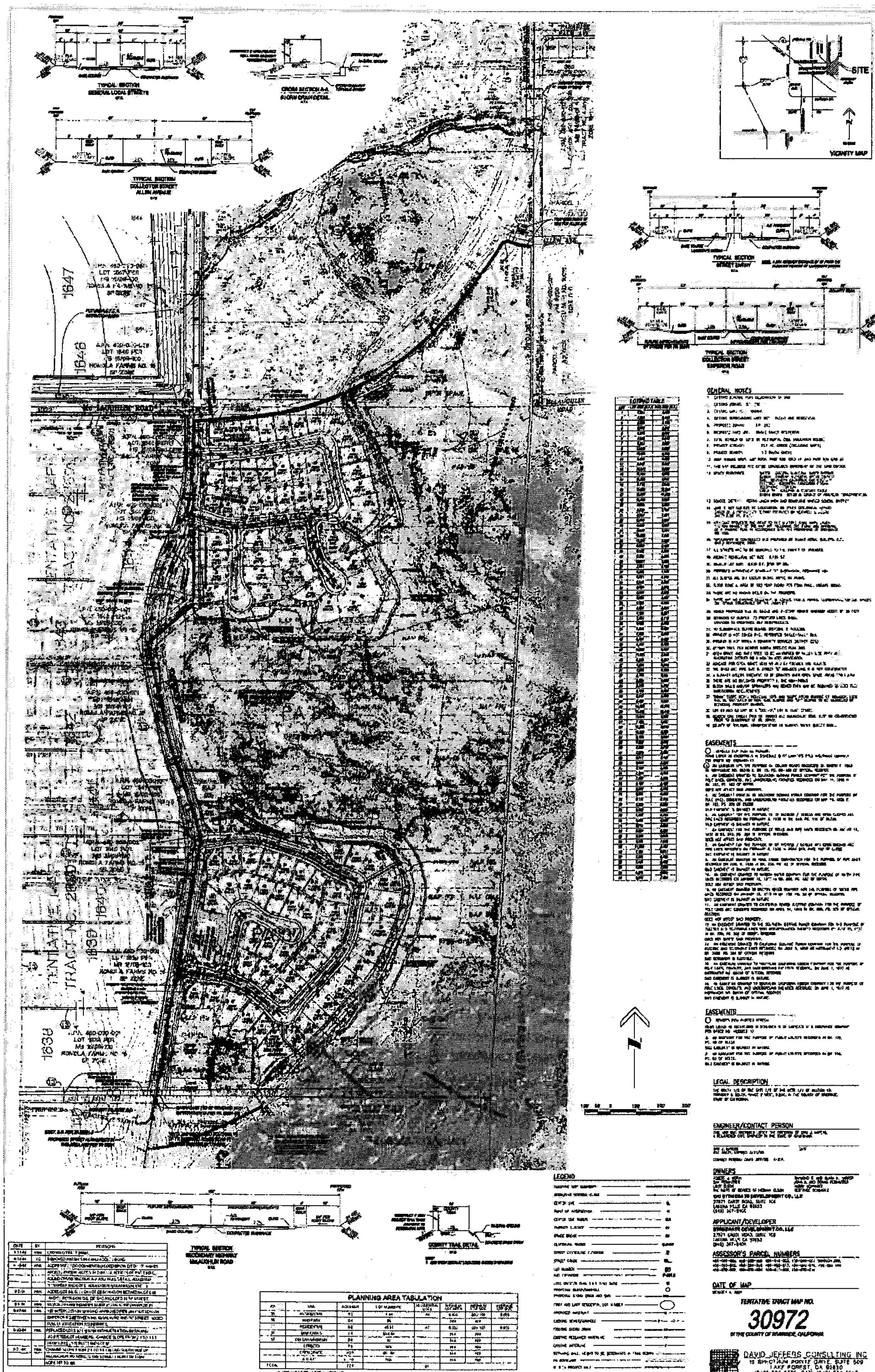
- County Centerlines
- Blueline Streams
- City Areas

0 — 1,505 — 3,009 Feet

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.

REPORT PRINTED ON... 5/15/2018 2:47:03 PM

Notes


TYPICAL SECTION
CROSS SECTION A-A
TYPICAL SECTION
COLLECTOR STREET
VICINITY MAP
SITE
TYPICAL SECTION
COLLECTOR STREET
GENERAL NOTES
EASEMENTS
EASEMENTS
LEGAL DESCRIPTION
ENGINEER/CONTACT PERSON
OWNERS
APPLICANT/DEVELOPER
ASSESSOR'S PARCEL NUMBERS
DATE OF MAP
TENTATIVE TRACT MAP NO.
30972
DAVID JEFFERS CONSULTING INC
LAKE FOREST, CA
LEGEND
TYPICAL SECTION
COUNTY TRAIL DETAIL
PLANNING AREA TABULATION
REVISIONS

Extension of Time
Environmental Determination

Project Case Number: TR30972

Original E.A. Number: 38851

Extension of Time No.: 4th EOT

Original Approval Date: May 11, 2005

Project Location: South of State Highway 74, North and South of McLaughlin Road, East of Emperor Road and West of Sultanas Road

Project Description: Schedule A - subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

On May 11, 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:

☐	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.
☒	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.
☐	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.
☐	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

Villalobos, Gabriel

From: Trip Hord <ambrosehord@gmail.com>
Sent: Thursday, April 19, 2018 9:34 AM
To: Villalobos, Gabriel
Cc: glansing@lansingcompanies.com; James Hoxie
Subject: Re: Recommended Conditions for TR30972 4th EOT

Gabriel:

The Owner / Applicant is in full agreement with your 4th EOT Email dated 04/18/18.
Lansing Stone Star concurs with your statement:

The County Planning Department has determined it necessary to recommend 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.

