

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



**ITEM
1.19
(ID # 7492)**

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. 34677 – Applicant: Ranchos Property – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), High Density Residential (CD:HDR) (5-8 DU/AC), Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio), Rural Community: Low Density Residential (RC:LDR) (1-2 DU/AC), Open Space: Recreation (OS:R), and Conservation (OS:C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Acres – Zoning: Specific Plan (SP 293) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, two lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677, 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. 34677 will now expire on June 16, 2021.

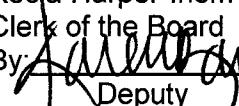
ACTION: Consent


Charles 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

Kecja Harper-Ihem
Clerk of the Board
By: 
Deputy

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

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. 34677 was originally approved by the Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors where it was approved on June 16, 2009.

The Third Extension of Time was received on May 1, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 16, 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 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 third extension of time for Tentative Tract Map No. 34677 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**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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 Bruzner 7/6/2018



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

I. AGENDA ITEM 1.12

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677 – Applicant: Ranchos Property – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2021.

III. PLANNING COMMISSION ACTION:

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

APPROVED - Third Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2021.



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

Agenda Item No.:


1.12

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s): TR34677
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Winchester Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos

Applicant(s):
Ranchos Property
c/o Jim Lytle


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 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways. The project is located north of Olive Avenue, east of La Ventana Rd, west of Leon Road, and south of Simpson Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34677**, 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

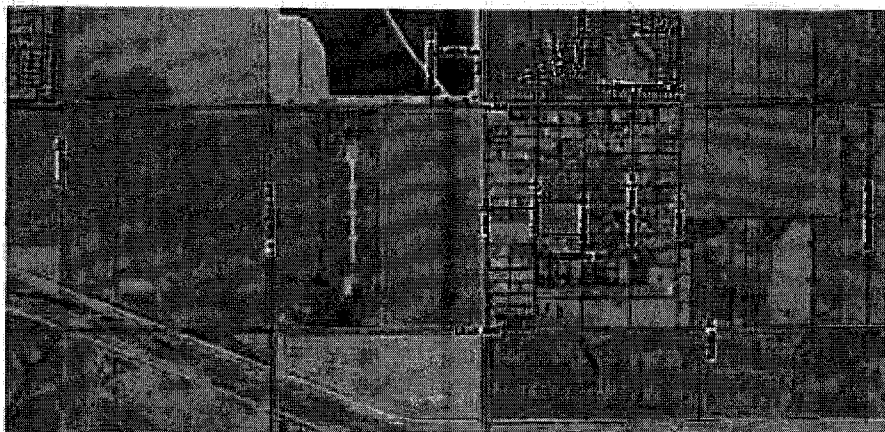


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 34677 was originally approved at Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors where it was approved on June 16, 2009.

The Third Extension of Time was received May 1, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 16, 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 16, 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 and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd 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

