

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

321B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 5, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290 – Applicant: Riverside Mitland 03, LLC – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location: Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – **APPROVED PROJECT DESCRIPTION:** Schedule H subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33. 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 20, 2016. The Tentative Tract Map No. 32290 will now expire on March 1, 2017.

Departmental Concurrence


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

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

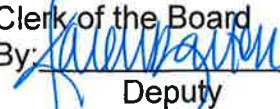
SOURCE OF FUNDS: Deposit based funds	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION: APPROVE
BY: 
Tina Granite
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: August 23, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

Prev. Agn. Ref.: **District: 3** **Agenda Number:**

1-5

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290**

DATE: August 5, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map No. 32290 was originally approved by the Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) 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 first extension of time for Tentative Tract Map No. 32290 on July 20, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake was absent).

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: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32290
(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"



**PLANNING COMMISSION
MINUTE ORDER
JULY 20, 2016**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290 – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – **APPROVED PROJECT DESCRIPTION:** Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

II. PLANNING COMMISSION ACTION:

Motion by Commissioner Valdivia, 2nd by Commissioner Taylor Berger,
A vote of 4-0 (Commissioner Hake absent)


APPROVED EXTENSION OF TIME

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.

1.3

Agenda Item No.
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 20, 2016

TENTATIVE TRACT MAP NO. 32290
FIRST EXTENSION OF TIME
Applicant: Riverside Mitland 03, 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 the recordation of the final map to subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

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:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290

BACKGROUND:

The Tentative Tract Map No. 32290 was originally approved by the Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) 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.

W

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 Extension of Time applicant (dated July 8, 2016) indicating the acceptance of the seven (7) 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 March 1, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

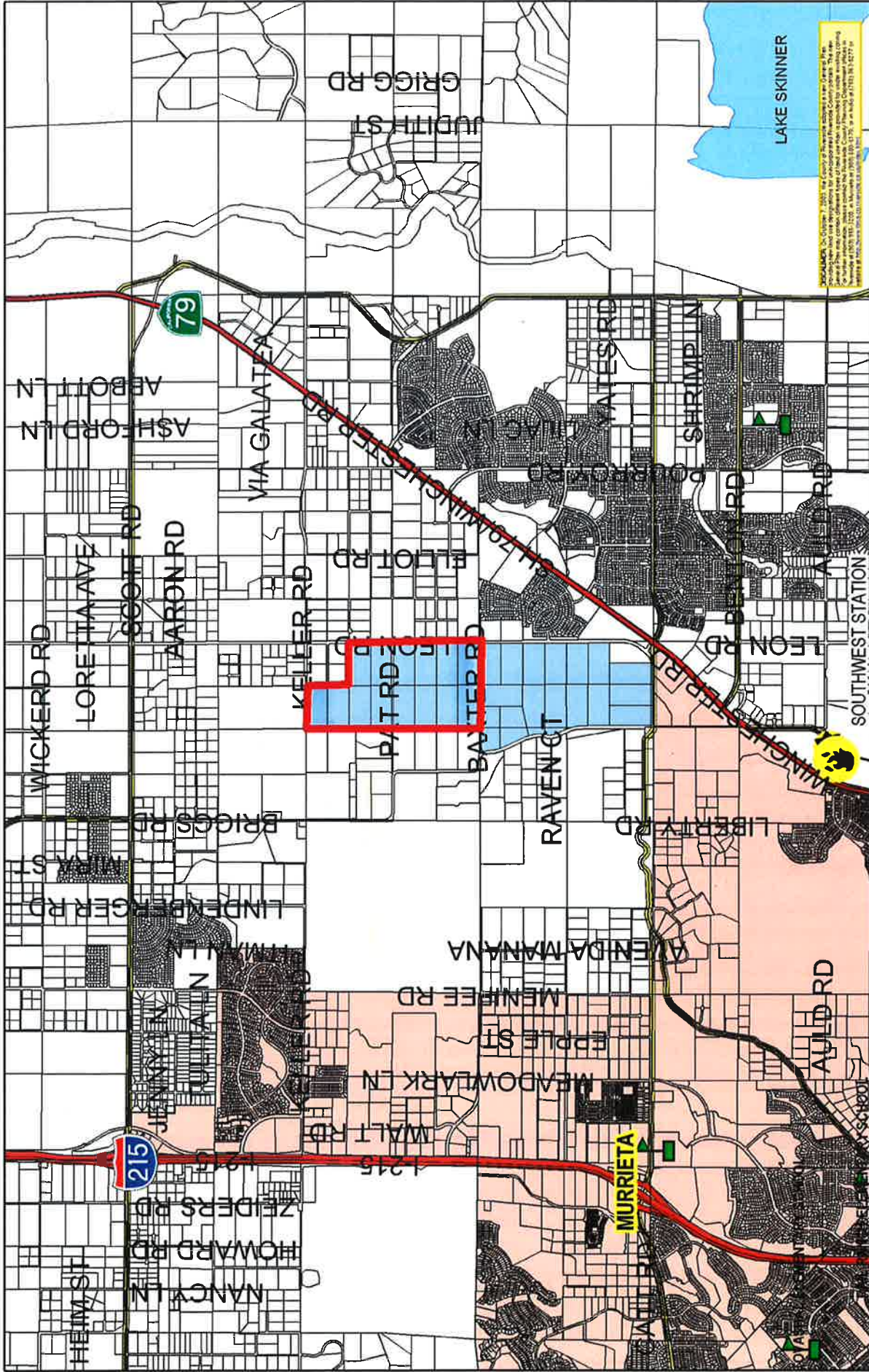
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone
District 3

