

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

312B



FROM: TLMA – Planning Department


SUBMITTAL DATE:
September 21, 2015

SUBJECT: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29599R1 - Applicant: SMR Phase 1 Joint Venture - Second Supervisorial District – University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (MDR) (2-5 d.u./acre), Open Space Recreational (OS:R) and Community Development: Public Facility (CD:PF) - Location: southerly of Pigeon Pass Road – 142.6 Acres - Zoning: Specific Plan (SP323) - Schedule A - subdivide 148.42 acres into 143 residential lots, 8 open space lots, 2 drainage lots, and one water tank lot – Deposit Based Fees 100%

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


APPROVE the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29599R1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence



Steve Weiss, AICP
Planning Director

(Continued on next page)



Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit Based Funds				Budget Adjustment: N/A	
				For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.

District: 2

Agenda Number:

1-5

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29599R1**

DATE: October 6, 2015

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Tentative Tract Map was initially approved by the Board of Supervisors on September 9, 2003. The applicant of the subject map has requested an extension of time to allow for the recordation of a final map. As part of the review of the extension of time request, it was determined necessary to recommend the addition of 14 new conditions of approval in order to make a determination that the project does not adversely affect the general health, safety and welfare of the public. Some of the items addressed by the additional conditions include the latest requirements to meet changes in cultural resources and Transportation Department standards. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefits from Senate Bill No. 1185 (SB1185) Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which grant statutory extension of time for maps statewide. Therefore, upon approval by the Board of Supervisors, the tentative map's expiration date will become September 9, 2016.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Staff and the Board of Supervisors.

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: September 21, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Extension of Time TR29599R1

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input checked="" type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Staff is requesting October 6, 2015 BOS date.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Highgrove
Zoning Area: University
Supervisory District: Second
Project Planner: Roger Arroyo
Board of Supervisors: October 6, 2015

TENTATIVE TRACT MAP NO. 29599R1
THIRD EXTENSION OF TIME
Applicant: SMR Phase 1 Joint Venture LLC

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically pulled for discussion, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599R1

BACKGROUND

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fourteen (14) 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 Transportation Department is recommending the addition of eight (8) conditions of approval; the Health Department is recommending the addition of one (1) condition of approval; the Waste Resources Department is recommending the addition of two (2) conditions of approval; and the Planning Department is recommending the addition of three (3) conditions of approval.

The Extension of Time 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 September 9, 2015) indicating the acceptance of the fourteen (14) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of 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.

**TENTATIVE TRACT MAP NO. 29599R1
THIRD EXTENSION OF TIME
BOARD OF SUPERVISORS: October 6, 2015
Page 2 of 2**

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of 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 of 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 of 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 that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Board of Supervisors, the tentative map's expiration date will become September 9, 2016. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

ORIGINAL APPROVAL DATE: September 9, 2003

RECOMMENDATION:

