

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

322B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 5, 2016

SUBJECT: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31008 – Applicant: Sun Holland, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northerly of Craig Rd., westerly of Eucalyptus Rd., and southerly of Holland Rd. – 160 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots. Deposit Based Fees 100%

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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 6, 2016. The Tentative Tract Map No. 31008 will now expire on April 13, 2017.

Departmental Concurrence

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

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:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

1-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31008**

DATE: August 5, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The tentative tract map was originally approved at Planning Commission on January 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone (CZ06746) and both were approved at Board on April 13, 2004.

A first extension of time was approved at Planning Commission on October 3, 2007. The second extension of time was approved at Planning Commission on November 19, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 31008 on July 6, 2016. The Planning Commission approved the project by a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

ATTACHMENTS:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: August 5, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31008

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" 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 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 August 23, 2016 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 · 77-588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 6, 2016**

I. AGENDA ITEM 1.3

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31008 – Applicant: Sun Holland LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac) – Location: Northerly of Craig Rd., westerly of Eucalyptus Rd., and southerly of Holland Rd. – 160 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

II. PROJECT DESCRIPTION:

Extension of Time to April 13, 2017 for Tentative Tract Map No. 31008.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 5-0

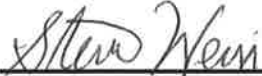
APPROVED EXTENSION OF TIME to April 13, 2017 for TENTATIVE TRACT MAP No. 31008.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

1:13

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 31008
THIRD EXTENSION OF TIME
Applicant: Sun Holland 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 the final map to subdivide 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

Unless specifically requested by the 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. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had 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. 31008

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on January 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone (CZ06746) and both were approved at Board on April 13, 2004. A first extension of time was approved at Planning Commission on October 3, 2007. The second extension of time was approved at Planning Commission on November 19, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated May 16, 2016) indicating the acceptance of the five (5) 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.

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 set to expire between January 1, 2000 and 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 April 13, 2017. 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.

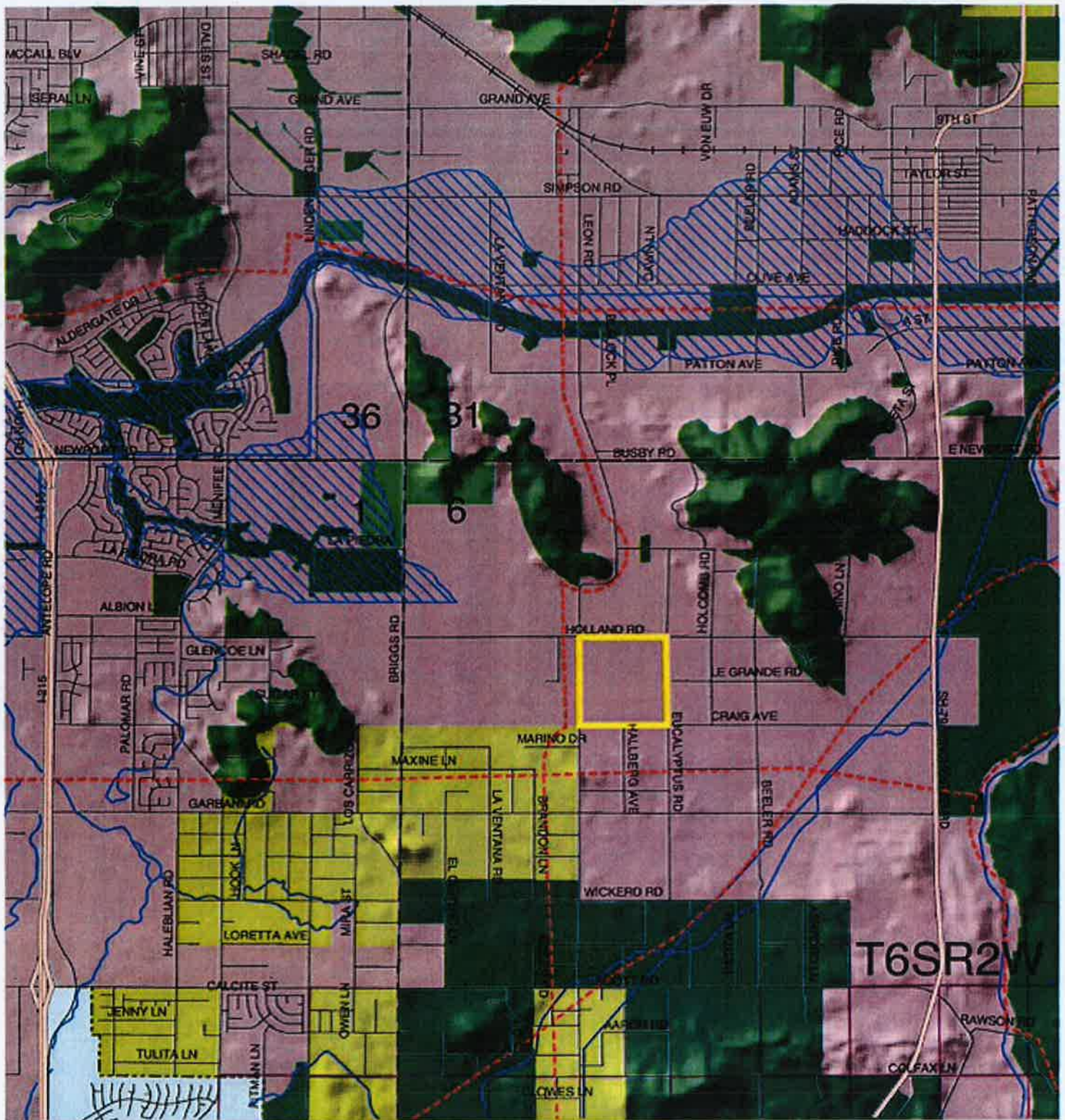
RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

