

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

607B




**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 21, 2015

**SUBJECT:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30976 – Applicant: Winchester Hills CSI, LLC – Engineer/Representative: Albert A. Webb & Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of Ano Crest Road, westerly of Leon Road, and southerly of Newport Road – 53.39 gross acres - Zoning: Winchester Hills Specific Plan (SP293, PAs 51, 52) – REQUEST: Extend expiration date of approved Schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, and fire access – Deposit Based Fees 100%.

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

**APPROVE** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30976**, extending the expiration date and to reflect AB208 and AB116 benefits to June 16, 2017, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

  
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	
<b>SOURCE OF FUNDS:</b> Deposit Based Funds				<b>Budget Adjustment:</b>	N/A
				<b>For Fiscal Year:</b>	N/A

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref. - 6/19/2009

District: 3

Agenda Number:

2-9

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30976**

**DATE:** November 3, 2015

**PAGE:** Page 2 of 2

**PROJECT BACKGROUND:**

The Tentative Tract Map was initially approved by the Board of Supervisors on June 16, 2009. 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 17 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. Many of the items addressed by the additional conditions include the latest requirements to comply with water quality regulations. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefits from 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 June 16, 2017.

**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**

Agenda Item No.:  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Roger Arroyo

Board of Supervisors: November 3, 2015  
TENTATIVE TRACT MAP NO. 30976  
FIRST EXTENSION OF TIME  
Applicant: Winchester Hills CSI, 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:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976**

### 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 sixteen (17) 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. Riverside County Flood Control is recommending the addition of five (5) conditions of approval and the Building & Safety Department – Grading Division is recommending the addition of twelve (12) 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 October 13, 2015) indicating the acceptance of the sixteen (17) recommended conditions.

### FURTHER PLANNING CONSIDERATIONS:

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

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**TENTATIVE TRACT MAP NO. 30976  
FIRST EXTENSION OF TIME  
BOARD OF SUPERVISORS: November 3, 2015  
Page 2 of 2**

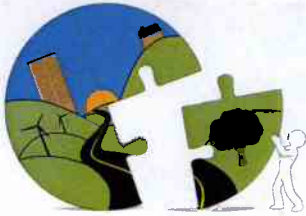
immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Board of Supervisors, the tentative map's expiration date will become June 16, 2017.

**ORIGINAL APPROVAL DATE: June 16, 2009**

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976, extending the expiration date and to reflect AB208 and AB116 benefits to June 16, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Director

**DATE: October 21, 2015**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30976**

(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)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