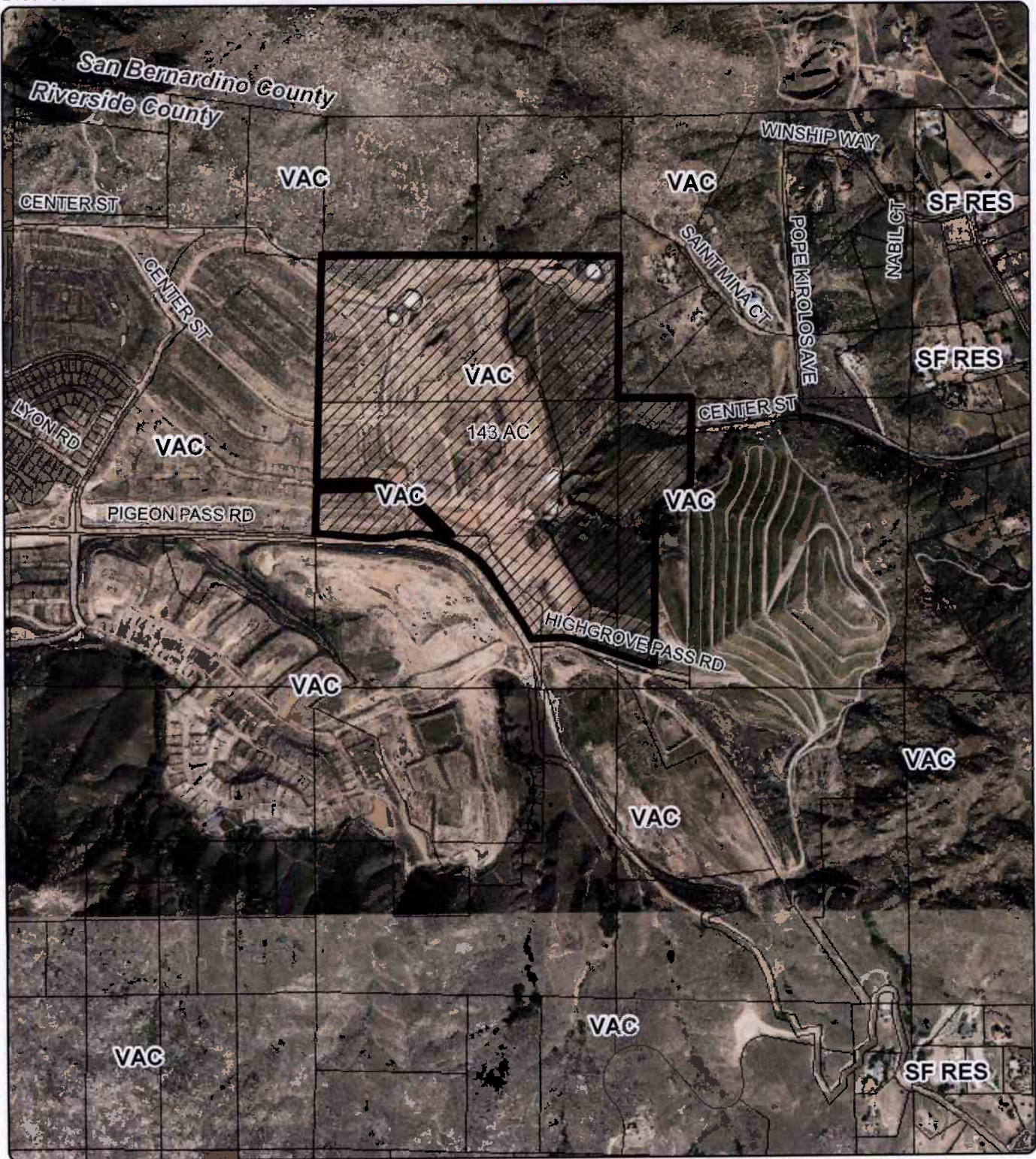
APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599R1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR29599 SP00323

