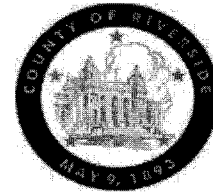


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.7
(ID # 2875)

MEETING DATE:

Tuesday, November 15, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: THIRD 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 (S-P 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 (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots. - REQUEST: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30806. Deposit Based Fees 100% [\$0]

RECOMMENDED MOTION:

The Planning Department recommends that the Board of Supervisors:

ACTION: Consent

Steven Weiss
Steven Weiss, Director 10/31/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Benoit and Ashley
Nays: None
Absent: Tavaglione and Washington
Date: November 15, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy
1-7

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

Page 2

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on October 19, 2016. The Tentative Tract Map No. 30806 will now expire on September 22, 2017.

BACKGROUND:

Summary

Tentative Tract Map No. 30806 was originally approved at Planning Commission on September 22, 2004.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) 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 Environmental Health Department is recommending the addition of two (2) condition of approval.

The Extension of Time 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 extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 30806 on October 19, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Valdivia 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 Planning Department and the Planning Commission.

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 19, 2016**

I. AGENDA ITEM 1.1

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806 – Applicant: SR 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 (S-P 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 (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30806, extending the expiration date to September 22, 2017.

III. PLANNING COMMISSION ACTION:

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


APPROVED THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30806, extending the expiration date to September 22, 2017.

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.

1.1

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission: October 19, 2016

TENTATIVE TRACT MAP NO. 30806
THIRD 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 of a 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. Unless specifically requested by 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:

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

BACKGROUND:

Tentative Tract Map No. 30806 was originally approved at Planning Commission on September 22, 2004.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) 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 Environmental Health Department is recommending the addition of two (2) 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 September 6, 2016) indicating the acceptance of the two (2) recommended conditions.

**TENTATIVE TRACT MAP NO. 30806
THIRD EXTENSION OF TIME REQUEST
PLANNING COMMISSION: October 19, 2016
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 14, 2017. If a final map has not been recorded prior to this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

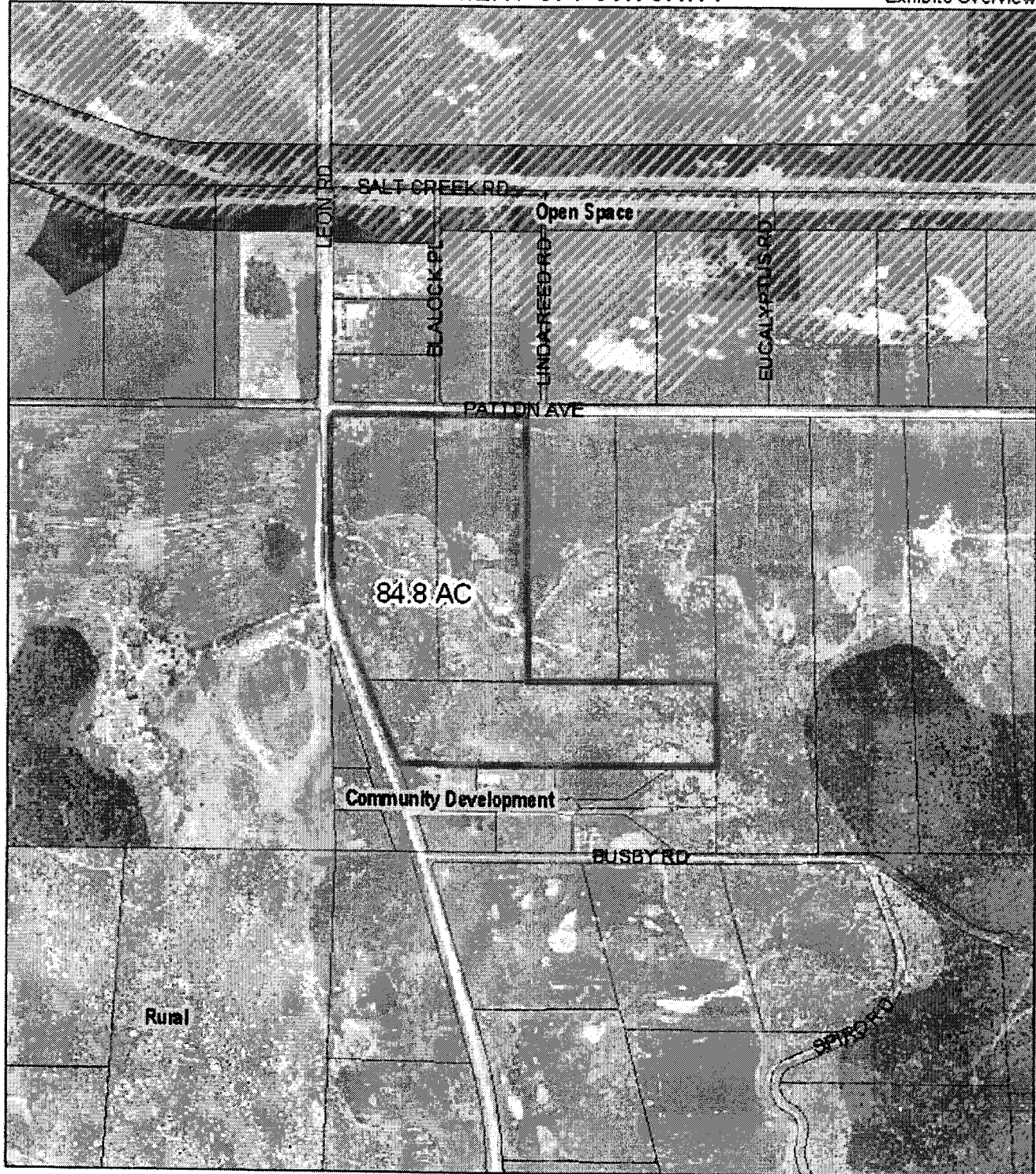
APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30806**, extending the expiration date to September 22, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN 09/03/04