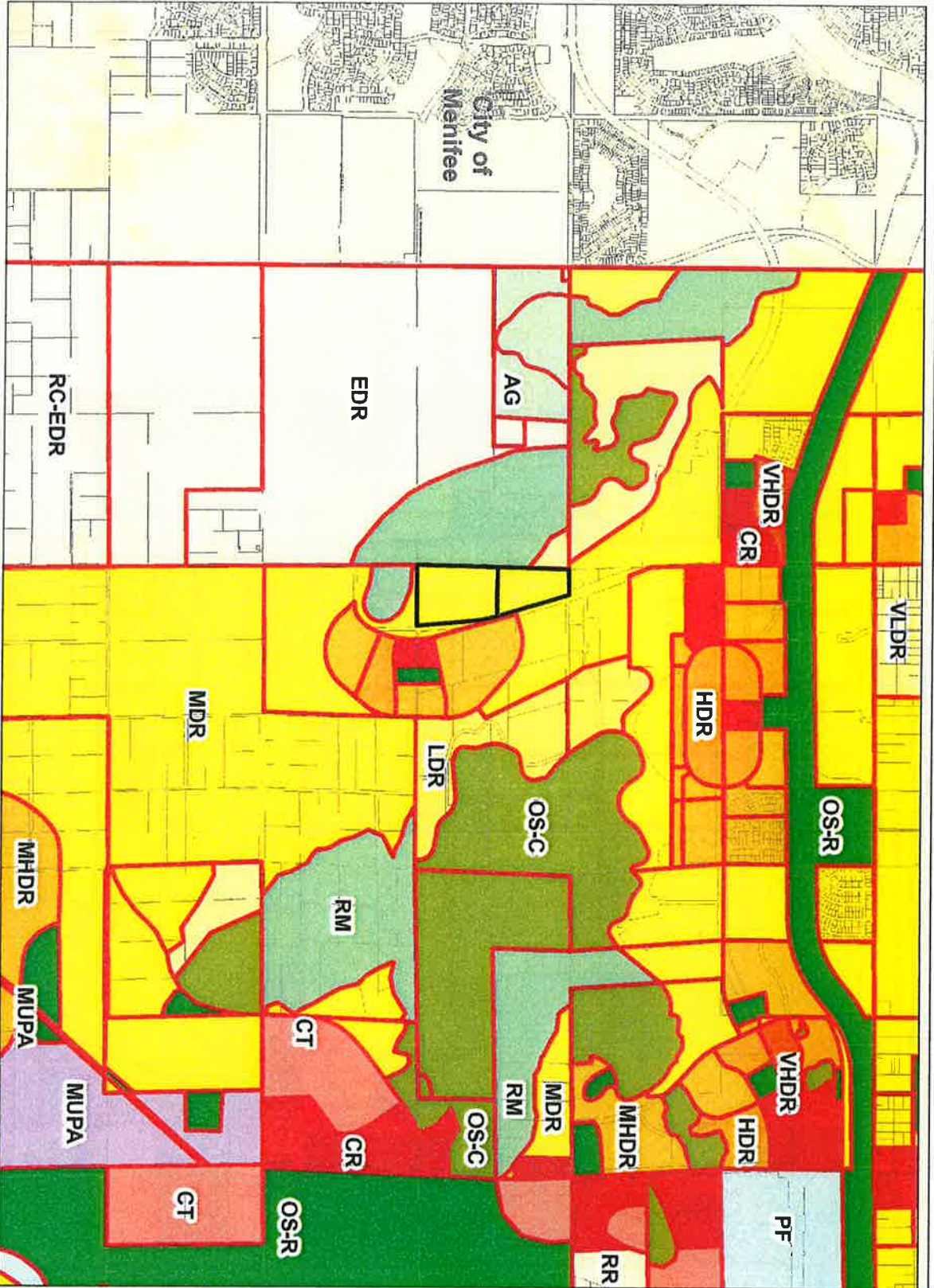
**Please schedule on the NOVEMBER 3, 2015 BOS Agenda**

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"