DATE DRAWN: 1/10/06

TR32290 SP312S1 VICINITY MAP

Planner: Adam Rush
Date: 1/18/06
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: French Valley/Rancho California

Township/Range: T6SR2W

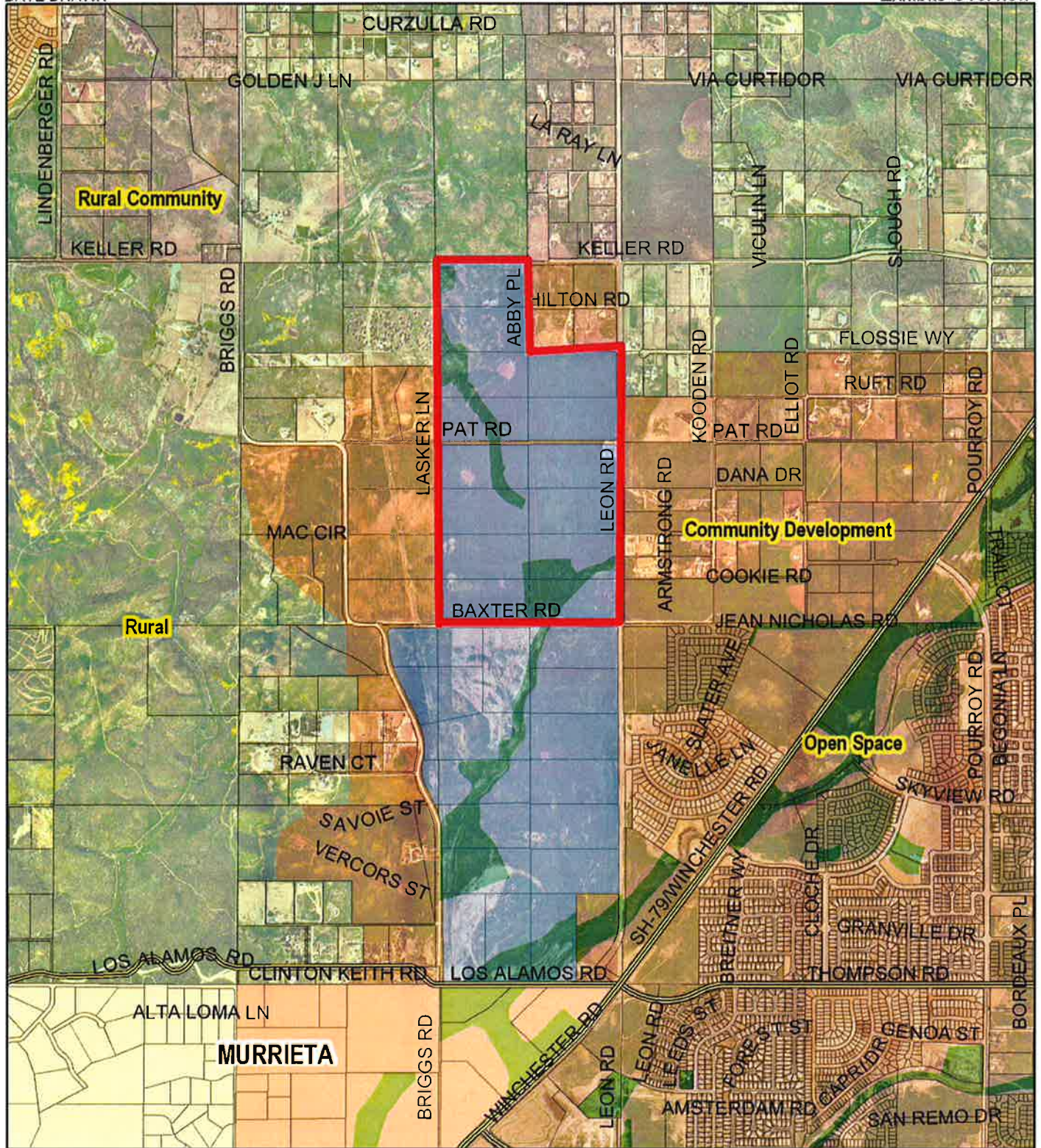
