

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



ITEM  
1.5  
(ID # 2763)

MEETING DATE:

Tuesday, December 6, 2016

FROM : TLMA-PLANNING:

**SUBJECT:** TLMA-PLANNING: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30909 - Applicant: ERP Holding Co., Inc. - Second Supervisorial District - University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue - 105.15 Acres - Zoning: Specific Plan (SP330) - Approved Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots with a 4,000 square foot minimum lot size, one (1) regional park, 10 open space lots, and one (1) reservoir. REQUEST: EXTENSION OF TIME TO December 21, 2016 - SECOND EXTENSION. 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 September 21, 2016. The Tentative Tract Map No. 30909 will now expire on December 21, 2016.

**ACTION: Consent**

  
Steven Weiss, Director 10/20/2016

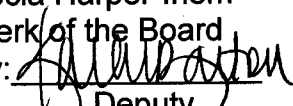
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit based funds			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: Benoit  
Date: December 6, 2016  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

1.5

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

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 30909 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6702 and Specific Plan No. 330, and all was approved on December 21, 2004. The first extension of time was approved at Planning Commission on January 23, 2008.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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 second extension of time for Tentative Tract Map No. 30909 on September 21, 2016. The Planning Commission approved the project by a 4-0 vote (Chairman Leach 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**



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 21, 2016**

**I. AGENDA ITEM 1.5**

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30909** – Applicant: ERP Holding Co., Inc. – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 D.U./Ac.) – Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue – 105.15 Acres – Zoning: Specific Plan (SP330) – Approved Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots, with a 4,000 sq. ft. minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir.

**II. PROJECT DESCRIPTION:**

Extension Of Time To December 21, 2016 – SECOND EXTENSION.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Valdivia  
A vote of 4-0 (Chairman Leach absent)

**APPROVED SECOND EXTENSION OF TIME TO DECEMBER 21, 2016.**

**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](mailto:mcstark@rctlma.org).

1.5  
Agenda Item No.  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 30909  
SECOND EXTENSION OF TIME  
Applicant: ERP Holding Co., INC.

  
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 the recordation of the final map to subdivide 78.8 acres into 213 residential lots, with a 4,000 square foot minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir.

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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909**

### BACKGROUND:

The Tentative Tract map No. 30909 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6702 and Specific Plan 330 and all was approved on December 21, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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.

12

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 April 28, 2016) indicating the acceptance of the nine (9) 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 December 21, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

