

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

4516B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 13, 2016

SUBJECT: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 - Applicant: ST Conestoga, LLC - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road - 84.8 Acres - Zoning: Specific Plan (SP 293) - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - REQUEST: SECOND EXTENSION OF TIME TO SEPTEMBER 22, 2016 - SECOND EXTENSION - Deposit Based Fee 100%

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30806**, Extending the expiration date to September 22, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

Departmental Concurrence

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:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

2-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SECOND EXTENSION OF TIME TENTATIVE TRACT MAP NO. 30806**

DATE: January 26, 2016

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Tentative Tract Map was initially approved by the Planning Commission on September 22, 2004. The applicant of the subject map has requested an extension of time to allow for the recordation of a final map.

The County Planning Department, as part of the review of this extension of time request has determined it necessary to recommend the addition of 16 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 Building and Safety Department (Grading Division) is recommending the addition of 13 conditions of approval, the Waste Resources Department is recommending the addition of two (2) conditions of approval, and the Environmental Health Department is recommending the addition of one (1) condition 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 23, 2015) indicating the acceptance of the 16 recommended conditions.

Many of the items addressed by the additional conditions of approval 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 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 22, 2016.

Impact on Citizens and Businesses


The impacts on this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. Staff report

Agenda Item No. 1:5
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Roger Arroyo / KGB
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 30806
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

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 requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent 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 subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806

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 (16) 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 Building and Safety (Grading Division) is recommending the addition of Thirteen (13) conditions of approval, the Waste Resources Department is recommending the addition of Two (2) condition of approval, and the Environmental Health Department is recommending the addition of One (1) condition 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 23, 2015) indicating the acceptance of the Sixteen (16) recommended conditions.

**TENTATIVE TRACT MAP NO. 30806
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2**

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.

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 Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2016.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806, extending the expiration date to September 22, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30806
VICINITY/POLICY AREAS

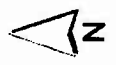
Supervisor Washington
 District 3

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Winchester

Author: Mickey Zolezio



UNPUBLISHED. On October 7, 2008, the County of Riverside suspended its Zoning Ordinance for the City of Menifee. This map was prepared for the City of Menifee for use in the City of Menifee. The map is not intended to be used for any other purpose. For further information, please contact the Planning Department of Riverside County at (951) 948-3277 (Ext. 3277) or visit the website <http://www.riversidecounty.net>.

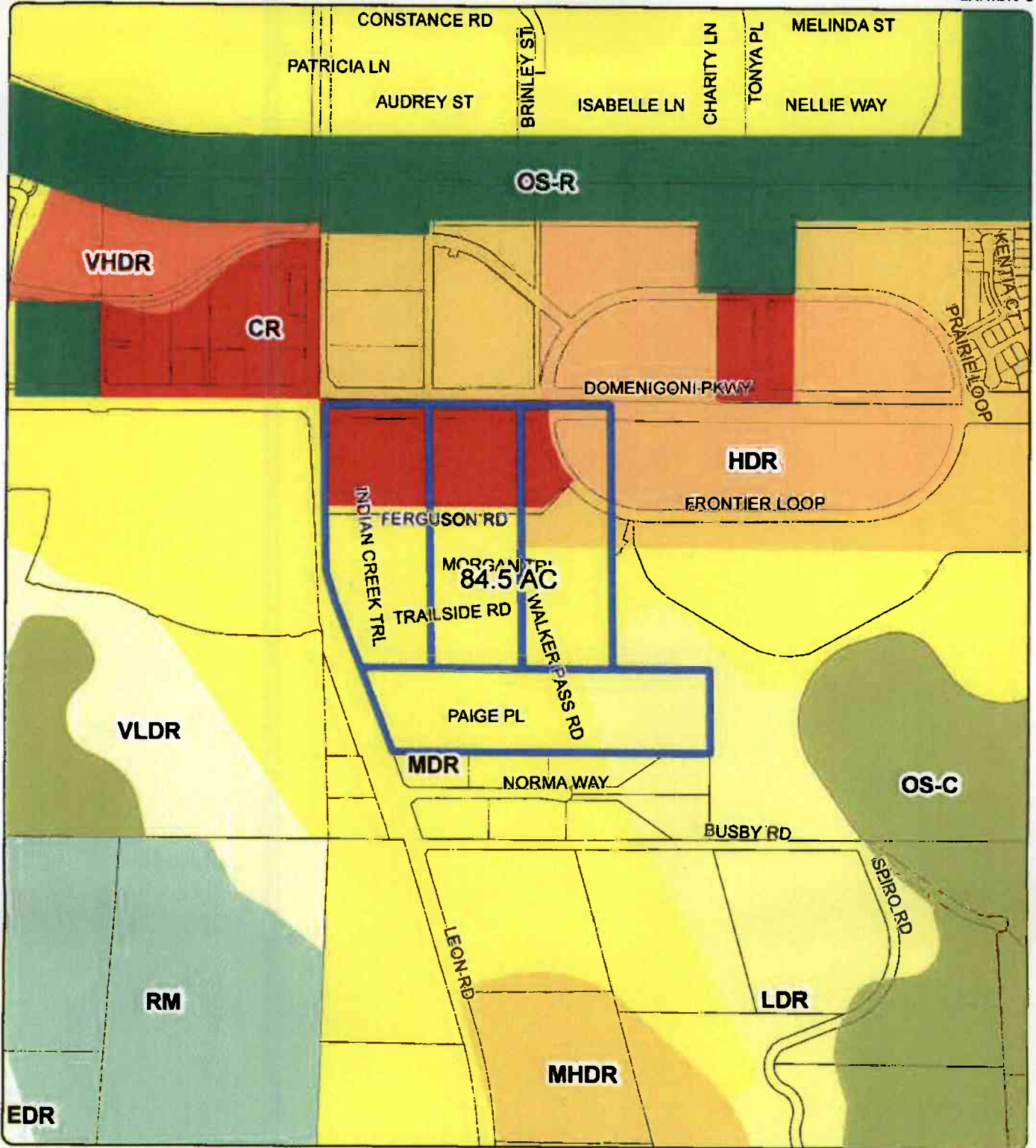
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30806