TR30806

DEVELOPMENT OPPORTUNITY

Planner: Darryl Taylor
Date: 09/22/04
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Winchester
Township: Range: T5SR2W
SECTION: 32

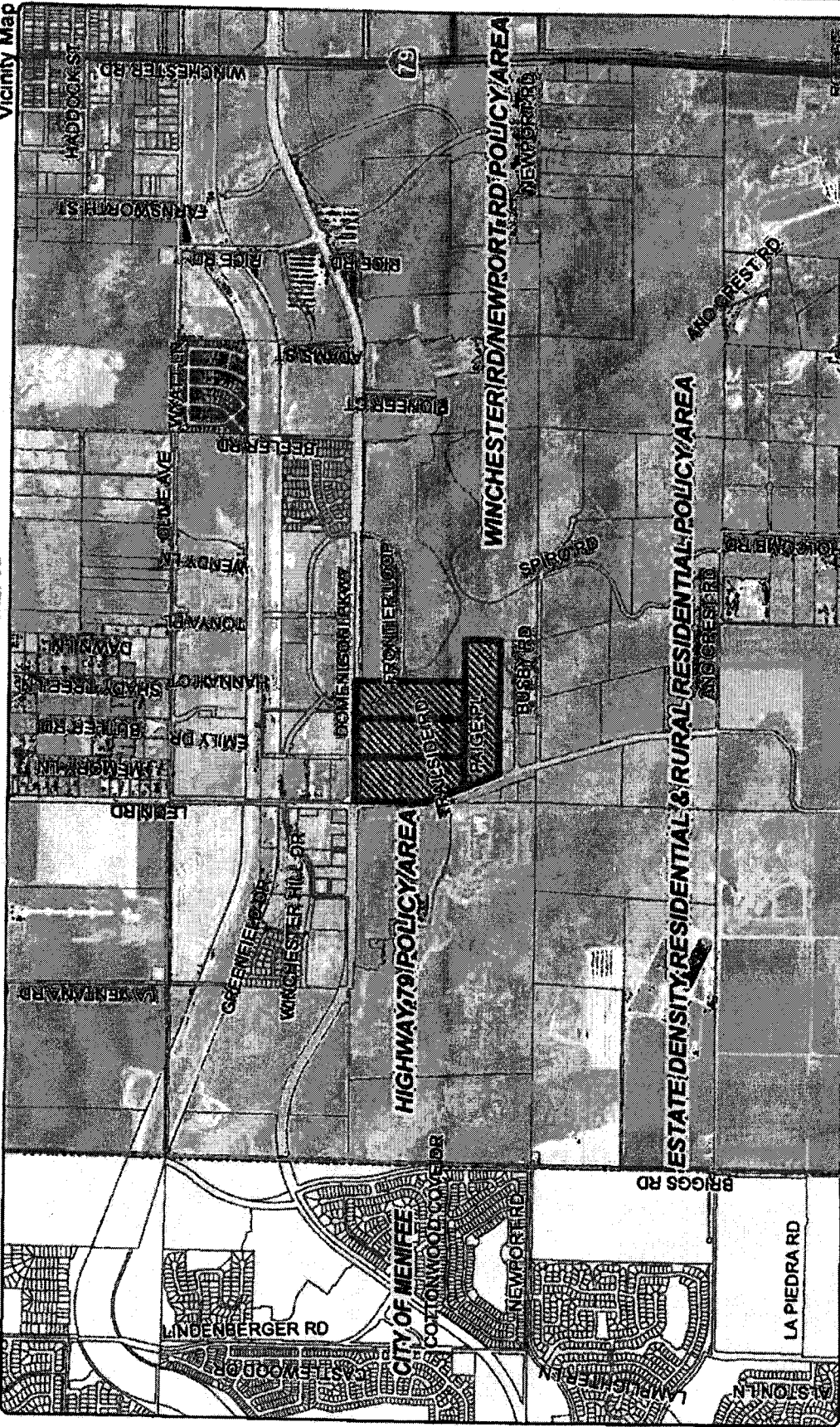


ASSESSORS 461-19
BK. PG.
THOMAS 869 B1
BROS. PG

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30806
VICINITY/POLICY AREAS**

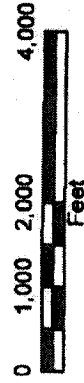
Supervisor Washington
District 3

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Winchester

Author: Mickey Zolezio



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Supervisor Venable
District 3

