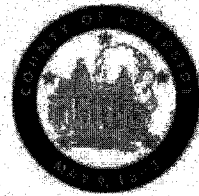


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
1.4  
(ID # 8394)

**MEETING DATE:**

Tuesday, December 4, 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 for TENTATIVE PARCEL MAP NO. 32885 – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CD:CC) (5-40 du/ac) (0.10-0.30 FAR), Open Space: Conservation (OS:C) and Water (OS:W) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: SP Zone (SP353) – APPROVED PROJECT DESCRIPTION: Schedule “E” subdivision of 477.45 acres into 19 developable projects – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885, extending the expiration date to June 22, 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 October 3, 2018. The Tentative Parcel Map No. 32885 will now expire on June 22, 2021.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 11/13/2018

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**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: December 4, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<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 Parcel Map No. 32885 was originally approved at the Director's Hearing on October 2, 2006. It proceeded to the Board of Supervisors along with Specific Plan No. 353, General Plan Amendment No. 815, and Change of Zone No. 7365 where all applications were approved on June 22, 2010.

The First Extension of Time was received on June 15, 2017, ahead of the expiration date of June 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on July 15, 2017.

The Second Extension of Time was received on May 8, 2017, ahead of the expiration date of June 22, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no additional 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 second extension of time for Tentative Parcel Map No. 32885 on October 3, 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**

**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**

  
Scott Bruckner 11/24/2018



**PLANNING COMMISSION  
MINUTE ORDER  
OCTOBER 3, 2018**

**I. AGENDA ITEM 1.14**  
**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Center (CD-CC) (5-40 du/ac) (0.10-0.30 FAR) – Open Space: Conservation (OS-C) – Water (OS-W) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: Specific Plan (SP353) – Approved Project Description: Schedule “E” Subdivision of 477.45 acres into 19 developable projects.

**II. PROJECT DESCRIPTION:**  
Second Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2021.

**III. PLANNING COMMISSION ACTION:**  
Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Kroencke  
A vote of 5-0

**APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2021.





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

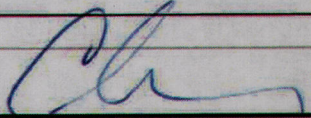
Agenda Item No.:

1.14

Planning Commission Hearing: October 3, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM32885	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Temescal Canyon		BBG KRG, Inc.
<b>Zoning Area/District:</b>	Glen Ivy Area		c/o Katherine Garrett
<b>Supervisorial District:</b>	First District		
<b>Project Planner:</b>	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 477.45 acres into 19 developable projects. The project is located east of Interstate 15, northeast of Temescal Canyon Road, west of Park Canyon Road, and south of Clay Canyon Road.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32885**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 22, 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 Parcel Map No. 32885 was originally approved at Director's Hearing on October 2, 2006. It proceeded to the Board of Supervisors along with Specific Plan No. 353, General Plan Amendment No. 815, and Change of Zone No. 7365 where all applications were approved on June 22, 2010.

The First Extension of Time was received June 15, 2017, ahead of the expiration date of June 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on July 15, 2017.

The Second Extension of Time was received May 8, 2017, ahead of the expiration date of June 22, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 12, 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 (June 12, 2018) indicating the acceptance of 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 to 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 to 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 to 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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.



**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885**  
**Planning Commission Extension of Time Report: October 3, 2018**  
**Page 3 of 3**

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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> extension of time granted 1 year. This, 2<sup>nd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on June 22, 2023.

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 22, 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 Parcel 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 Parcel 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 Parcel 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.



# 2nd EOT for PM32885

## Vicinity Map



### Legend

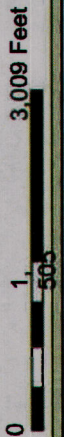
- County Centerlines
- Blueline Streams
- ▤ City Areas

### 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.

REPORT PRINTED ON... 6/27/2018 10:37:42 AM

© Riverside County GIS









# Extension of Time Environmental Determination

Project Case Number: PM32885  
 Original E.A. Number: 40673  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: June 22, 2010  
 Project Location: East of Interstate 15, Northeast of Temescal Canyon Road, West of Park Canyon Road, and South of Clay Canyon Road  
 Project Description: Schedule "E" Subdivision of 477.45 acres into 19 developable projects.

On June 22, 2010, this Tentative Parcel 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  
 Gabriel Villalobos, Project Planner

Date: 8/24/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

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**From:** Craig Morris <cmorris@axccessra.com>  
**Sent:** Tuesday, June 12, 2018 9:33 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: EOT Application Form

Gabriel, then please accept this email on behalf of the owners regarding their acceptance of the conditions, or lack of new conditions, on your email below. Please let me know if you need anything ore from me. Thank you again for your help in this matter.