EXISTING GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 11/19/15
Exhibit 5



Zoning District: Winchester

Author: Mickey Zolezio



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)985-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcosma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

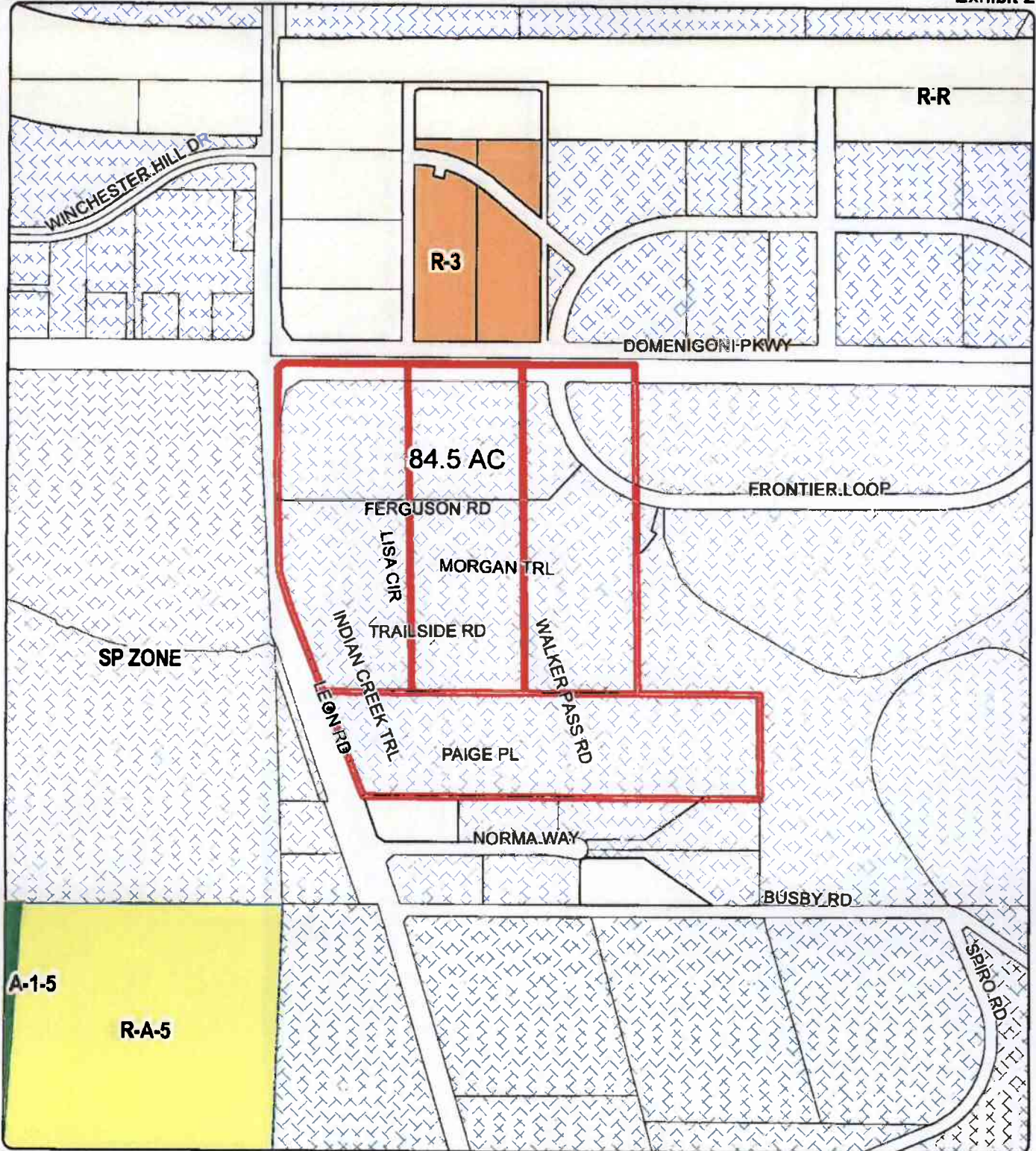
TR30806

EXISTING ZONING

Supervisor Washington
District 3

Date Drawn: 11/19/2015

Exhibit 2



Zoning District: Winchester

Author: Mickey Zolezio

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)635-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rcfdms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30806
LAND USE