# General Plan



**Legend**

Landuse

<<all other values>>

AG
BP
CC
CO
CR
CT
City
EDR
EDR-RC
Freeway
HDR
HHDR
HI
IND
LDR
LDR-RC
LI
MDR
MHDR
MUPA
OS-C
OS-CH
OS-MIN
OS-R
OS-RUR

**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/19/2015 7:53:48 ...

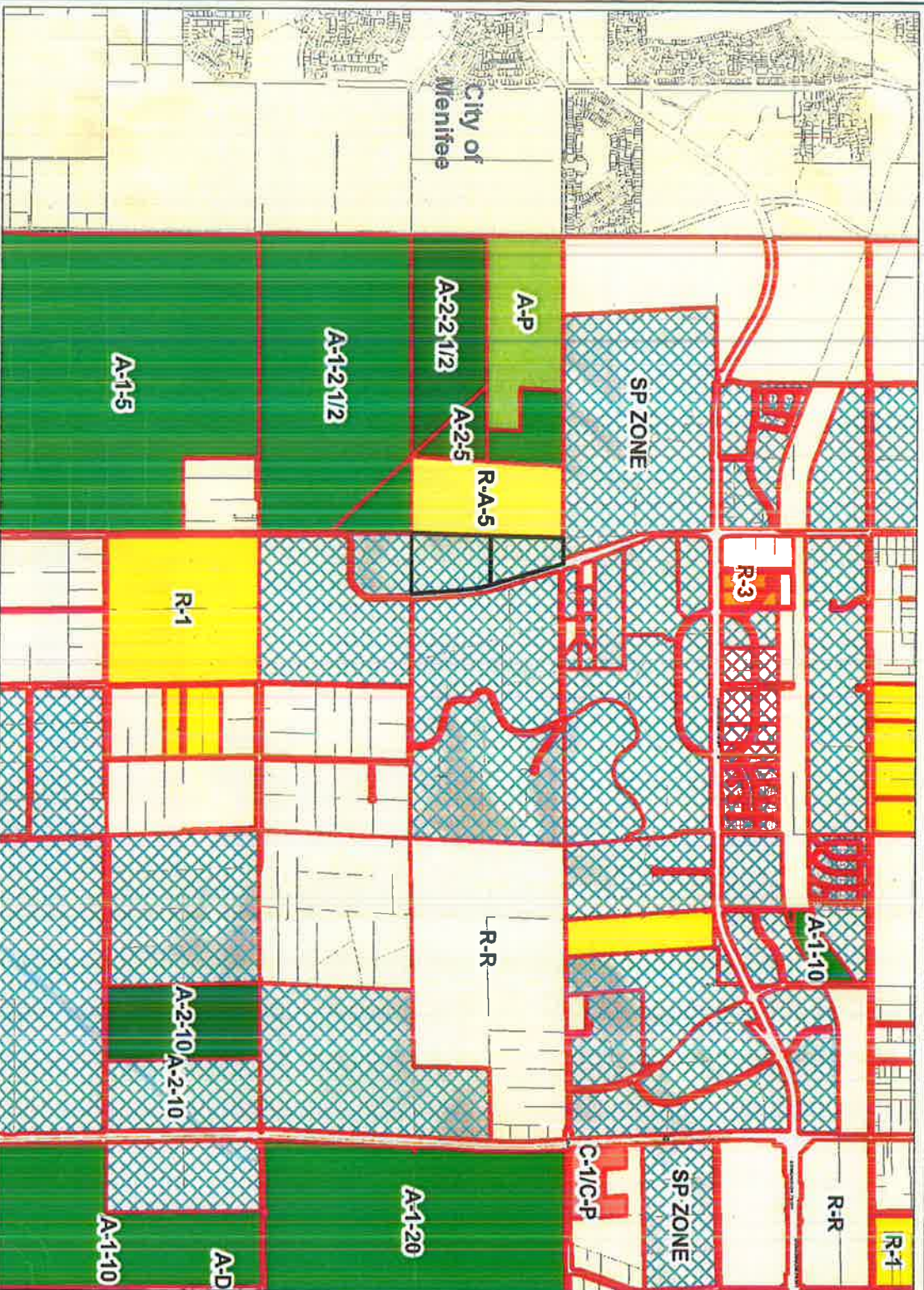
© Riverside County TLMA GIS



0 3,213 6,426 Feet



# Zoning



## Legend

- Zoning**
- <all other values>
  - A-1
  - A-1-1
  - A-1-1 1/2
  - A-1-1/2
  - A-1-1/2
  - A-1-10
  - A-1-15
  - A-1-2
  - A-1-2 1/2
  - A-1-2 1/4
  - A-1-20
  - A-1-30000
  - A-1-4
  - A-1-40
  - A-1-5
  - A-2
  - A-2-1
  - A-2-10
  - A-2-2
  - A-2-2 1/2
  - A-2-20
  - A-2-5
  - A-D
  - A-P
  - A-P-10
  - A-P-2 1/2

## Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0



3,213

6,426 Feet



REPORT PRINTED ON... 10/19/2015 7:51:32 AM

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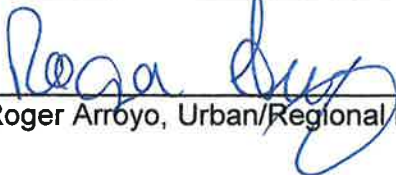
# Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: TR30976  
Original E.A. Number: 39462  
Extension of Time No.: FIRST  
Original Approval Date: June 16, 2009  
Project Location: Northerly of Ano Crest Road, Westerly of Leon Road, and Southerly of Newport Road

Description of Land Division: Schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, and fire access

On October 19, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. 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 FURTHER ENVIRONMENTAL REVIEW 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 FURTHER ENVIRONMENTAL REVIEW 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.

Signature:   
Roger Arroyo, Urban/Regional Planner

Date: 10/19/2015  
For Steve Weiss, AICP, Planning Director



## Arroyo, Roger

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**From:** Joseph Oleson <joleson@sagecommunity.com>  
**Sent:** Tuesday, October 13, 2015 9:12 AM  
**To:** Arroyo, Roger  
**Subject:** FW: Extension of Time Conditions of Approval form

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**From:** Joseph Oleson  
**Sent:** Monday, October 12, 2015 5:49 PM  
**To:** RoArroyo@rctima.org  
**Cc:** Larry Netherton  
**Subject:** FW: Extension of Time Conditions of Approval form

MR. ARROYO: Please accept this as our approval of the new Conditions of Approval made part of our Application for Extension of Tract Maps #30976 and 30977. We also confirm our approval of all other existing Conditions of Approval. We request that these Map Extensions be placed on the 10/27/15 BOS Agenda. Thank you again for your assistance. Please call me @ 714-336-0108 if you have any questions or comments regarding this matter

---

**From:** Bruce Davis [bruce.davis@webbassociates.com]  
**Sent:** Monday, October 12, 2015 4:27 PM  
**To:** Joseph Oleson  
**Cc:** Kevin Wolf; Kate Norgard  
**Subject:** FW: Extension of Time Conditions of Approval form

Joe, see below. I understand you will email Roger at the County.

**Bruce A. Davis, PE** - Senior Vice President  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.686.1070  
e: [bruce.davis@webbassociates.com](mailto:bruce.davis@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** Kate Norgard  
**Sent:** Monday, October 12, 2015 4:15 PM  
**To:** Bruce Davis  
**Subject:** RE: Extension of Time Conditions of Approval form

Here is the COA memo info. Please note that on COA 30977, there is an error in the numbering on the County document resulting in two 10. FLOOD RI 023 items:

RE: First Extension of Time Request for Tentative Tract No. **30976**

I, Joe Oleson of Sage Community Group, Inc., accept the Conditions of Approval for Tract 30976, set forth by the County of Riverside Planning Department. I accept each condition listed below:

Condition Name	Condition Number
MAP REVISED FLD HZD RPT EOT1	10. FLOOD RI 020
SP REV CNSTRCT REG BASIN EOT1	10. FLOOD RI 023

MAP REV CNSTRCT REG FCLT EOT1	10. FLOOD RI 024
MAP CNSTRCT DRNG FCLT EOT1	10. FLOOD RI 025
MAP INCRSD RUNOFF CRIT EOT1	10. FLOOD RI 026
EOT-1 – APPROVED WQMP	60. BS GRADE 014
EOT-1 – PRE-CONSTRUCTION MEETING	60. BS GRADE 015
EOT-1 – CONSTR. NPDES PERMIT	60. BS GRADE 016
EOT-1 – SWPPP REVIEW	60. BS GRADE 017
EOT-1 – WQMP BMP INSPECTION	90. BS GRADE 003
EOT-1 – WQMP BMP CERT REQ'D	90. BS GRADE 004
EOT-1 – BMP GPS COORDINATES	90. BS GRADE 005
EOT-1 – WQMP BMP REGISTRATION	90. BS GRADE 006
EOT-1 – REQ'D GRDG INSP'S	90. BS GRADE 007
EOT-1 – PRECISE GRDG APPROVAL	90. BS GRADE 008
EOT-1 – WQMP ANNUAL INSP FEE	90. BS GRADE 009

