

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



ITEM: 1.5
(ID # 13376)

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. 36467 – Applicant: San Pedro Farms – Rancon, LLC. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Du/Ac), High Density Residential (HDR) (8-14 Du/Ac), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan – Location: Easterly of Leon Road, Northerly of Holland Road, and Westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – APPROVED PROJECT DESCRIPTION: A Schedule “A” subdivision of 158.87 acres into 422 lots, 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 open space (21.02 acres), 12 basin/swale lots and 20 private open space lots – REQUEST: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 36467, extending the expiration date to November 15, 2022. District 3. [Applicant Fees 100%]

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

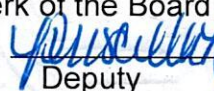
1. **RECEIVE AND FILE** the Planning Commission’s decision to approve the First Extension of Time for Tentative Tract Map No. 36467. It will now expire on November 15, 2022.

ACTION:Consent

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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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

Tract Map No. 36467 was originally approved by the Planning Commission on July 20, 2016. It proceeded and was adopted by the Board of Supervisors, along with Specific Plan No. 293S7, and Change of Zone No. 7825 on November 15, 2016.

The First Extension of Time application was received on November 6, 2019, ahead of the November 15, 2019 expiration date. The applicant and the County discussed conditions of approval and reached consensus on July 15, 2020.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of ten (10) 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 indicating the acceptance of the ten (10) recommended conditions.

The Planning Commission heard the First Extension of Time for Tentative Tract Map No. 36467 on September 2, 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