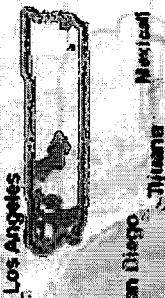
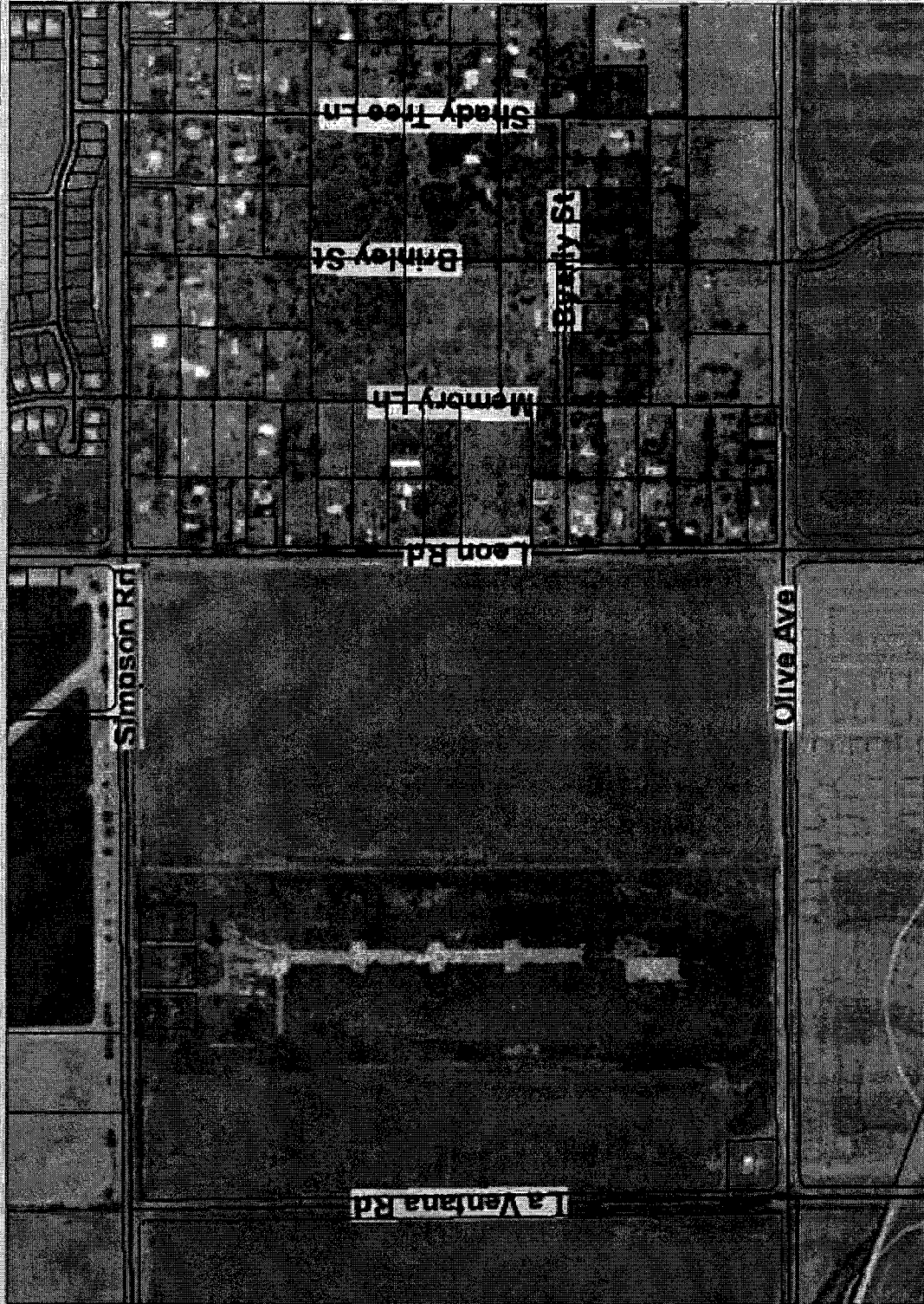
In order for the County to approve a proposed project, the following findings are required to be made:

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 TR34677

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blueline Streams
 - City Areas