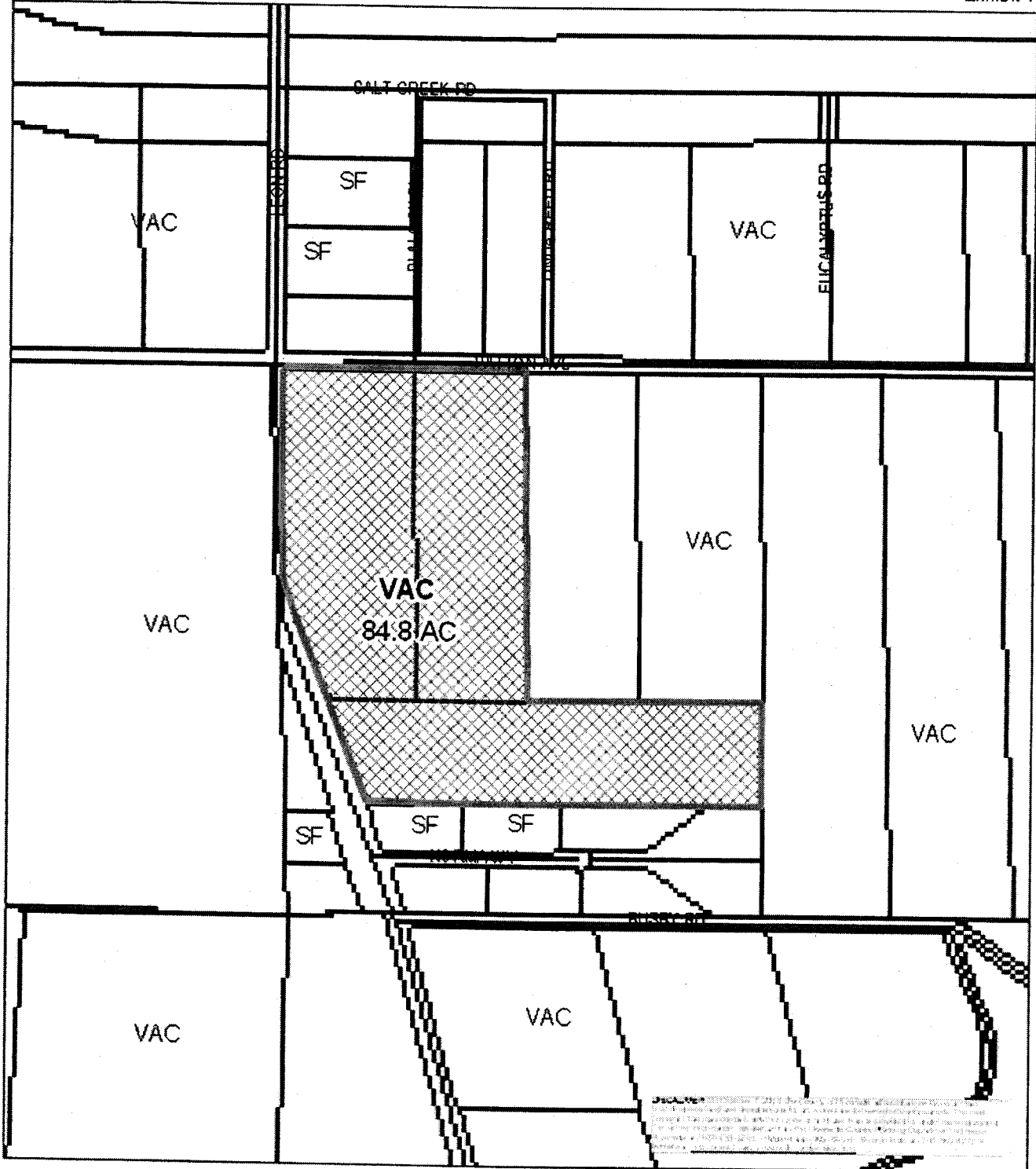
DATE DRAWN: 09/07/04

TR30806

Land Use

Planner: Darryl Taylor
Date: 09/22/04