Section : 30 & 31



ASSESSORS 467 13-23
BK. PG.
THOMAS 899 B5
BROS.PG

TR32290 SP312S1

DEVELOPMENT OPPORTUNITY



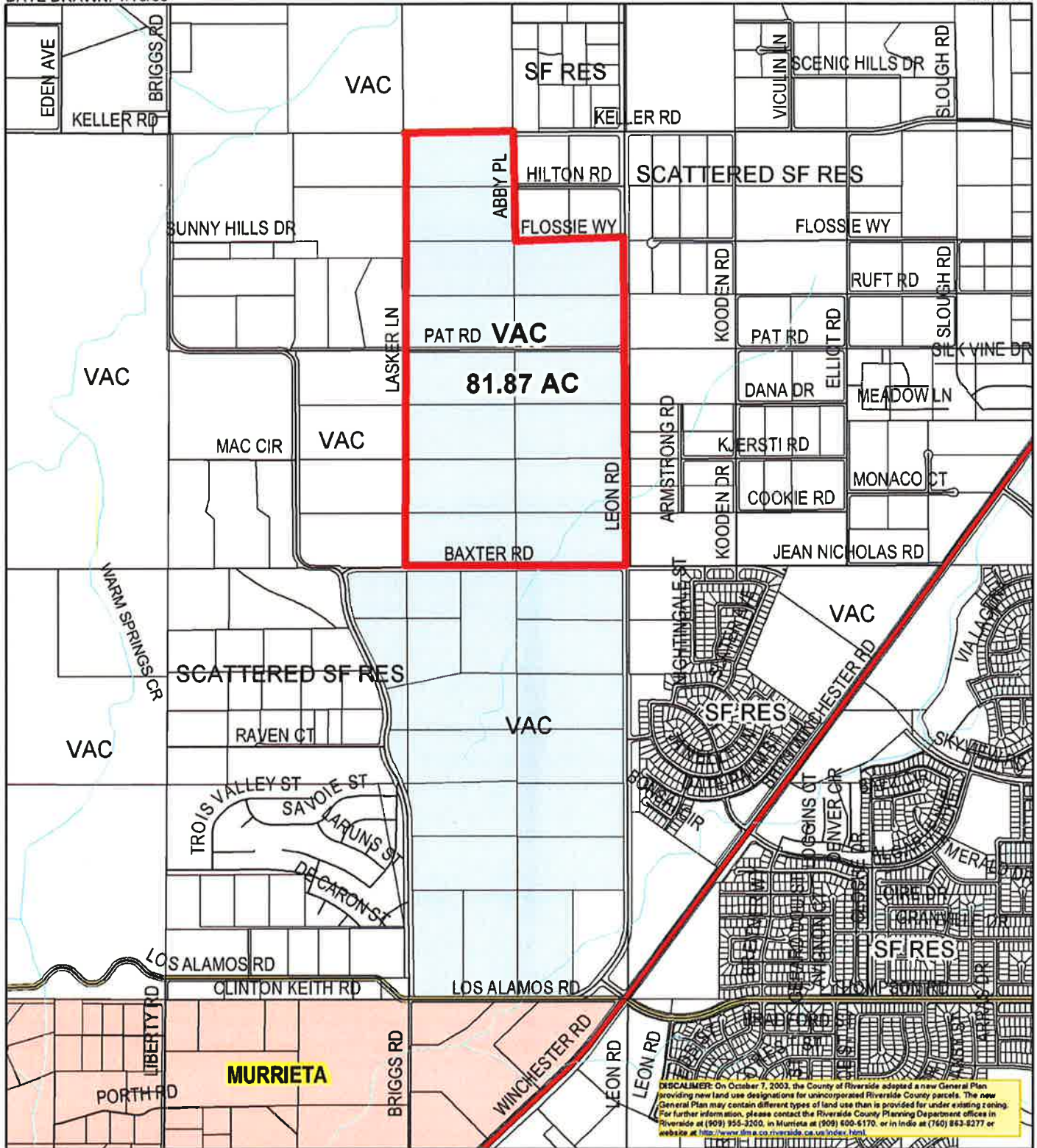
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: French Valley/Rancho California