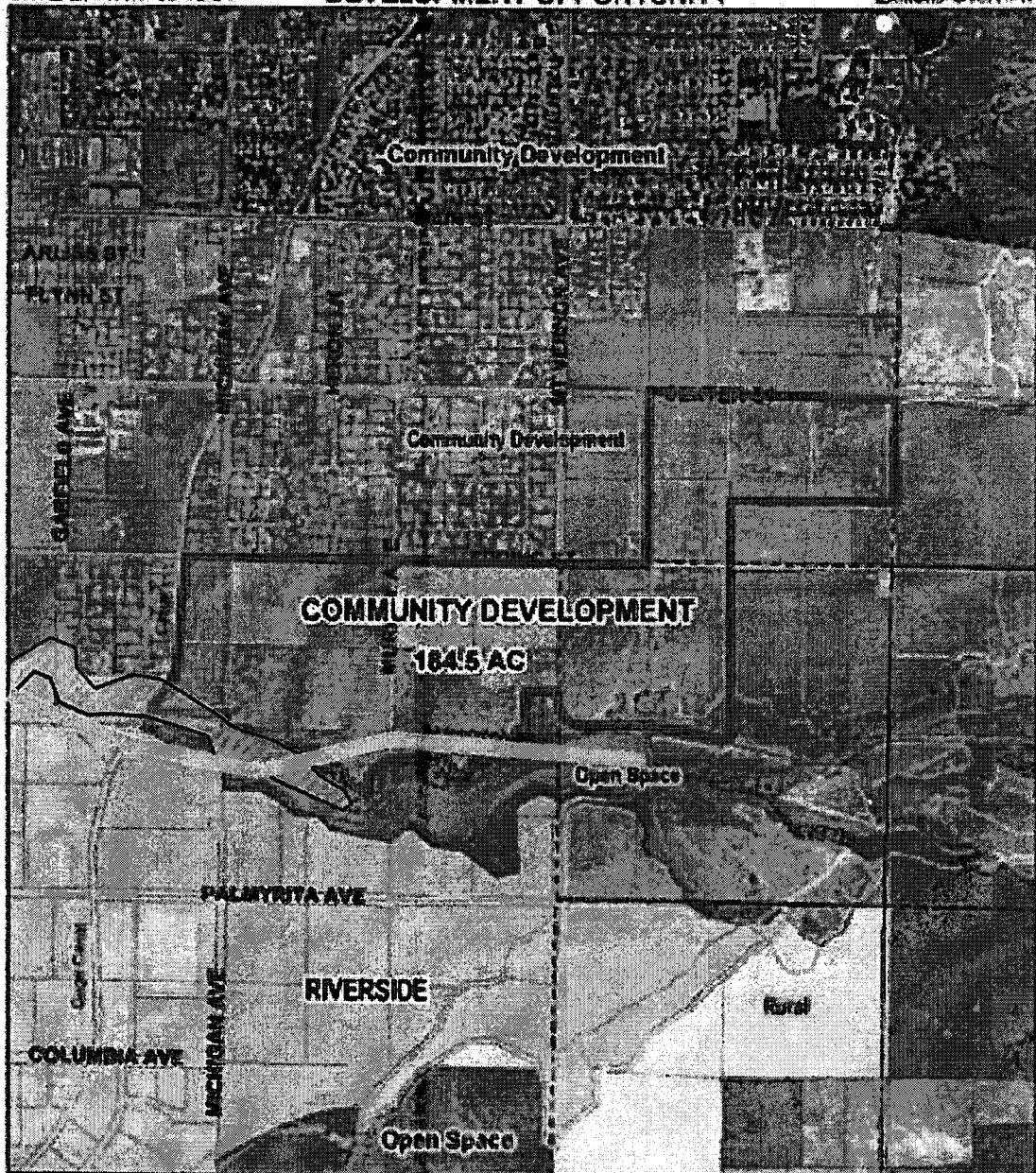
#### **RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30909**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor ASHLEY  
District 5  
DATE DRAWN: 08/13/04

**CZ06702 SP00330**  
**DEVELOPMENT OPPORTUNITY**

Planner: Larry Ross  
Date: 08/25/04  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: University  
Plan: University  
Township/Range: T2SR4W  
SECTION: 8