RE: First Extension of Time Request for Tentative Tract No. **30977**

I, Joe Oleson of Sage Community Group, Inc., accept the Conditions of Approval for Tract 30977, set forth by the County of Riverside Planning Department. I accept each condition listed below:

Condition Name	Condition Number
MAP REVISED FLD HZD RPT EOT1	10. FLOOD RI 021
MAP INCRSD RUNOFF CRIT EOT1	10. FLOOD RI 022
MAP REV CNSTRCT REG FCLT EOT1	10. FLOOD RI 023
SP REV CNSTRCT REG BASIN EOT 1	10. FLOOD RI 023
MAP CNSTRCT DRNG FCLT EOT1	10. FLOOD RI 024
EOT-1 – APPROVED WQMP	60. BS GRADE 014
EOT-1 – PRE-CONSTRUCTION MEETING	60. BS GRADE 015
EOT-1 – BMP CONSTR. NPDES PERMIT	60. BS GRADE 016
EOT-1 – SWPPP REVIEW	60. BS GRADE 017
EOT-1 – WQMP ANNUAL INSP FEE	90. BS GRADE 003
EOT-1 – WQMP BMP INSPECTION	90. BS GRADE 004
EOT-1 – WQMP BMP CERT REQ'D	90. BS GRADE 005
EOT-1 – BMP GPS COORDINATES	90. BS GRADE 006
EOT-1 – WQMP BMP REGISTRATION	90. BS GRADE 007
EOT-1 – REQ'D GRDG INSP'S	90. BS GRADE 008
EOT-1 – PRECISE GRDG APPROVAL	90. BS GRADE 009

Thank you,

**Kate S Norgard** - Project Coordinator

Albert A. Webb Associates

3788 McCray Street, Riverside, CA 92506

t: 951.320.6051

e: [kate.norgard@webbassociates.com](mailto:kate.norgard@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)

[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

**From:** Kate Norgard

**Sent:** Friday, October 09, 2015 2:34 PM

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 20 MAP REVISED-FLD-HZD RPT EOT1 RECOMMND

FLOOD HAZARD REPORT (REVISED OCTOBER, 2015)---EOT 1

Tract 30976/30977 Revised Flood Hazard report is a result of the Tract 30976 and Tract 30977 Hydrology and Hydraulic Report, dated August, 2015 which was reviewed and accepted by the District in October, 2015. The revised drainage concept includes the northerly diversion of approximately 86 acres, into the Salt Creek Channel. This concept allows for the release of flows to the southerly property without adverse impacts and therefore negates the requirement for the construction of downstream regional facilities as described in the original flood hazard report, dated October 29, 2008.

The revised flood hazard report is intended to modify the original conditions of approval through the planning department's extension of time (EOT), granted to this approved tentative map. While the original layout and grading of the project is proposed to remain per the original tract map, the following describes the revised storm drain concept and design parameters:

The premise of this new drainage study is to show that, in lieu of constructing the offsite drainage improvements described above, a portion of the flow from each tract can be collected and subsequently conveyed to the District's Salt Creek Channel via in-tract drainage improvements and an offsite storm drain running north in Leon Road. The discharge of flows to the south, in the absence of the currently required offsite drainage, would use mitigation basins to reduce the peak flow rates to substantially less than existing flow rates.