Township/Range: T6SR2W
SECTION: 30 & 31



ASSESSORS BK. PG. 467 13-23
THOMAS BROS.PG 899 B5



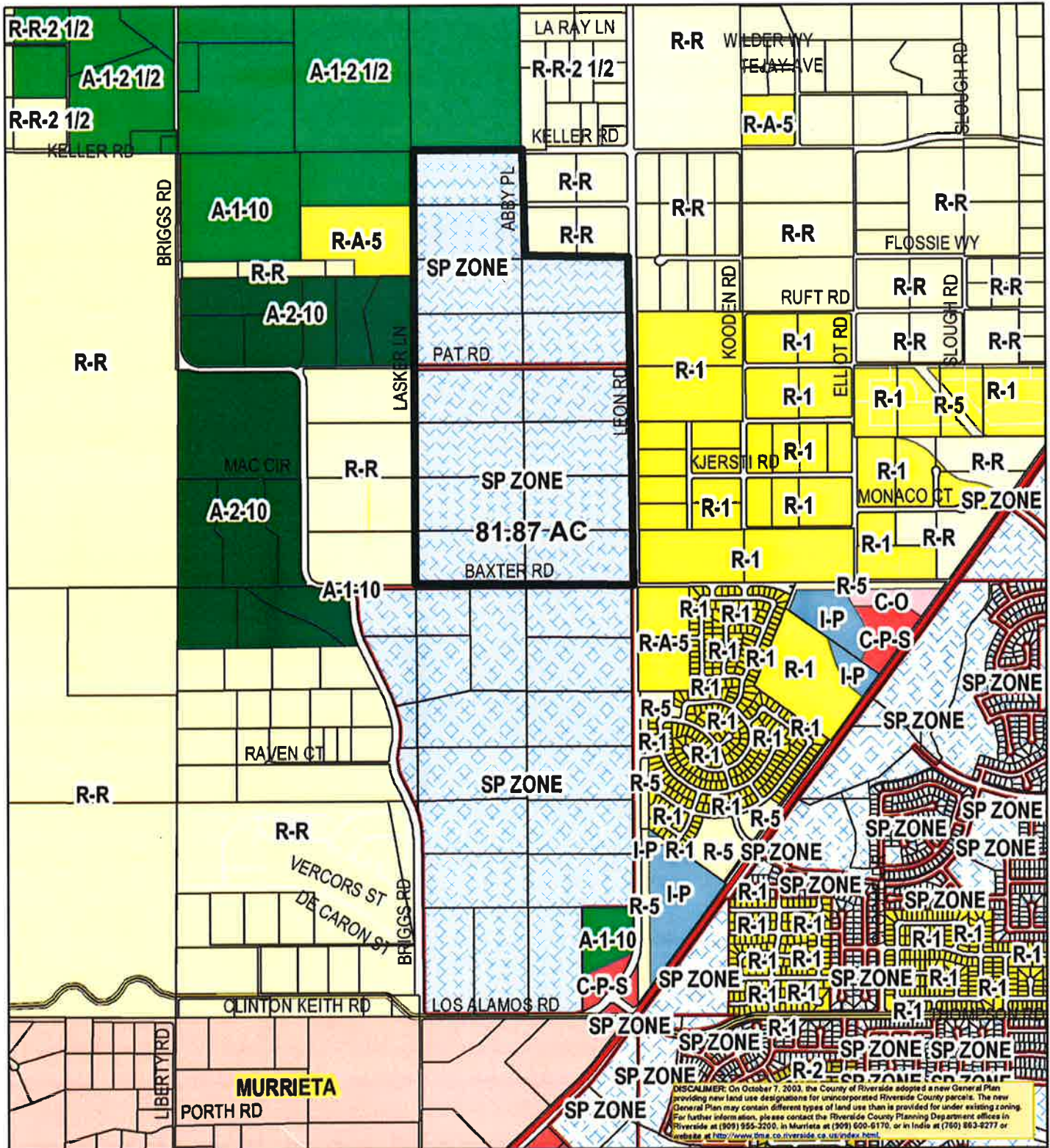
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **French Valley/Rancho California**
Township/Range: **T6SR2W**
Section : **30 & 31**