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**

Township Range: T5SR2W
Section: 32



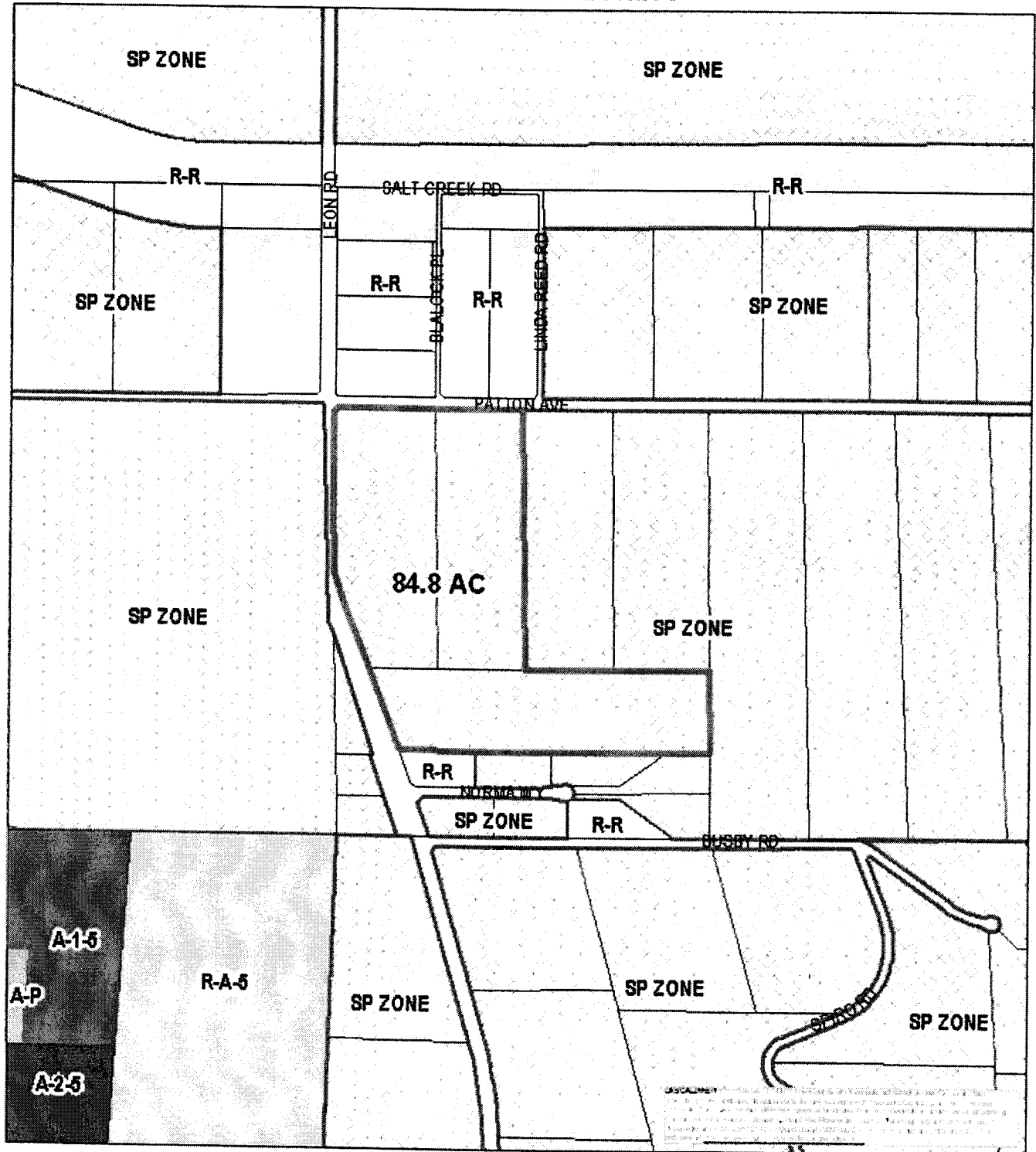
ASSESSORS 461-19
BK. PG.