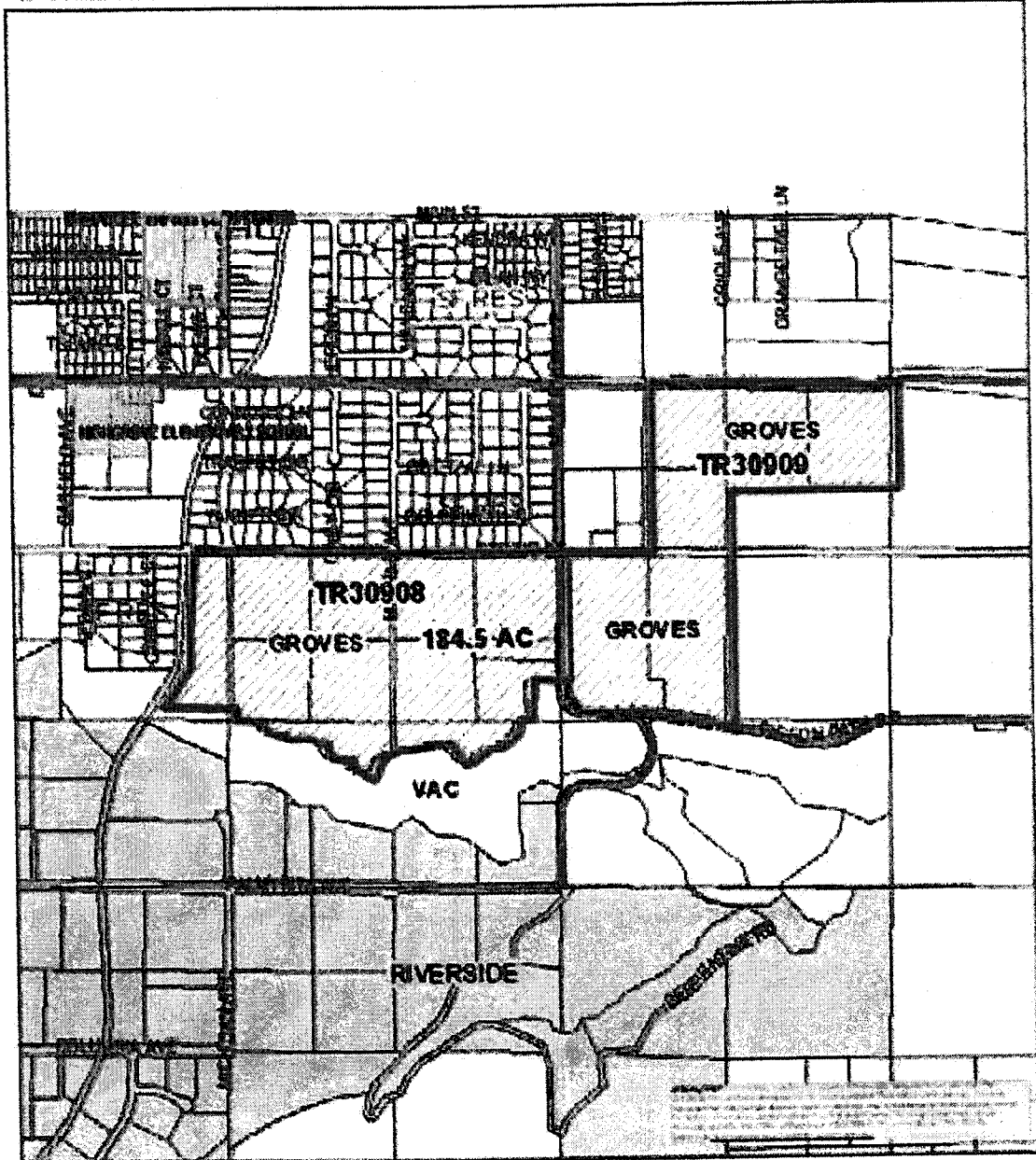


255 - 11
ASSESSORS 255 - 13
BK. PG. 255 - 14
255 - 17
255 - 19
THOMAS
BROS. PG 646 F7

**Exhibit 1**

DATE RECORDED 02/02/04

## Land Use



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Zone**  
**District:** University  
**Township Range:** T2S R4W  
**Section:** 8



0	400	800	1,200	1,600	2,000	2,400	2,800

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ASSESSORS	255 . 14
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BROS. PG	648 F7