Supervisor Washington
 District 3

Date Drawn: 11/19/2015
 Vicinity Map



Zoning District: Winchester

Author: Mickey Zolezio

DISCLAIMER: On September 7, 2005, the County of Riverside adopted a new General Plan providing some land use designations for unincorporated Riverside County. The new General Plan may contain different types of land use designations than those shown on this map. The Planning Department Office in Riverside at (951) 952-2600 (Mainline) or at (951) 952-2677 (Extention) in Redlands at (714) 952-2677 (Extention) in Redlands. <http://www.riversideca.gov>


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

Project Case Number: TR30806
Original E.A. Number: EA38798 (Addendum to EIR00380)
Extension of Time No.: Second
Original Approval Date: September 22, 2004
Project Location: Northerly of Busby Road, southerly of Domenigoni Parkway, and easterly of Leon Road

Description of Land Division: Schedule A subdivision of 84.8 acres into 192 single family residential lots and 7 open space lots.

On November 2, 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: 11/19/2015
For Steve Weiss, AICP, Planning Director



October 23, 2015

To: Roger Arroyo

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR30806

Mr. Arroyo:

I am the applicant for the EOT Case TR30806. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Grading Permit – Issuance**
 - 60-BS-GRADE.15 – EOT2 Pre-Construction Meeting
 - 60-BS-GRADE.16 – EOT2-BMP Construction NPDES Permit
 - 60-BS-GRADE.17 – EOT2-SWPPP Review
2. **Health Department**
 - 60-E HEALTH.1 – EOT2-ECP Phase I ESA Required
3. **Prior to Building Permit – Issuance**
 - 80-BS-GRADE.2 – EOT2-No B/PMT W/O G/PMT
 - 80-BS-GRADE.3 – EOT2-Rough Grade Approval
4. **Waste Department**
 - 80-WASTE.1 – MAP-(EOT2) Waste Recycle Plan
5. **BS Grade Department**
 - 90-BS-GRADE.3 – EOT2-WQMP BMP Inspection
 - 90-BS-GRADE.4 – EOT2-WQMP BMP Cert Required
 - 90-BS-GRADE.5 – EOT2-BMP GPS Coordinates
 - 90-BS-GRADE.6 – EOT2-WQMP BMP Registration
 - 90-BS-GRADE.7 – EOT2-Required Grading Inspections
 - 90-BS-GRADE.8 – EOT2-Precise Grading Approval
 - 90-BS-GRADE.9 – EOT2-Precise Grade Inspection
 - 90-BS-GRADE.10 – EOT2-WQMP Annual Inspection Fee
6. **Waste Department**
 - 90-WASTE.1 – (EOT2) Waste Reporting

Regards,



Jim Lytle

11/19/15
13:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- 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 EOT2- 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 EOT2-BMP CONST 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 EOT2- 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 Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2-ECP PHASE I ESA REQUIRED RECOMMND

Prior to issuance of a grading permit, a Phase I Environmental Site Assessment is required to be submitted

11/19/15
13:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 EOT2-ECP PHASE I ESA REQUIRED (cont.) RECOMMND

to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2- NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 3 EOT2- 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

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 EOT2- ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

WASTE DEPARTMENT

80.WASTE. 1 EOT2- WASTE RECYCLE PLA 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 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

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2- 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 EOT2- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 EOT2- WQMP BMP CERT REQ'D (cont.) RECOMMND

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 EOT2- 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 EOT2- 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 EOT2- REQ'D GRDG INSP'S RECOMMND

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

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

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT2- 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 have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 9

EOT2- PRECISE GRADE INSP

RECOMMND

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

1. Precise grade inspection.

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

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

11/19/15
13:54

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30806

Parcel: 461-190-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 EOT2- PRECISE GRADE INSP (cont.) RECOMMND

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

90.BS GRADE. 10 EOT2- 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.

WASTE DEPARTMENT

90.WASTE. 1 EOT2 - WASTE REPORTING F 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: July 16, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
3rd District Planning Commission

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
3rd Supervisorial District
Landscaping Section

TENTATIVE TRACT MAP NO. 30806 - Applicant: SR Conestoga, LLC., - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road. – 84.8 Acres - Zoning: Specific Plan (S-P 293) - Schedule A subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - REQUEST: EXTENSION OF TIME TO SEPTEMBER 22, 2016 – SECOND 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 30, 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, Planner, at (951) 955-8703 or email at 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: TTM 30806 DATE SUBMITTED: 7/13/15

Assessor's Parcel Number(s) 461-190-041, -047, -048, -049, -050, updated APN's 461-190-082
Good APN 079

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map No 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: 11/09/2004

Applicant's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia St., Suite 200
Murrieta, CA 92562
Street
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Property Owner's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia St., Suite 200
Murrieta, CA 92562
Street
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

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.

Jim Lytle

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.

Jeff Comerchero

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.