**F Craig Morris** | Managing Partner

**Axccess Realty Advisors, LLC**  
4340 Von Karman Avenue, Suite 140  
Newport Beach, CA 92660  
(O) 949.544.3539 (C) 949.422.3991  
[cmorris@axccessra.com](mailto:cmorris@axccessra.com)

**From:** Villalobos, Gabriel [mailto:[GVillalo@rivco.org](mailto:GVillalo@rivco.org)]  
**Sent:** Monday, June 11, 2018 10:56 AM  
**To:** Craig Morris <cmorris@axccessra.com>  
**Subject:** RE: EOT Application Form

Yes of course, once you provide me with that I can start prepping the **staff** report package so that a hearing date can be scheduled for this extension request.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184



**How are we doing?** Click the Link and tell us

**From:** Craig Morris [mailto:[cmorris@axccessra.com](mailto:cmorris@axccessra.com)]  
**Sent:** Friday, June 08, 2018 3:37 PM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Subject:** Re: EOT Application Form

Ok if we get this to you on Monday?

Sent from my iPhone

On Jun 7, 2018, at 1:47 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:



Yes, a response from you would be sufficient, if you have a letter of authorization from the owner that would be fine to include as well.

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

**How are we doing? Click the Link and tell us**

**From:** Craig Morris [<mailto:cmorris@axccessra.com>]  
**Sent:** Thursday, June 07, 2018 9:39 AM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Subject:** RE: EOT Application Form

Gabriel, thanks – can I send you the email on owner’s behalf or do you need one directly from them. Just let me know.Thank.s

**F Craig Morris** | Managing Partner

**Axxcess Realty Advisors, LLC**  
4340 Von Karman Avenue, Suite 140  
Newport Beach, CA 92660  
(O) 949.544.3539 (C) 949.422.3991  
[cmorris@axccessra.com](mailto:cmorris@axccessra.com)

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Wednesday, June 6, 2018 11:35 AM  
**To:** Craig Morris <[cmorris@axccessra.com](mailto:cmorris@axccessra.com)>  
**Subject:** RE: EOT Application Form

Yes an email response would be perfectly fine. It is more of a formality than anything, we are required to show some sort of proof that these conditions were discussed with the applicant and agreed upon. A simple acknowledgement that there are no additional conditions being imposed on this map would be sufficient. Thanks!

**Gabriel Villalobos**

Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

**How are we doing? Click the Link and tell us**

**From:** Craig Morris [<mailto:cmorris@axccessra.com>]  
**Sent:** Wednesday, June 06, 2018 9:33 AM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Subject:** RE: EOT Application Form

Would an email work or do you need a letter or memo – also since no conditions, not sure what there is to accept – but I will follow your guidance. Thank.s

**F Craig Morris** | Managing Partner

**Axxcess Realty Advisors, LLC**  
4340 Von Karman Avenue, Suite 140  
Newport Beach, CA 92660  
(O) 949.544.3539 (C) 949.422.3991  
[cmorris@axxcessra.com](mailto:cmorris@axxcessra.com)

**From:** Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]  
**Sent:** Tuesday, June 5, 2018 5:20 PM  
**To:** Craig Morris <[cmorris@axxcessra.com](mailto:cmorris@axxcessra.com)>  
**Subject:** RE: EOT Application Form

Good Afternoon Craig,

Yes I did receive the application for this extension of time request. I sent an email stating the conditions to be imposed for this request (there are no new conditions being added) to [kegarrett@mcisrvs.com](mailto:kegarrett@mcisrvs.com) on 5/21/18, but have not received a response back. If you'd like I could forward that message to you, if you could respond back with a written acknowledgement stating you understand the conditions, I can then include that with the staff report and begin preparing it for a public hearing.

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-855-8184

<image001.jpg>

**How are we doing?** Click the Link and tell us

**From:** Craig Morris [<mailto:cmorris@axxcessra.com>]  
**Sent:** Tuesday, June 05, 2018 11:35 AM  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Subject:** RE: EOT Application Form

Gabriel, did you receive my email below and also the application for extension. I am just trying to confirm you received this information. Thank you in advance for your help.

**F Craig Morris** | Managing Partner

**Axxcess Realty Advisors, LLC**  
4340 Von Karman Avenue, Suite 140  
Newport Beach, CA 92660  
(O) 949.544.3539 (C) 949.422.3991  
[cmorris@axxcessra.com](mailto:cmorris@axxcessra.com)

**From:** Craig Morris  
**Sent:** Monday, May 21, 2018 11:37 AM  
**To:** 'Villalobos, Gabriel' <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Subject:** RE: EOT Application Form



Gabriel, I want to make sure you were aware that we submitted the extension application approximately 2 weeks ago. If you need anything else please let me know. And if possible please confirm you have the application. Thank you.

**F Craig Morris** | Managing Partner

**Axxcess Realty Advisors, LLC**  
4340 Von Karman Avenue, Suite 140  
Newport Beach, CA 92660  
(O) 949.544.3539 (C) 949.422.3991  
[cmorris@axxcessra.com](mailto:cmorris@axxcessra.com)

**From:** Villalobos, Gabriel [<mailto:GVillalo@rcyco.org>]  
**Sent:** Wednesday, May 2, 2018 10:56 AM  
**To:** Craig Morris <[cmorris@axxcessra.com](mailto:cmorris@axxcessra.com)>  
**Subject:** EOT Application Form

Good Morning Craig,

Here is the application form, the fees to have these applications processed is \$338.64. Thanks!

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

<image001.jpg>

**How are we doing? Click the Link and tell us**