The combined drainage area for the two tracts is approximately 358 acres. Under current conditions (no grading), roughly 321 acres drain south toward Holland Road and roughly 37 acres drain north toward Domenigoni Parkway. Pursuant to this new drainage proposal, the runoff from approximately 123 acres will be collected by two in-tract storm drain systems and then conveyed to the Salt Creek - Leon Road Storm Drain, Stage 1. However, flows that exceed the capacity of the proposed 100 year in-tract storm drain system shall continue to flow south. In other words, the proposed grading for the two tracts must perpetuate

ACT MAP Tract #: TR30976

Parcel: 466-340-016

10. GENERAL CONDITIONS

10.FLOOD RI. 20

MAP REVISED FLD HZD RPT EOT1 (cont.)

RECOMMND

existing drainage patterns.

To address the flow capacity issue concerning Salt Creek - Leon Road Storm Drain, Stage 1, the 100-year discharge from the 160 acres, proposed to drain north, is to be routed down to 70 CFS by means of two proposed detention basins (an increase of 14 CFS compared to existing condition). The analysis in the report includes the 1, 3, 6 and 24 hour hydrological events. Maintenance of these two proposed basins include the County water quality CFD and Valley Wide Landscape District.

Under this new drainage proposal, approximately 198 acres are drained to the "South Basin" located at the southeast corner of Leon and Ano Crest and 11.7 acres are drained to the "Southeast Basin" located at the northwest corner of Eucalyptus and Ano Crest. The basins are designed to reduce the offsite and onsite peak flow rates of the 2, 5, 10 and 100 year frequency and the 1, 3, 6 and 24 hour events. The basin mitigation analysis follows the District's Increased Runoff Criteria. The "Southeast" basin provides positive flow through a daylight channel which outlets at the southerly property line within an existing low point. The "Southerly" basin provides positive flow through a mitigated outlet and proposed pipe that will extend southerly to an existing low at Leon Road. Larger flows, greater than the 5 year event, will flow through a box culvert at Leon Road and drain through a spreading channel and outlet to an existing low. A permission to drain letter for APN 466-350-018, dated September 3, 2015, has been received by the District. Although both basins appear to be of an interim nature, the water quality aspect of each basin would remain and drain into ultimate storm drain systems.

A Preliminary WQMP, dated March, 2015 has been received for this project, which includes two bioretention basins located to the north and two infiltration basins located at the southern portion of the project. The WQMP meets the minimum requirements according to the latest Santa Ana Region, MS4 Permit.

10.FLOOD RI. 23

SP REV CNSTRCT REG BASIN EOT1

RECOMMND

SP-CONSTRUCTION REGIONAL BASIN (REVISED OCTOBER, 2015) EOT1

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

10. GENERAL CONDITIONS

10.FLOOD RI. 23                    SP REV CNSTRCT REG BASIN EOT1 (cont.)                    RECOMMND

Due to the revised drainage concept, see FLOOD HAZARD REPORT REVISED OCTOBER, 2015, the regional drainage facility from Holland and Leon Road to its outlet at Lindenberger Road is no longer required for this project.

10.FLOOD RI. 24                    MAP REV CNSTRCT REG FCLT EOT1                    RECOMMND

MAP CNSTRCT REGIONAL FCLT (REVISED OCTOBER, 2015) EOT1

Due to the revised drainage concept, see FLOOD HAZARD REPORT REVISED OCTOBER, 2015, the regional drainage facility from Holland and Leon Road to its outlet at Lindenberger Road is no longer required for this project.

10.FLOOD RI. 25                    MAP CNSTRCT DRNG FCLT EOT1                    RECOMMND

MAP CONSTRUCT DRAINAGE FCLT (REVISED OCTOBER, 2015) EOT1

Due to the revised drainage concept, see FLOOD HAZARD REPORT REVISED OCTOBER, 2015, the drainage facility within Leon Road shall be constructed to an adequate outlet, approximately 800 feet south of the project's southerly boundary.

10.FLOOD RI. 26                    MAP INCRSD RUNOFF CRIT EOT1                    RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development

CT MAP Tract #: TR30976

Parcel: 466-340-016

10. GENERAL CONDITIONS

10.FLOOD RI. 26

MAP INCRSD RUNOFF CRIT EOT1 (cont.)

