

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



ITEM
1.14
(ID # 7475)

MEETING DATE:

Tuesday, August 28, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045 - Applicant: Benchmark Pacific - Fifth Supervisorial District - Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development, Open Space - Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue - 318 Gross Acres - Zoning: Specific Plan (SP) - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 318 acres into 702 single family residential lots with planning areas that range between 4,000 square foot minimum lot sizes and 20,000 square foot minimum lots sizes. The project includes 15 open space lots totaling 108.1 acres for recreational facilities, paseos, and detention basins - REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35045, extending the expiration date to May 5, 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 20, 2018. Tentative Tract Map No. 35045 will now expire on May 5, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 7/19/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: August 28, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy
1.14

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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. 35045 was originally approved by the Planning Commission on May 5, 2010 to subdivide 318 acres into 702 single family residential lots. The subdivision also included 15 open space lots totaling 108 acres for recreational facilities, paseos, and detention basins.

The Second Extension of Time request was received on April 16, 2018, ahead of the May 5, 2018 expiration date. As part of the approval of the First Extension of Time request, the Planning Commission added seven (7) 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 reaffirmed their acceptance of the new conditions added with the approval of the First Extension of Time.

The Tentative Tract Map also benefited from 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 request for Tentative Tract Map No. 35045 on June 20, 2018. The Planning Commission approved the project by a 5-0 vote.

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.

Additional Fiscal Information

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

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ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT


Scott Bruekner 8/17/2018