

**[ALTERNATIVE] Findings for Extension of Time**

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 87.02.130, and supporting facts for approval of an extension of time for Master Tentative Tract Map No. 15791 (consolidated maps 15791-2 through 15791-9) (Project: PEXT-2020-00004).

- 1. There have been no changes to the provisions of the General Plan, any applicable community plan, any applicable specific plan, or this Development Code applicable to the project since the approval of the Tentative Map.**

This Project and its associated tentative map is a master planned community located within the Lucerne Valley area. The Project was originally approved in 1996 by the County Board of Supervisors. This approval included a General Plan Amendment and Preliminary Development Plan (PDP) for the 4,257 unit Rancho Lucerne Planned Development (Rancho Lucerne Project). Subsequent to the approval of the PDP, the Planning Commission approved a Final Development Plan (FDP) and Master Tentative Tract (MTT) No. 15791 in August of 1997, and adopted a revised FDP in February of 2001. The Project site is generally located to the north of Rabbit Springs Road and to the east of Barstow Road in the Lucerne Valley community plan area.

As part of the Project's original General Plan Amendment, the Project area was zoned LV/SD-RES, a zoning classification provided to the Project area to classify it as a "Special Development" area in order to permit development to occur in a manner consistent with the Project's FDP. The property's zoning designation under the General Plan has not changed since the original approval of the Tentative Map and the associated PDP. The County's current General Plan maintains the same zoning classification, and assumed the eventual build-out of the Project within the Project site. This is also consistent with the County's Development Code, which contemplates the long-term development of the Special District areas, county-wide, consistent with the approved FDP. Finally, with respect to pending Countywide general plan update, the most recent draft of the County's Land Use Map also maintains the Project site as a Special Development area to be developed consistent with the FDP. The FDP also provided the County's intent that the Project "be dynamic allowing for modifications as development circumstances may require," which encourages the Project to be developed notwithstanding minor circumstantial changes. (FPD, Pg. 6.) Accordingly, as there have been no changes to the provisions of the General Plan, any applicable community plan or specific plan, or the County's Development Code, since the approval of the tentative map.

- 2. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable community plan, any applicable specific plan, or other standards of this Development Code apply to the project; and**

No physical changes to the site have occurred beyond those required of the tentative map approval and the associated conditions of approval. There have also been no substantial changes to the character of the site or its surroundings that affect how the policies of the General Plan, the community plan, any applicable specific plan, or other standards of the County's Development Code apply to the Project. Rather, the primary changes to the site are consistent with the plans contemplated by the Project, the tentative map, and the Planned Development

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Permit, which are also consistent with the General Plan and the Property's LV/SD-RES zoning classification. The surrounding areas have seen some additional development since the Project's approval, however these developments are consistent with the growth contemplated under the General Plan and the Project's FDP.

**3. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project.**

There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project. The Project includes the construction of these facilities in order to accommodate the Project's needs. With respect to water and sewage, the Project includes the acquisition and development of the necessary water facilities, wastewater treatment facilities and disposal, and drainage, required to serve the development. Additionally, all water rights associated with the Project will be acquired and provided by the Project developers to the associated special district. The Project also includes the construction of all internal roads and streets, many of which have already been completely or partially constructed, as well as allocation of two sites for an elementary and middle school to service the Project's school needs. With respect to all other County services, there have been no changes to the County's capacities to provide these services so that the County would be unable to provide sufficient capacity to serve the Project.

**Environmental Findings**

The environmental findings, in accordance with Section 85.3.040 of the Development Code are as follows:

No subsequent environmental review is necessary for the extension of time project pursuant to State CEQA Guidelines Section 15162. The Project requests an extension of time for a previously-approved master tentative tract map associated with the Rancho Lucerne Project. Potential environmental impacts were analyzed as part of the approved Environmental Impact Report for the Rancho Lucerne Project. The setting for the Project has not significantly changed since the adoption of the environmental document. The surrounding areas have seen some additional development since the Project's approval, however these developments are consistent with the growth contemplated under the General Plan and the Project's FDP. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads, or schools so that there is no longer sufficient remaining capacity to serve the project since approval of the Project that would require additional environmental analysis for the Project. The extension of time for a tentative subdivision map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. Therefore, the Environmental Impact Report is sufficient and, pursuant to State CEQA Guidelines Section 15162, which identifies the requirements for which subsequent analysis is required, no further environmental review, is required.