RECOMMND

condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the

TRACT MAP Tract #: TR30976

Parcel: 466-340-016

10. GENERAL CONDITIONS

10.FLOOD RI. 26                    MAP INCRSD RUNOFF CRIT EOT1 (cont.) (cont.)                    RECOMMND

County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                    EOT1- APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15                    EOT1- PRE-CONSTRUCTION MTG                    RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 16                    EOT1- CONSTR. NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17                    EOT1- SWPPP REVIEW                    RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the

CT MAP Tract #: TR30976

Parcel: 466-340-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 EOT1- SWPPP REVIEW (cont.)

RECOMMND

Building and Safety Department Environmental Compliance  
Division for review and approval prior to issuance of a  
grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT1- ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.



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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT1- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5 EOT1- BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.)

RECOMMND

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

10/19/15  
08:14

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8                    EOT1- PRECISE GRDG APPROVAL (cont.)                    RECOMMND

~~have met all precise grade requirements to obtain Building and Safety Department clearance.~~

90.BS GRADE. 9                    EOT1- WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

DATE: March 3, 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.  
Landscaping Section  
P.D. Archaeologist

**TENTATIVE TRACT MAP NO. 30976,** – Applicant: Winchester HILLS CSI, LLC – Engineer/Representative: Albert A. Webb & Associates - Third Supervisorial District - Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (MDR) (2-5 dwelling units per acre) – Location: Northerly of Ano Crest Road, Westerly of Leon Road, and Southerly of Newport Road – 53.39 gross acres - Zoning: Winchester Hills Specific Plan (SP 293, PAs 51, 52) - **REQUEST:** Extend expiration date of Approved Schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST: EXTENSION OF TIME TO June 16, 2017 – FIRST EXTENSION.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **March 12, 2015 DRT Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the 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 based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

**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)**

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 at micro (951) 955-8703 or via e-mail at [bboothe@rctlma.org](mailto:bboothe@rctlma.org). You can also send documents to **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: 1130976 DATE SUBMITTED: 2/13/15

Assessor's Parcel Number(s): 466-340-016 and 466-340-017

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: June 6, 2009

Applicant's Name: WINCHESTER HILLS CSI, LLC E-Mail: lnetherton@sagecommunity.com

Mailing Address: 3 Corporate Plaza, Suite 102

Newport Beach CA 92660  
City State ZIP

Daytime Phone No: ( 949 ) 644-3514 Fax No: ( 949 ) 644-3977

Property Owner's Name: MB REO-CA LAND, LLC E-Mail: \_\_\_\_\_

Mailing Address: c/o Colony Capital 2450 Broadway, 6th Floor

Santa Monica CA 90494  
City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_ 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.

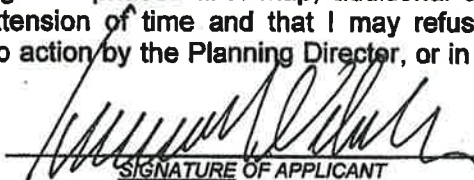
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*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.

WINCHESTER HILLS CSI, LLC

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

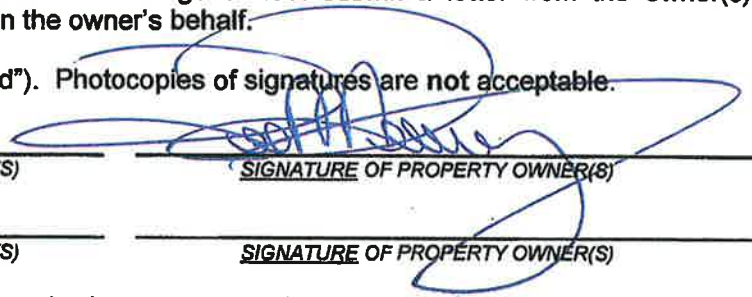
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

MB REO-CA LAND, LLC

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.