Supervisor Tavaglione
District 2

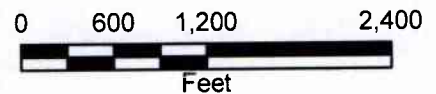
Date Drawn: 09/18/2015
Exhibit 1

LAND USE



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

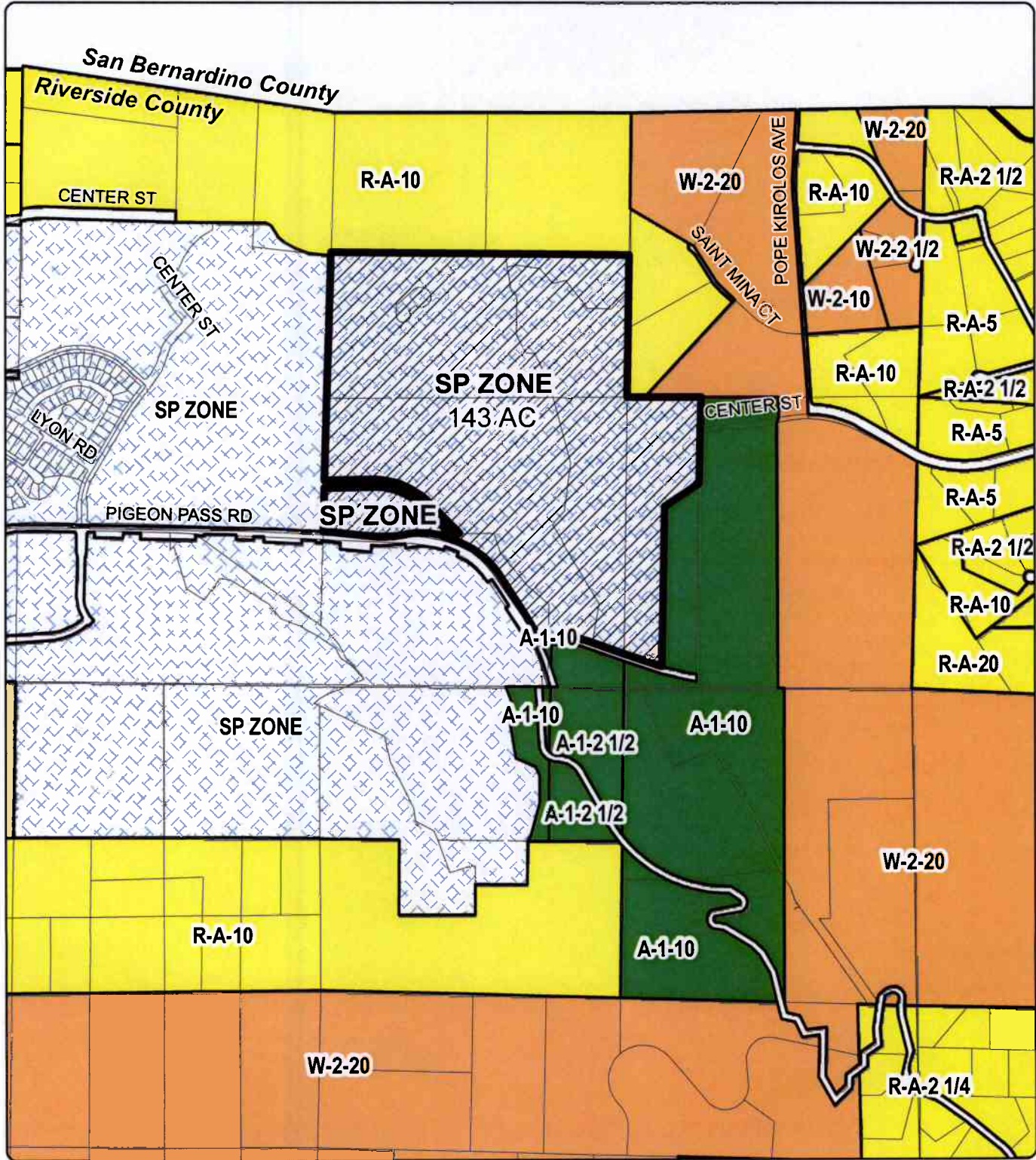
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR29599 SP00323