THOMAS 869 B1
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Supervisor Venable
 District 3
 DATE DRAWN: 09/03/04

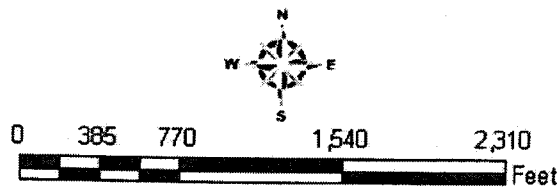
TR30806
EXISTING ZONING

Planner: Darryl Taylor
 Date: 09/22/04
 Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: T5SR2W
 Section: 32

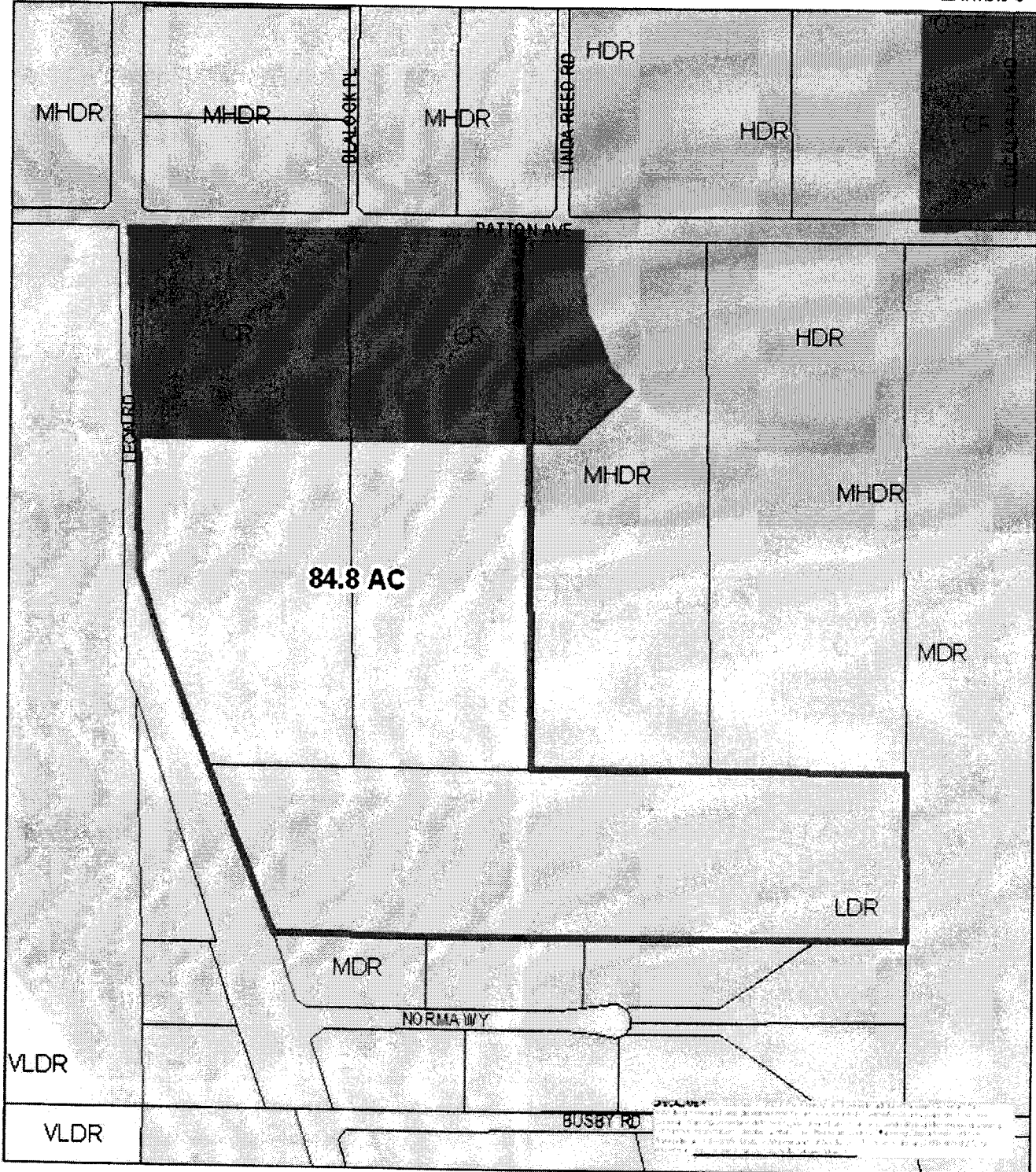


ASSESSORS
 BK. PG. 461-19
 THOMAS
 BROS. PG 869 B1

Supervisor Venable
District 3
DATE DRAWN: 09/03/04

TR30806 General Plan

Planner: Darryl Taylor
Date: 09/22/04
Exhibit 5

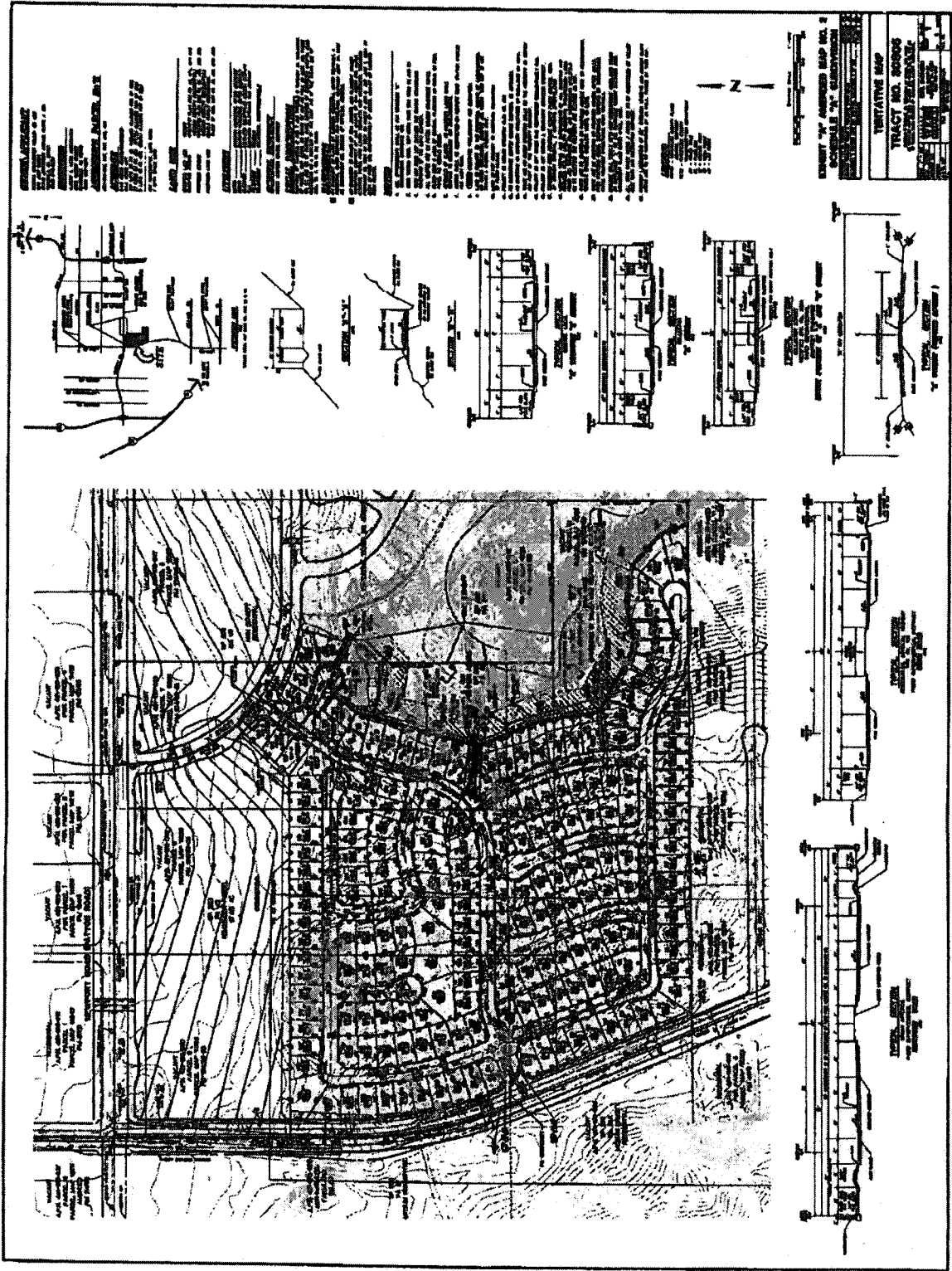


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township Range: **T5SR2W**
Section: **32**



ASSESSORS
BK. PG. **461-19**
THOMAS
BROS.PG **869 B1**



Extension of Time Environmental Determination

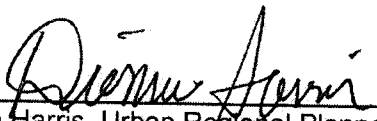
Project Case Number: TR30806
 Original E.A. Number: EA38798
 Extension of Time No.: Third
 Original Approval Date: September 22, 2004

Project Location: South of Patton Avenue, west of Beeler Avenue, east of Leon Road and north of Crest Road.