ASSESSORS
BK. PG. 467 13-23
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TR32290 SP312S1
EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

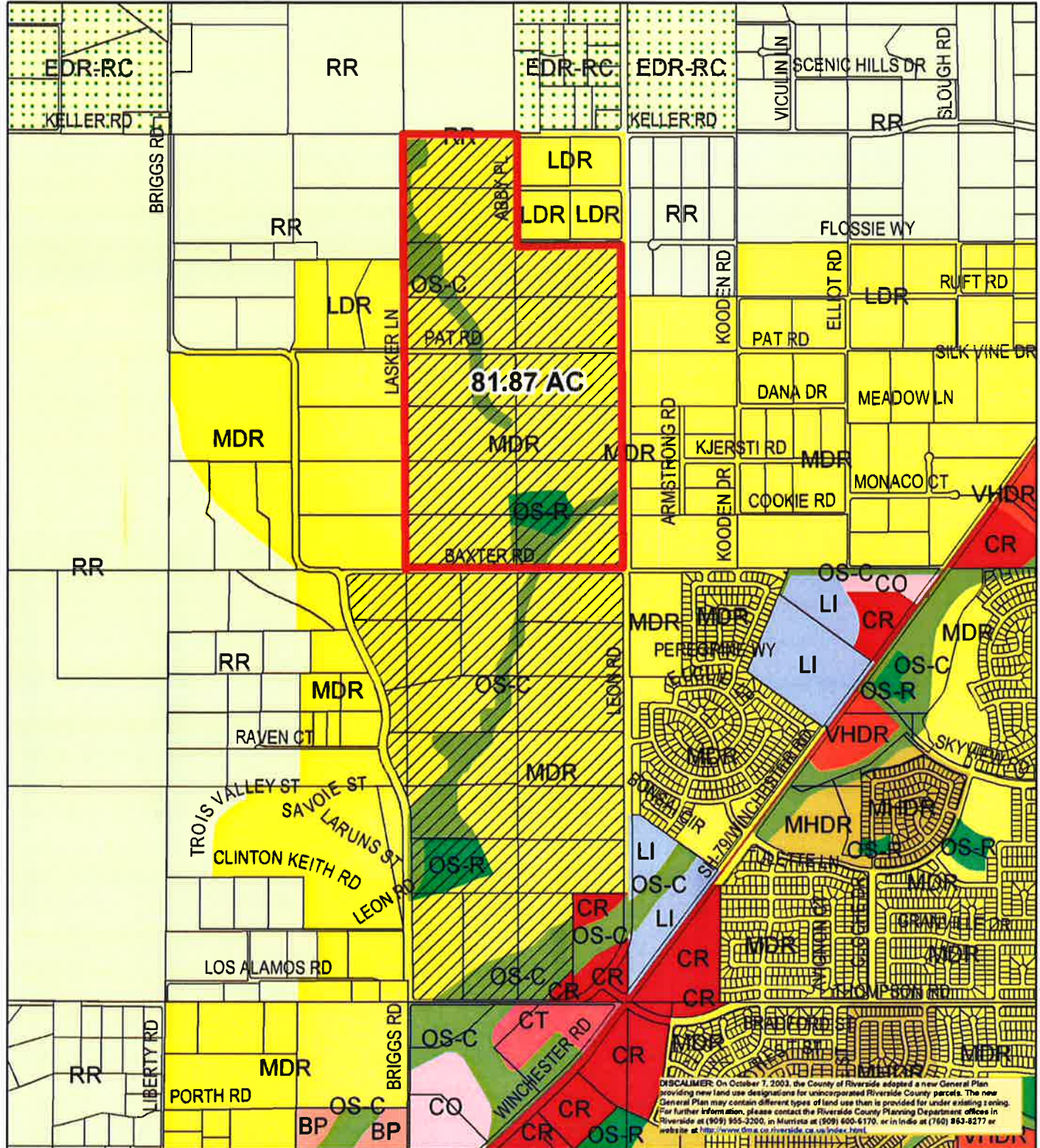
Zone
 District: **French Valley/Rancho California**
 Township/Range: **T6SR2W**
 Section : **30 & 31**