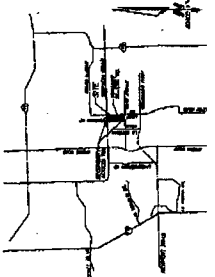
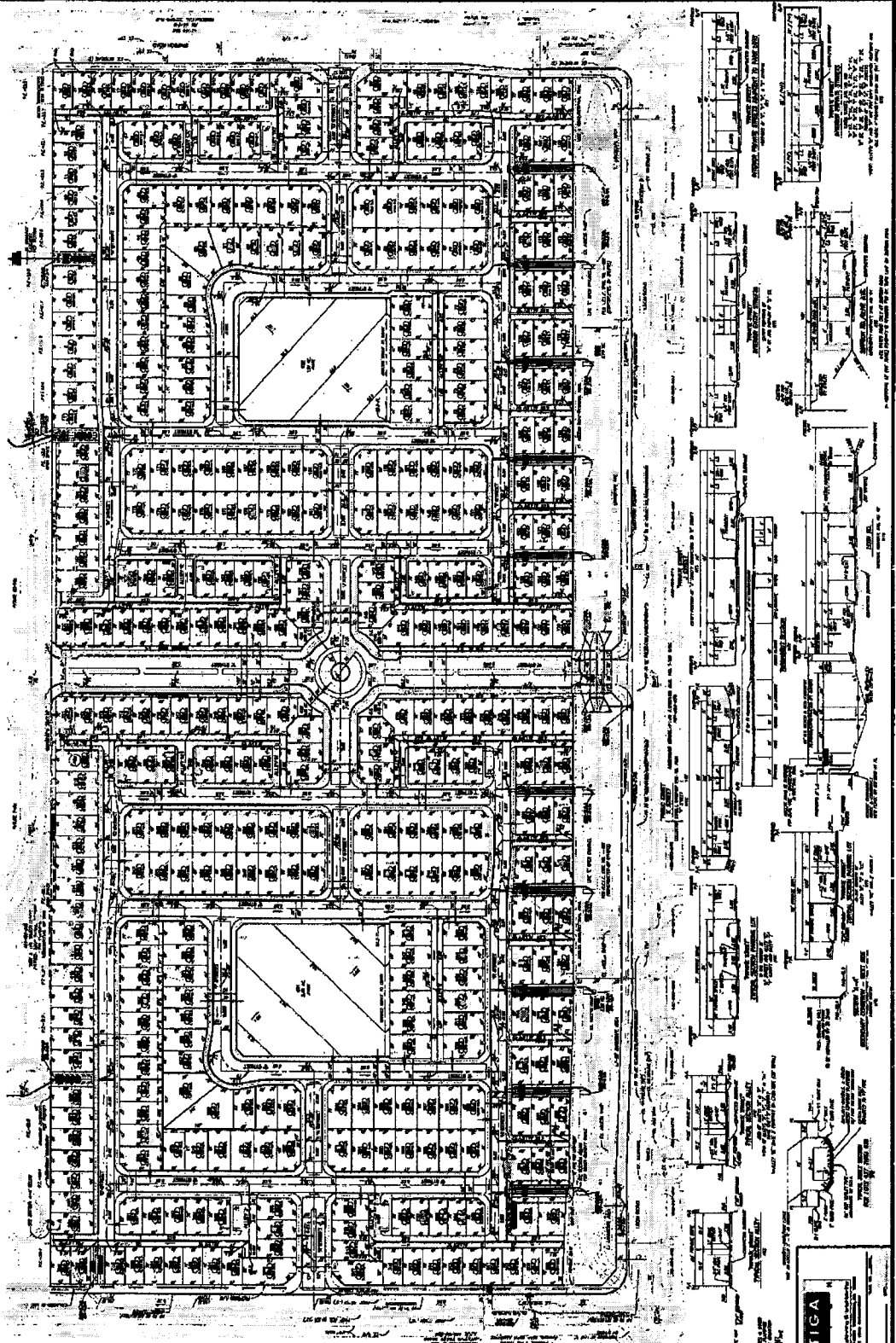
Notes

"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.



TENTATIVE TRACT MAP 34677

AMENDS MAP NO. 1



VICINITY MAP

GENERAL NOTES:

1. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE COUNTY OF RIVERSIDE AND THE STATE OF CALIFORNIA.
2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS OF RECORD.
3. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
4. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND REQUIREMENTS.
5. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE UTILITY REGULATIONS AND REQUIREMENTS.
6. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDING REQUIREMENTS AND FEES.
7. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE TITLE REQUIREMENTS AND FEES.
8. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE CONVEYANCE REQUIREMENTS AND FEES.
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20. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDING AND CONVEYANCE REQUIREMENTS AND FEES.

LOT	AREA (SQ. FT.)	AREA (SQ. METERS)
1	10,000	929.03
2	10,000	929.03
3	10,000	929.03
4	10,000	929.03
5	10,000	929.03
6	10,000	929.03
7	10,000	929.03
8	10,000	929.03
9	10,000	929.03
10	10,000	929.03
11	10,000	929.03
12	10,000	929.03
13	10,000	929.03
14	10,000	929.03
15	10,000	929.03
16	10,000	929.03
17	10,000	929.03
18	10,000	929.03
19	10,000	929.03
20	10,000	929.03

ARTIGA

1 of 1

COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 34677

ARTIGA

Extension of Time Environmental Determination

Project Case Number: TR34677
 Original E.A. Number: 41071
 Extension of Time No.: 3rd EOT
 Original Approval Date: June 16, 2009
 Project Location: North of Olive Avenue, East of La Ventana Rd, West of Leon Road, and South of Simpson Road

Project Description: Schedule "A" Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

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



THE RANCON GROUP

41391 Kalmia Street, Suite 200 - Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Gabriel Villalobos

From: Jim Lytle

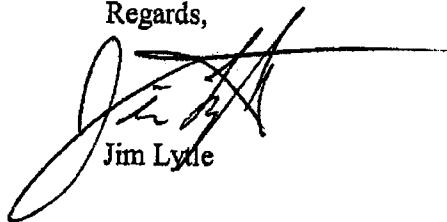
Date: May 16, 2018

Re: Acceptance of EOT-3 No New Conditions of Approval for CASE TR34677

Mr. Villalobos:

I am the applicant for the EOT Case TR34677. I accept that there are no new conditions of approval associated with this 3rd Extension of Time Request.

Regards,



Jim Lytle