Planner: Larry Ross

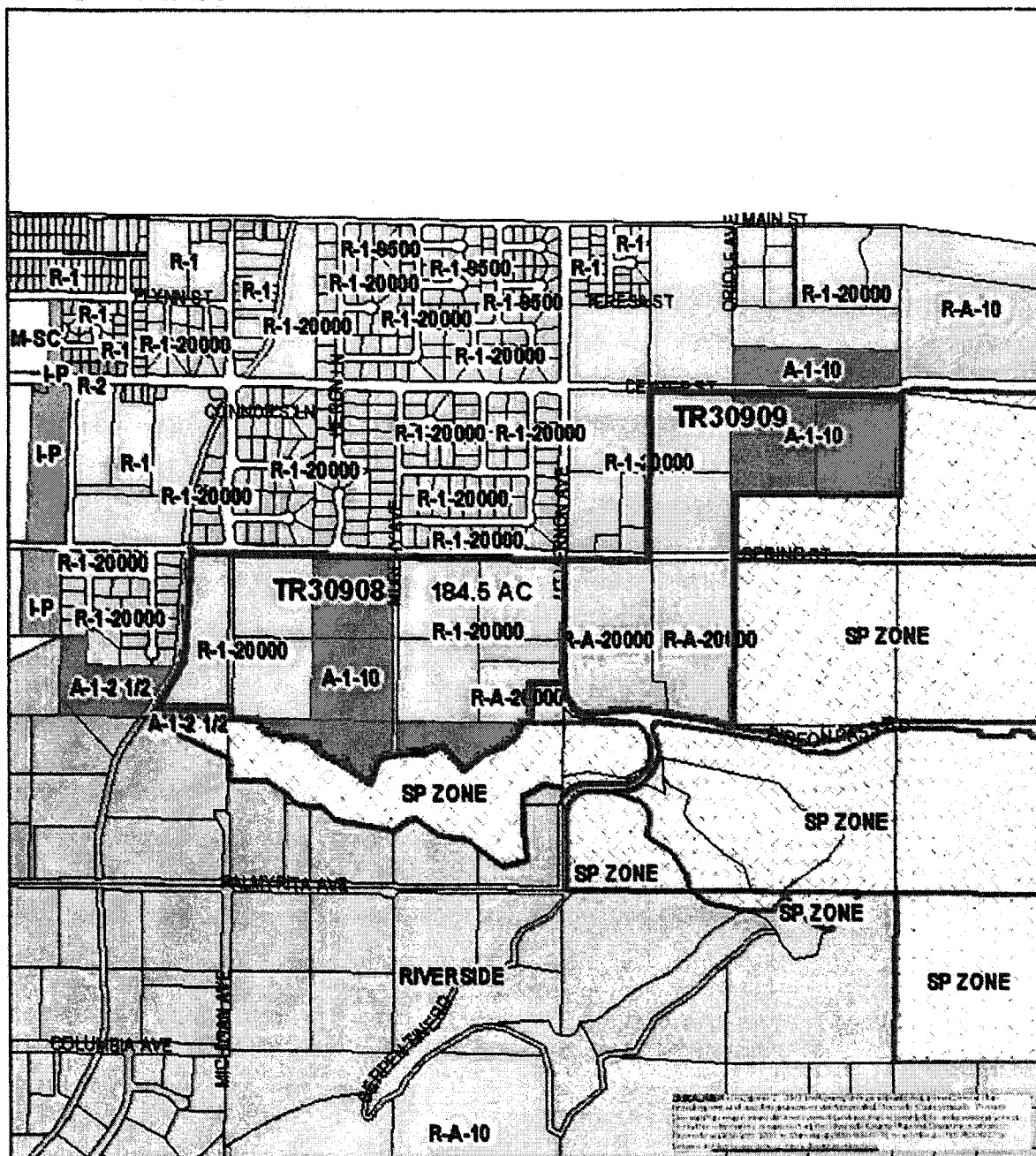
### District 5

Date: 09/22/04

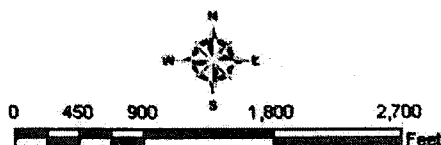
DATE DRAWN: 08/13/04

## EXISTING ZONING

**Exhibit 3**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

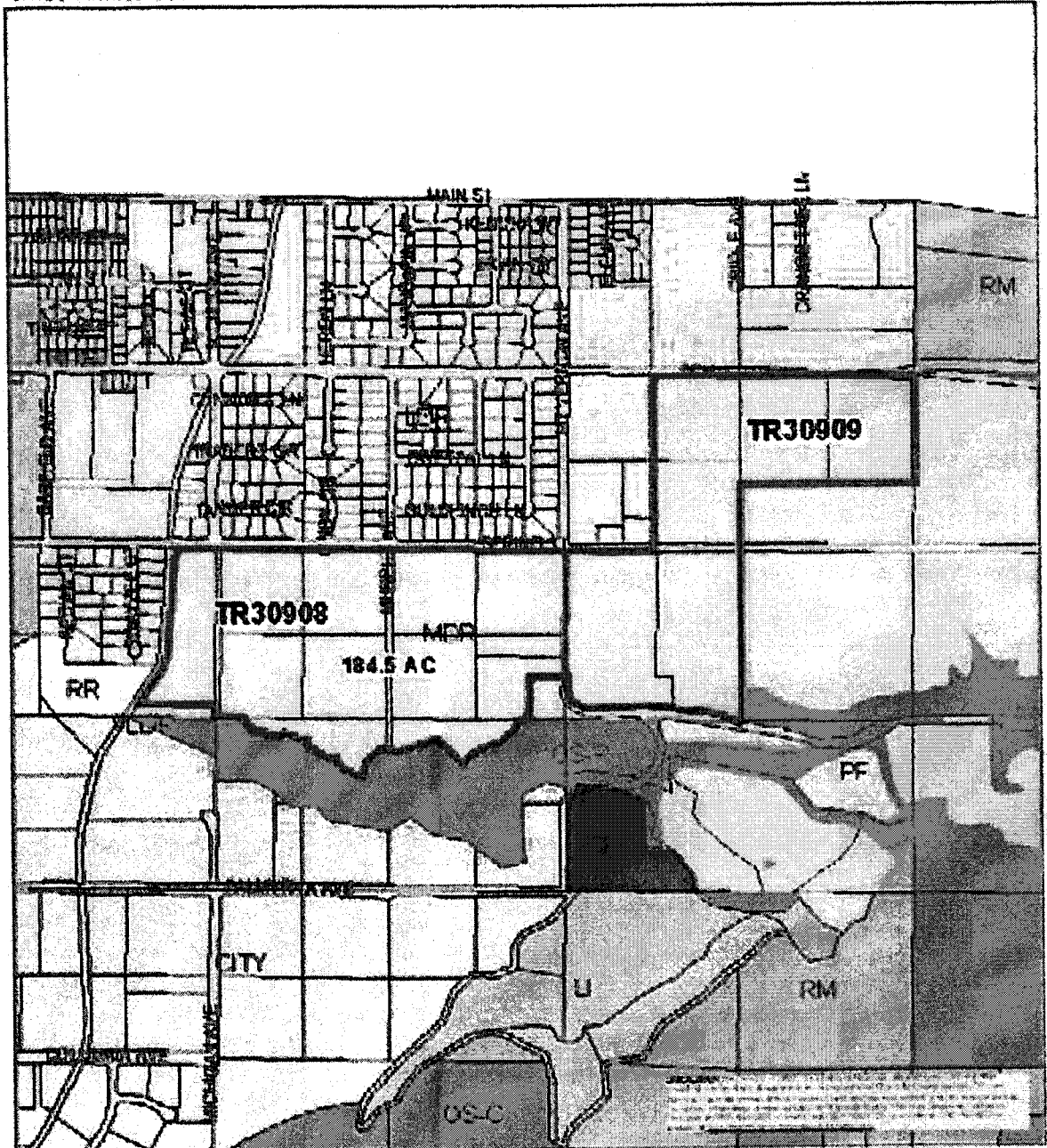
Zone  
District: University  
Township/Range: T2SR4W  
Section : 8



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ASSESSORS	255 - 13
BK. PG.	255 - 14
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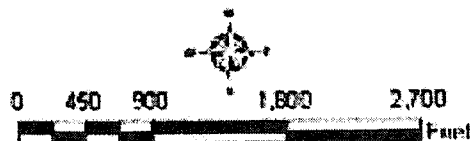
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BROS.PG 646 F7