EXISTING ZONING

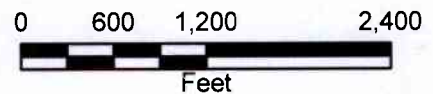
Supervisor Tavaglione
District 2

Date Drawn: 09/18/2015
Exhibit 2



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.ca.gov>

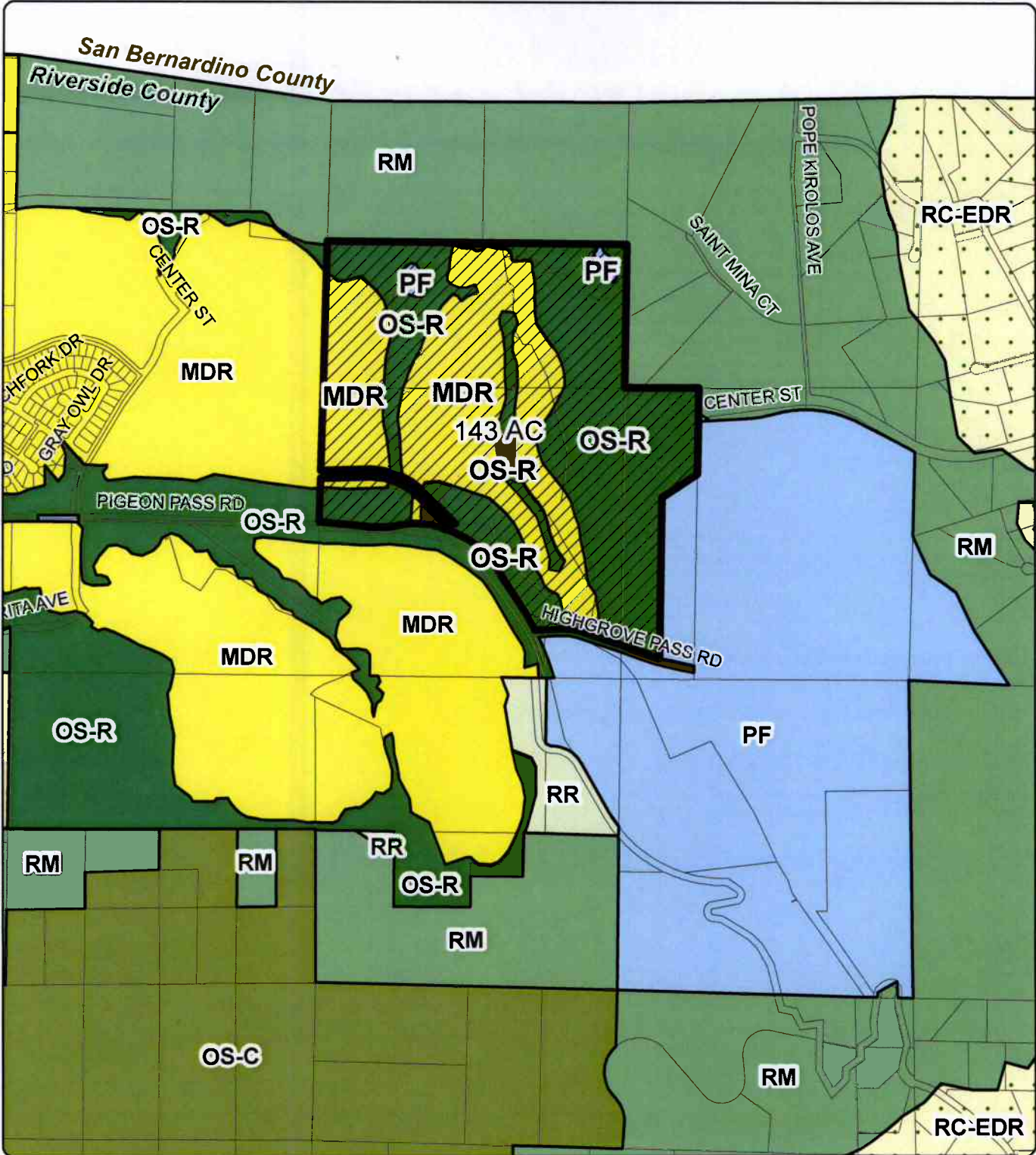
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR29599 SP00323