DRAFT

Development Opportunities

TR31008



- | | | | |
|-----------------|------------------------------|--------------------------|-------------------------|
| TR31008 Site | Road Centerlines | Cities | Community Development |
| Township Lines | Conceptual Trails (Proposed) | Agriculture General Plan | Open Space General Plan |
| Railroad tracks | MSHCP Criteria Cells | Rural General Plan | Rural Community |
| Highways | Steams & Rivers | | |
| | 100 Year Flood Plain | | |

Map Not to Scale

January 12, 2004

VAC

VAC

VAC

HOLLAND RD

HOLLAND RD

SF

SF

LEON RD

EUCALYPTUS RD

SF

VAC

154.62 AC

VAC

SF

CRAIG AVE

SF

EUCALYPTUS RD

VAC

SF

SF

VAC

HALLHEGG AV

VAC

CZ06746 TR31008

LAND USE

Ex. 1

Sec. 8 T6SR2W

Blk./
Acreage

466-31

Zone
Area WINCHESTER

Sup.
Dist. 3RD

Thomas
Rev./Yr. 869 C4

Date
Drawn 09/03/2003

Drawn
By. 1p

RIVERSIDE COUNTY PLANNING DEPARTMENT



LOCATIONAL MAP

1" = 700'



A-1-2 1/2

SP ZONE

HOLLAND RD.

HOLLAND RD

R-R

LEON RD

R-1
(R-R)

154.62 AC

EUCALYPTUS RD

R-R

LE GRANDE RD

A-1-5

CRAIG AVE

EUCALYPTUS RD

SP ZONE

HATBERG AV

CZ06746 TR31008

PROPOSED ZONING

Ex. 2

Sec. 8 T6SR2W

Blk. No.
Assess

466-31

Zone
Area WINCHESTER

Sup.
Dist. 3RD

Title
Doc. No. 869 C4

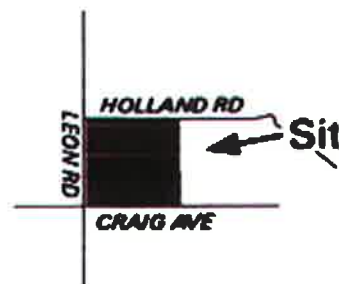
Date
Days 09/03/2003

Drawn
By. 1p

RIVERSIDE COUNTY PLANNING DEPARTMENT



= 700'



LOCATIONAL MAP

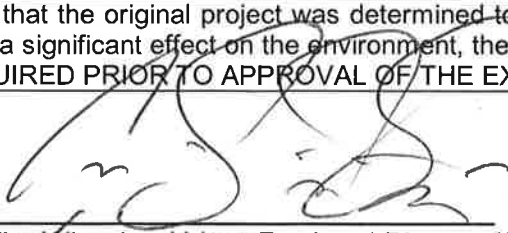
Extension of Time Environmental Determination

Project Case Number: TR31008
 Original E.A. Number: EA38874
 Extension of Time No.: Third
 Original Approval Date: April 13, 2004
 Project Location: North of Craig Rd., west of Eucalyptus Rd., and south of Holland Rd. _____

Project Description: Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

On April 13, 2004 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: 
 Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
 For Steve Weiss, Planning Director

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT3- ECP PHASE I ESA

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP - EOT3 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 MAP- EOT3 BMP CONST NPDES PERM

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. 16 MAP - EOT3 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.

06/30/16
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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 commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.