Please schedule this Extension of Time for the next available Planning Commission agenda with a recommendation that the TR 30972 be extended for an additional (3) year period.

Thanks you very much for your assistance with this case.

Trip Hord

On Wed, Apr 18, 2018 at 4:43 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

> Attn: Lansing Stone Star, LLC
>
> c/o Trip Hord
>
> P.O. Box 1235
>
> Riverside, CA 92502
>
> RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30972.
>
> The County Planning Department has determined it necessary to recommend 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.
>
> 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.

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.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184

RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

From: albia miller <stopbuildinganything@gmail.com>
Sent: Tuesday, July 17, 2018 8:19 AM
To: COB

Dear Ms. Maxwell

Here are some opposition votes without text for Administration Action July 17. 2018

1.2 Low density Lake Mattehews Oppose Project in entirety of any density.

1.3 Oppose Lansing half are lots near Cole Avenue Leave the open spae andit will not inrease traffi and pollution.

1.4 Oppose extension of time to add 132 more residents to area near Cajalo Road BY Lansing.

1.5 Oppose Lansing turning 49 ares into 82 water draining residencies.

1.6 Oppose Bridge walk extension of time for 64 acres turned into 69 lots of more deimation of open space the home of wildlife.\

1.7 Oppose TTM 35815 turning 44 acres into 5 are mini farms next to the Santa Rosa Preserve.

1.8 Oppose TTM 31735 Small projects add more people and cars and then add to each other.

1.9 Is this a used are or an open space. Find an already existing struture and remodel.

1.10 Oppose TTM 33248 NOT MORE HOUSING\MINI FARMS in Temscual Canyon. That pours traffic onto I-15.

1.11 Oppose TTM 32379 You see the Temecula claiming they are helping traffic with Butterfield Stage Road when they and the County are taking advantage of the Road by building and the produts are high heat producing paved over large block buildings.

1.12 Oppose TTM 33145 turning 34 ares into 348 Condominiums with all the traffic that Domenigoni Parkway shall suffer in Winchester.
Deny the time extension. This is catastrophic to the traffic from San Diego to Los Angeles to Riverside. Copper Skye needs to withdraw his development application and decrease the environmental damage suh a project would cause.

1.13 Oppose TTM 32151 Ranon Sevillas attak on Rancho California's District with 180 condos plus 5 to 8 houses per acre. This is creating high density of over capacity thru out the South Side of Riverside County or the wall to wall you all from Tijuana to Santa Barbara.

1.14 Oppose TTM 30976 West Sac River Developers turning 53 ares into 162 single family houses along Leon Road under the Winchester Specific Plan. Why did Winchester a rural horse property and agriculture and open space for wildlife refuge unpatriotically allow such an attack by developers of massive building projects? I am sure the community of Wincchester will not vote for people who voted this demise to the land.

1.15 Oppose TTM 30977 developer Winchester Hills needs to be cut off from owning land if this the atrocity that they do with it. Seize their land and place it in a preserve. They have stolen from the Earth 260 acres and making pollution and traffic in Winchester with many projects and this one is 416 houses. Not homes beause these people will drive to jobs everyday and never make it because of traffic on Winchester Road.

7/17/18 1.17

1.16 Oppose TTM 30877 What ever you add to Riverside area and this is 20 houses on ten acres will concentrate more pollution, traffic and water drain. This will decrease the visual of open horizons with drive ways, buildings, grass lawns and run off the wildlife. Plus add up the amount of materials needed to B.U.I.L.D.

1.17 Oppose TTM 30972 South of Hyway 74 72 acres into 91 lots. That is further loking out the open space on Hyway 74 and dereasing the Response times for First RESPONDERS because of too many people being allowed in Riverside County because of more building permits

1.18 Oppose TTM 20910 This will open land for more 20 acre farms. There are enough people living in rural Aguanga on a dangerous Hyway system. It is good that 102 acres will be used for breathing open spaces, however, etching away 93 acres for disruptive human activities is determiental to Aguanga's peace and quite.

1.19 Oppose TTM 34677 This is over crowding added to an area that should never been discovered by developers as people have to drive to necessary and unnecessary activities that they chose and they aren't smart enough to ride buses. Therefore, they create pollution and traffic and this will be from 73 ares into 200 overly dense housing.

1.20 Oppose Another attack near Domenigoni Parkway TTM 30807 which will bring in close to a thousand houses in the Winchester Specific Plan of Shame. Shame on the County for allowing the sell of land to developers especially these cut throat SR Conestoga high density cracker box house builders. What's going on with the Earthquake zoning the county keeps placing houses on? This is the tacky plan of years ago of Diamond Lake supply water for building on both sides of Domenigoni Parkway. If people would have voted on this density, they would have said NO.

1.21 Oppose TTM 37414 23 ARES INTO VERY HIGH DENSITY ALONG DOMENIGONI HYWAY This need to be unpermitted due to there not even being the final amount of High Density and probably it is apartments. How horrific!!!

1.22 Oppose TTM 34552 MEDIUM HIGH DENSITY HOUSING IN A DESERT THAT IS JUST SUCKING UP THE COLORADO RIVER, WELLS, RAIN WATER.

1.23 Oppose TTM 34553 More horror for Coachella Valley with Medium High Density Housing. Who wants to live in this triple Density Housing. I doubt if you an sell this. You are going to overlooad the electrical System even with the Desert Solar andgo back to Black Outs.
You are going to stand in lINE FOR WATER.

ALBIA MILLER