

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



ITEM: 1.2
(ID # 19146)

MEETING DATE:

Tuesday, June 14, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37377 – Applicant: Heather Roberts – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). APPROVED PROJECT DESCRIPTION: Schedule 'B' subdivision proposing to subdivide 631 acres into 108 lots. REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377, extending the expiration date to March 12, 2025. 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 Parcel Map No. 37377 on April 20, 2022. It will now expire on March 12, 2025.

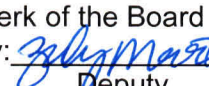
ACTION:Consent


John Hildebrand, Planning Director 6/4/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington,
Nays: None
Absent: Perez and Hewitt
Date: June 14, 2022
xc: Planning, Applicant

Kecia R. Harper
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 Parcel Map No. 37377 was originally approved at Board of Supervisors on March 12, 2019. For reference, Conditional Use Permit No. 3719 was also approved a related entitlement to the subject site at the same time.

The First Extension of Time was received January 26, 2022, ahead of the expiration date of September March 12, 2022. The applicant and the County discussed conditions of approval and reached a consensus on April 20, 2022.

The County Planning Department, as part of the review of this Extension of Time request, recommends that 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, indicating the acceptance of the seven (7) recommended conditions on April 8, 2022.

The Planning Commission heard the First Extension of Time for Tentative Parcel Map No. 37377 on April 20, 2022. 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 Residents 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.

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STATE OF CALIFORNIA**

SUPPLEMENTAL

Additional Fiscal Information

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

ATTACHMENTS (if any, in this order):

- A. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION STAFF REPORT



Jason Farin Principal Management Analyst 6/6/2022



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – APRIL 20, 2022 COUNTY ADMINISTRATIVE CENTER 1ST FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:01 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37377** – Applicant: Heather Roberts – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). **APPROVED PROJECT DESCRIPTION:** Schedule 'B' subdivision proposing to subdivide 631 acres into 108 lots. **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377**, extending the expiration date to March 12, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

Planning Commission Action:
Public Comments: None.

By a vote of 5-0, the Planning Commission took the following action:

APPROVED the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377, extending the expiration date to March 12, 2025, subject to all previously approved and amended Conditions of Approval, with the applicant's consent.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

- 4.1 **CONDITIONAL USE PERMIT NO. 200022 and VARIANCE NO. 200004** – Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) – CEQ200055 – Applicant: DANCO Enterprises, Inc., c/o Joshua Lohman –

Planning Commission Action:
Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission took the following actions:

Engineer/Representative: KWC Engineers c/o Mike Taking and Jo Howard – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial: (CD:LI) – Location: south of Citrus Street, north of Palmyrita Avenue, west of Prospect Avenue, and east of the BNSF Railroad Riverside tracks in Highgrove – 5.66 Net Acres – Zoning: Manufacturing- Service Commercial (M-SC) – **REQUEST: CONDITIONAL USE PERMIT NO. 200022** is a proposal to entitle an existing recycling processing facility use with outside scrap metal stockpiles and preparation areas located on the western portion of the site shielded by and within the existing 78,643 sq. ft building with 54 parking spaces, perimeter fencing and gates, and updated landscaping. **VARIANCE NO. 200004** is a request to authorize a proposed 10-foot-high electrified security fence as the new gated perimeter surrounding the proposed recycling processing facility. APN: 247-170-022. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

- 4.2 **CHANGE OF ZONE NO. 2100000 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) and 15273 – Applicant: County of Riverside – Location: Countywide – **REQUEST: CHANGE OF ZONE NO. 2100000** is an amendment to County Ordinance Nos. 927 (Short Term Rentals) and 671 (Consolidated Fees for Land Use). Ordinance No. 927.1 amends Ordinance No. 927 in its entirety and includes comprehensive updates to definitions, permitting, occupancy, operations, and enforcement of short-term rentals. Ordinance No. 671.22 amends Ordinance No. 671 to include amended registration and annual renewal fees for short-term rentals. Project Planner Steven Jones at (951) 955-0314 or email at sjones@rivco.org.

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 200022, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

APPROVED VARIANCE NO. 200004, subject to the Advisory Notification Document, modified Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Planning Commission Action:

Public Comments: Received. Public Hearing remained open.

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED the hearing to the Planning Commission meeting of May 18, 2022.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

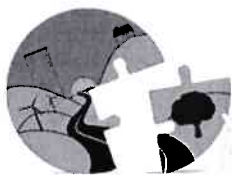
7.0 DIRECTOR'S REPORT

Director Hildebrand presented an award of appreciation to Commissioner Shaffer for his years of service on the Planning Commission.

8.0 COMMISSIONER'S COMMENTS

RECEIVED

ADJOURNMENT: 3:39 p.m.



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

Agenda Item No.

1.1

(ID # 18816)

MEETING DATE:

Wednesday, April 20, 2022

SUBJECT: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 37377 – Applicant: Heather Roberts – Third Supervisorial District – Rancho California Zoning Area Southwest Area Plan: Agriculture (AG), Rural (RR) – Location: north of Buck Road, east of Anza Road, south of Borel Road, and west of Rancho California Road and Warren Road - Lot Size: 631 gross acres – Zoning: Wine Country - Winery (WCW). APPROVED PROJECT DESCRIPTION: Schedule 'B' subdivision proposing to subdivide 631 acres into 108 lots. REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 37377, extending the expiration date to March 12, 2025. Project Planner: Rene Aguilar at (951) 955-9128 or email at renaguil@rivco.org.

PROPOSED PROJECT

Case Number(s):	TR37377E01
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Rene Aguilar
Project APN(s):	964160004
Continued From:	


John Hildebrand, Planning Director 4/19/2022

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final Tentative Tract Map No. 37377 (TR37377). The originally approved TR37377 was for a Schedule "B" subdivision proposing to subdivide 631 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Winery; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard

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

planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. The subdivision will be developed within six (6) phases.

The project is located in the Southwest Area Plan and the Temecula Valley Wine Country Policy Area – Winery District. The Project site is located north of Buck Rd, east of Anza Rd, south of Borel Rd, and west of Rancho California Rd and Warren Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 37377**, extending the expiration date to March 12, 2025, subject to all 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. 37377 was originally approved at Board of Supervisors on March 12, 2019. For reference, Conditional Use Permit No. 3719 was also approved a related entitlement to the subject site at the same time.

The County Planning Department, as part of the review of this Extension of Time request, recommends that no new conditions of approval will be necessary to determine that the project would not adversely affect the general health, safety, and welfare of the public.

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

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.

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.

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 final expiration date will become March 12, 2025. If a subsequent Extension of Time applied for or a final map has not been recorded prior to this date, the map will expire.

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.

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

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.

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.