ASSESSORS
 BK. PG. **467 13-23**
THOMAS
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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 types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 963-8277 or website at <http://www.tma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **French Valley/Rancho California**
 Township/Range: **T6SR2W**
 Section : **30 & 31**

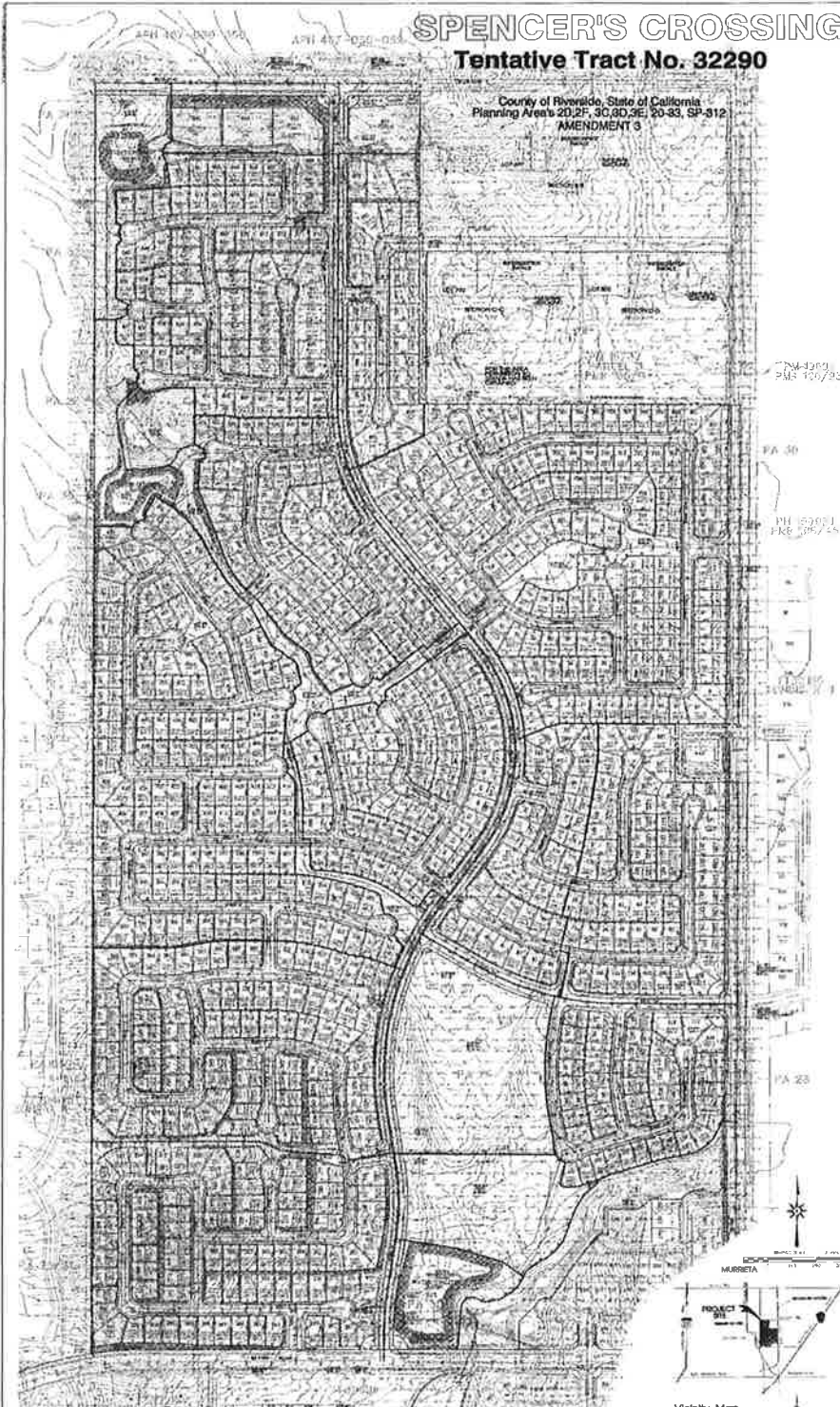


ASSESSORS
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SPENCER'S CROSSING

Tentative Tract No. 32290

County of Riverside, State of California
 Planning Area's 2D,2F, 3C,3D,3E, 20-33, SP-312
 AMENDMENT 3

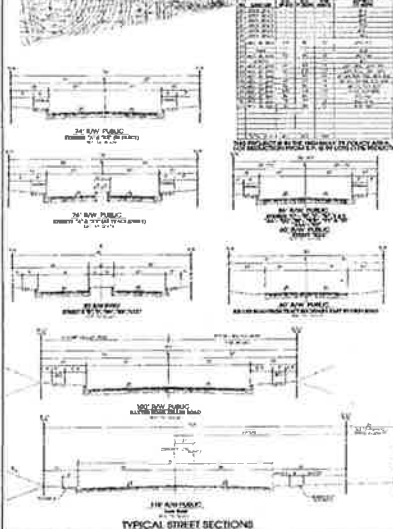


NA-3302
 PMS 100/93

FA 30

MH 33021
 PMS 100/93

FA 28



General Information

1. OFFICIAL MAP NO. 32290
2. PROJECT AREA: 100 AC ±
3. PROJECT AREA: 100 AC ±
4. PROJECT AREA: 100 AC ±
5. PROJECT AREA: 100 AC ±
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20. PROJECT AREA: 100 AC ±

Legend

- 1. PROJECT AREA
- 2. PROJECT AREA
- 3. PROJECT AREA
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- 20. PROJECT AREA

Tentative Tract No. 32290

Legal Description

Project Area Residential Lots

LENNAR

REDFIN

AMENDMENT 3
 SP 312 PLANNING AREA 20, 2F, 3C, 3D, 3E
 Tentative Tract No. 32290

Extension of Time Environmental Determination

Project Case Number: TR32290

Original E.A. Number: EA39763

Extension of Time No.: First


Original Approval Date: March 1, 2006

Project Location: North of Baxter Road, east of Briggs Road, south of Keller Road, and west of Leon Road

Project Description: Schedule H – subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

On March 1, 2006, 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: July 8, 2016
 For Steve Weiss, Planning Director

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT1- NOISE CLEARANCE RECOMMND

Provide documentation showing clearance from the Office of Industrial Hygiene or provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - 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. 16 MAP - EOT1 BMP CONST NPDES PER 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

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP - EOT1 BMP CONST NPDES PER (cont.) RECOMMND

 stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 2 EPD - EOT BURROWING OWL SURVEY RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT1 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.

07/08/16
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

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.