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 09/18/2015
Exhibit 5



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen

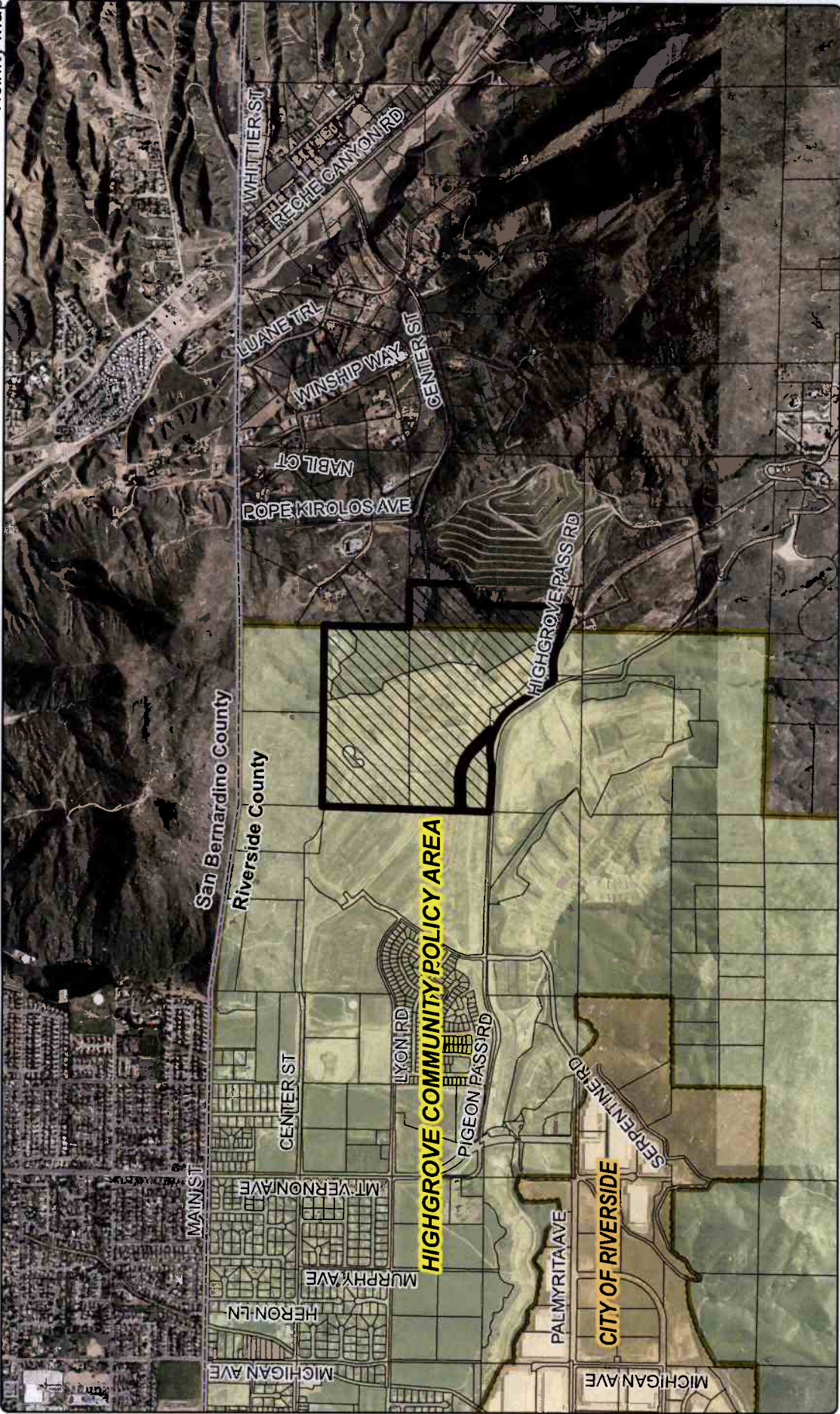


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RIVERSIDE COUNTY PLANNING DEPARTMENT
TR29599 SP00323
VICINITY/POLICY AREAS

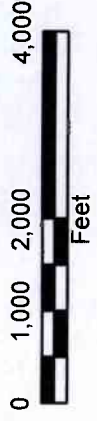
Supervisor Tavaglione
 District 2

Date Drawn: 09/18/2015
 Vicinity Map



Zoning District: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 963-3877 (Eastern County) or Webpage: <http://planning.riverside.ca.gov>

Extension of Time Environmental Determination

Project Case Number: TR29599R1
 Original E.A. Number: Addendum to EIR No. 424
 Extension of Time No.: Third
 Original Approval Date: September 9, 2003
 Project Location: Southerly of Pigeon Pass Road

Project Description: Schedule A subdivision of 148.42 acres into 143 residential lots, 8 open space lots, 2 drainage lots, and one water tank lot

On September 17, 2015, this Tentative Tract 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: _____
 Roger Arroyo, Urban/Regional Planner

Date: September 17, 2015
 For Steve Weiss, AICP, Director

Arroyo, Roger

From: Allen C. Barrett <ABarrett@iStar.com>
Sent: Wednesday, September 09, 2015 11:27 AM
To: Ross, Larry
Cc: Hansen, Scott; adegood@coxcastle.com (adegood@coxcastle.com)
Subject: FW: EOTs TR29741 TR29597 TR29598 TR29599 TR29600 AND TR29740
Attachments: TR29741.pdf; TR29597.pdf; TR29598.pdf; TR29599.pdf; TR29600.pdf; TR29740.pdf

Mr. Ross,

Please consider this email our acceptance of the attached conditions with regard to the individual Extension of Time Applications.

Regards,



Allen Barrett, P.E.
Vice President
Land and Development

4350 Von Karman Avenue, Suite 225
Newport Beach, CA 92660
T: 949 748 4626
M: 909 772 8731
www.istar.com
NYSE: STAR

From: Hansen, Scott [<mailto:RHansen@kbhome.com>]
Sent: Wednesday, September 9, 2015 11:00 AM
To: Allen C. Barrett <ABarrett@iStar.com>
Subject: FW: EOTs TR29741 TR29597 TR29598 TR29599 TR29600 AND TR29740

Scott Hansen

KB Home Coastal Inc.
PH: (951) 691-5239
FX: (951) 677-2643
rhansen@kbhome.com

888-KB-HOMES kbhome.com

Consider the environment before printing this email.



From: Ross, Larry [<mailto:LROSS@rctima.org>]
Sent: Wednesday, September 09, 2015 10:57 AM
To: Hansen, Scott
Subject: EOTs TR29741 TR29597 TR29598 TR29599 TR29600 AND TR29740

Scott,

Please confirm acceptance of the attached conditions in regard to their individual Extension of Time Applications. The Planning landscape conditions have been removed per our discussion.

Thank you,

Larry Ross
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502
951-955-9294

Follow us on Twitter!