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 (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots.

On September 22, 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: 
 Dionne Harris, Urban Regional Planner

Date: September 15, 2016
 For Steve Weiss, Planning Director



September 6, 2016

To: Dionne Harris

From: Jim Lytle


Re: Acceptance of EOT-3 Conditions of Approval for CASE TR30806

Ms. Harris:

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

1. Health Department
50-E HEALTH.5-EOT3-SOLID WASTE SERVICE (Letter sent to Kristine Kim 9-6-16)
50-E HEALTH.6 - EOT 3- WATER & SEWER WILL SERVE

Regards,



Jim Lytle

09/02/16
14:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 EOT3- 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.

Agenda Item No.
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Dionne Harris 19
Planning Commission: October 05, 2016

TENTATIVE TRACT MAP NO. 30806
THIRD 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 of a 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. 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.

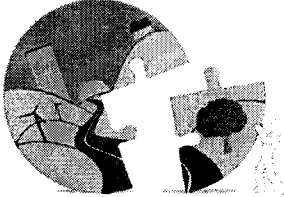
REQUEST:

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

BACKGROUND:

Tentative Tract Map No. 30806 was originally approved at Planning Commission on September 22, 2004.

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.



Steve Weiss AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

To: Planning Commission

Date: October 19, 2016

From: Dionne Harris, Project Planner, Planning Department

RE: Updated CEQA Information for Agenda Item 1.1 (Tentative Tract Map No. 30806 Third Extension of Time)

To the Planning Commission,

Revision to Staff Report, to include the following statement pursuant to 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.

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 Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mc. Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 17

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.