

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



**ITEM: 1.4**  
(ID # 13363)

**MEETING DATE:**  
Tuesday, October 06, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32323 – Applicant: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 Acre Min.) – Location: Northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 20.03 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: A Schedule “A” Subdivision of 20 Acres Into 38 Single Family Residences – REQUEST: First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

1. **RECEIVE AND FILE:** The Planning Commission’s decision to approve the First Extension of Time for Tentative Tract Map No. 32323. It will now expire on July 25, 2023.

**ACTION:Consent**

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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 is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 06, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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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>	\$ NA	\$ NA	\$ NA	\$ NA
<b>NET COUNTY COST</b>	\$ NA	\$ NA	\$ NA	\$ NA
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	NA
			<b>For Fiscal Year:</b>	NA

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tract Map No. 32323 was originally approved by the Planning Commission on June 7, 2017. It proceeded and was adopted by the Board of Supervisors, along with General Plan Amendment No. 1219, Specific Plan No. 106A16, Change of Zone No. 07214, on July 25, 2017.

The First Extension of Time was received June 25, 2020, ahead of the expiration date of July 25, 2020. The applicant and the County discussed conditions of approval and reached consensus on July 14, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of 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 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, dated July 14, 2020 indicating the acceptance of the seven (7) recommended conditions.

The Planning Commission heard the First Extension of Time for Tentative Tract Map No. 32323 on August 19, 2020. The Planning Commission approved the project by a vote of 5-0.

**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**


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



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ATTACHMENTS:

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

  
Jason Farin, Principal Management Analyst 9/29/2020