Arroyo, Roger

From: Hansen, Scott <RHansen@kbhome.com>
Sent: Wednesday, September 09, 2015 11:00 AM
To: Ross, Larry
Subject: RE: EOTs TR29741 TR29597 TR29598 TR29599 TR29600 AND TR29740

Larry,

SMR Phase 1 Joint Venture LLC accepts the conditions for Extension of Time per the 9/9/15 email below on TR 29741 and TR 29597.

Respectfully

Scott Hansen

KB Home Coastal Inc. (Managing Member)
PH: (951) 691-5239
FX: (951) 677-2643
rhansen@kbhome.com

888-KB-HOMES kbhome.com

Consider the environment before printing this email.



From: Ross, Larry [<mailto:LROSS@rctlma.org>]
Sent: Wednesday, September 09, 2015 10:57 AM
To: Hansen, Scott
Subject: EOTs TR29741 TR29597 TR29598 TR29599 TR29600 AND TR29740

Scott,

Please confirm acceptance of the attached conditions in regard to their individual Extension of Time Applications. The Planning landscape conditions have been removed per our discussion.

Thank you,

Larry Ross
Principal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502
951-955-9294

Follow us on Twitter!



TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 2

MAP - EOT3 ECP COMMENTS

RECOMMND

Based on the information provided, no further information is required for planning case approval. However, the Environmental Cleanup Program (ECP) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Please note that methane mitigation measures shall continue to be implemented and regulated at the discretion and oversight of the County of Riverside, Building and Safety Department.

PLANNING DEPARTMENT

10.PLANNING. 23

GEN - IF HUMAN REMAINS EOT3

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

10. GENERAL CONDITIONS

10.PLANNING. 24

GEN - INADVERTANT ARCHAEO EOT3

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 49

MAP - TRAFFIC SIGNALS 2 (EOT3)

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 49 MAP - TRAFFIC SIGNALS 2 (EOT3) (cont.) RECOMMND

required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 50 MAP-GRAFFITI ABATEMENT (EOT3) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 51 MAP-UTILITY PLAN (EOT3) RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 19 GEN- CULT RESOURCES PROF EOT3 RECOMMND

Pursuant to adopted mitigation measures for EIR 424 for SP 323, archeological monitoring of earth-disturbing activities, such as grading, shall be required for this implementing project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 GEN- CULT RESOURCES PROF EOT3 (cont.) RECOMMND

be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT3) WASTE RECYCLE PLN RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - (EOT3) WASTE RECYCLE PLN (cont.) RECOMMND

recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP-UTILITY INSTALL (EOT3) RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 MAP-TRAFFIC SIGNAL 2 (EOT3) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 9 MAP-GRAFFITI ABATEMENT (EOT3) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP-LANDSCAPING (EOT3) RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 11 MAP -(EOT3) 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - (EOT3) 80% COMPLETION (cont.) RECOMMND

confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1 MAP - (EOT3) WASTE REPORTING RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 15, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section – M. Hughes
5th Supervisorial District

THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29599 - Applicant: Debbie Melvin - Fifth Supervisorial District – Edgemont-Sunnymead Zoning District - Highgrove and Reche Canyon Area Plans: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Open Space: Recreation (OS-R) and Public Facilities (PF) - Location: Southerly of Center Street, northerly of Piegion Pass Road and easterly of Mt. Vernon – 142.6 Acres - Zoning: Specific Plan (SP323) – Approved Project Description: Schedule A subdivision of 142.6 acres into 145 residential lots. - **REQUEST: EXTENSION OF TIME TO SEPTEMBER 9, 2016 - THIRD EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **July 16, 2015 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Bahelila Boothe, Urban Regional Planner IV, at (951) 955-8703 or email at [bboothe @rctlma.org](mailto:bboothe@rctlma.org)/ **MAILSTOP# 1070.**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 29599 DATE SUBMITTED: 6-1-2015

Assessor's Parcel Number(s): _____

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 9-9-2003

Applicant's Name: SFI SMR LLC c/o iStar Financial E-Mail: abarrett@istarfinancial.com

Mailing Address: 4350 Von Karman Avenue Suite 225
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (909) 772-8731 Fax No: () _____

Property Owner's Name: SFI SMR LLC / iStar Financial E-Mail: abarrett@istarfinancial.com

Mailing Address: 4350 Von Karman Avenue Suite 225
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (909) 772-8731 Fax No: () _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

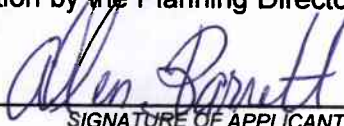
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Allen Barrett

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Allen Barrett

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.