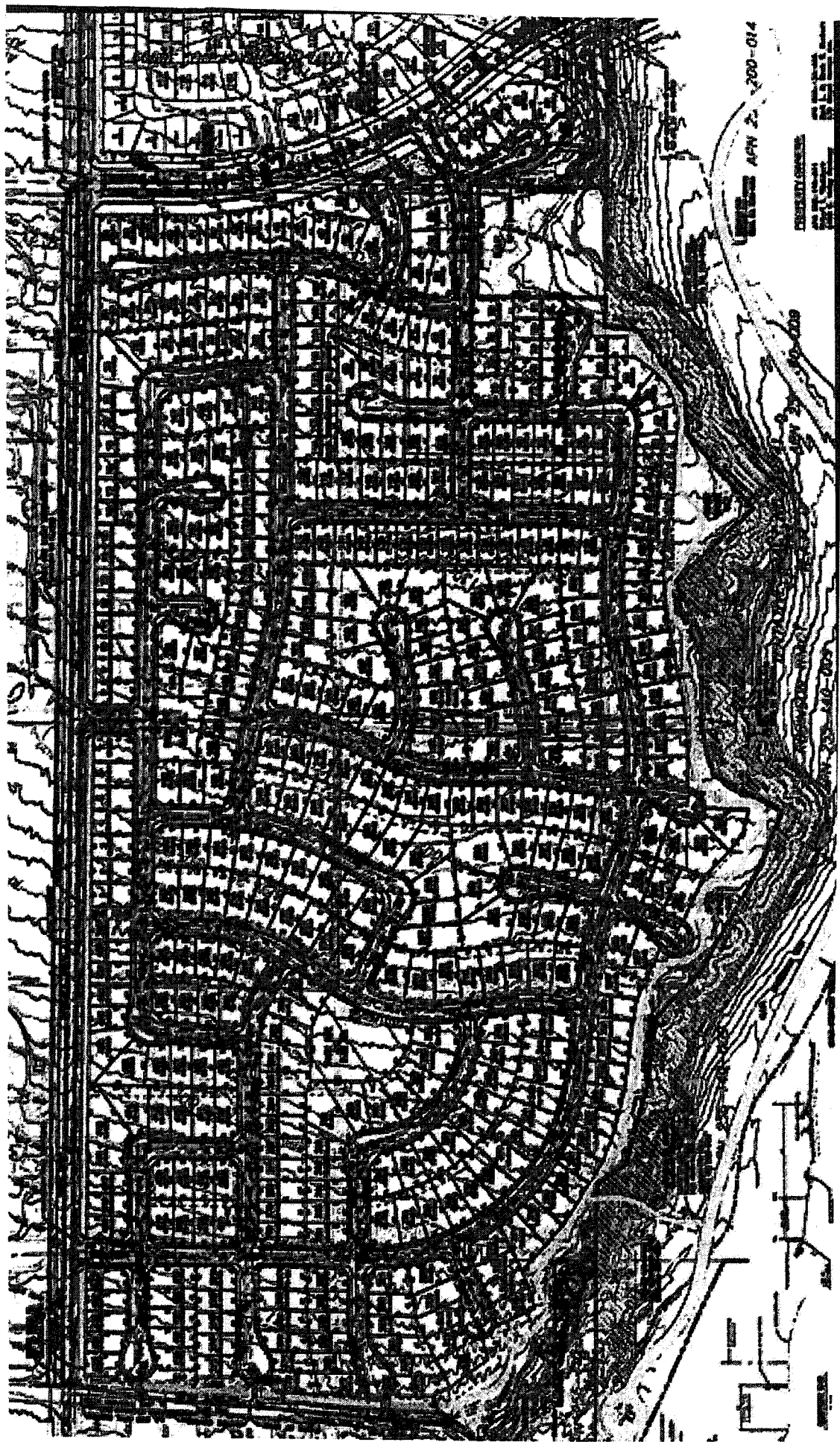


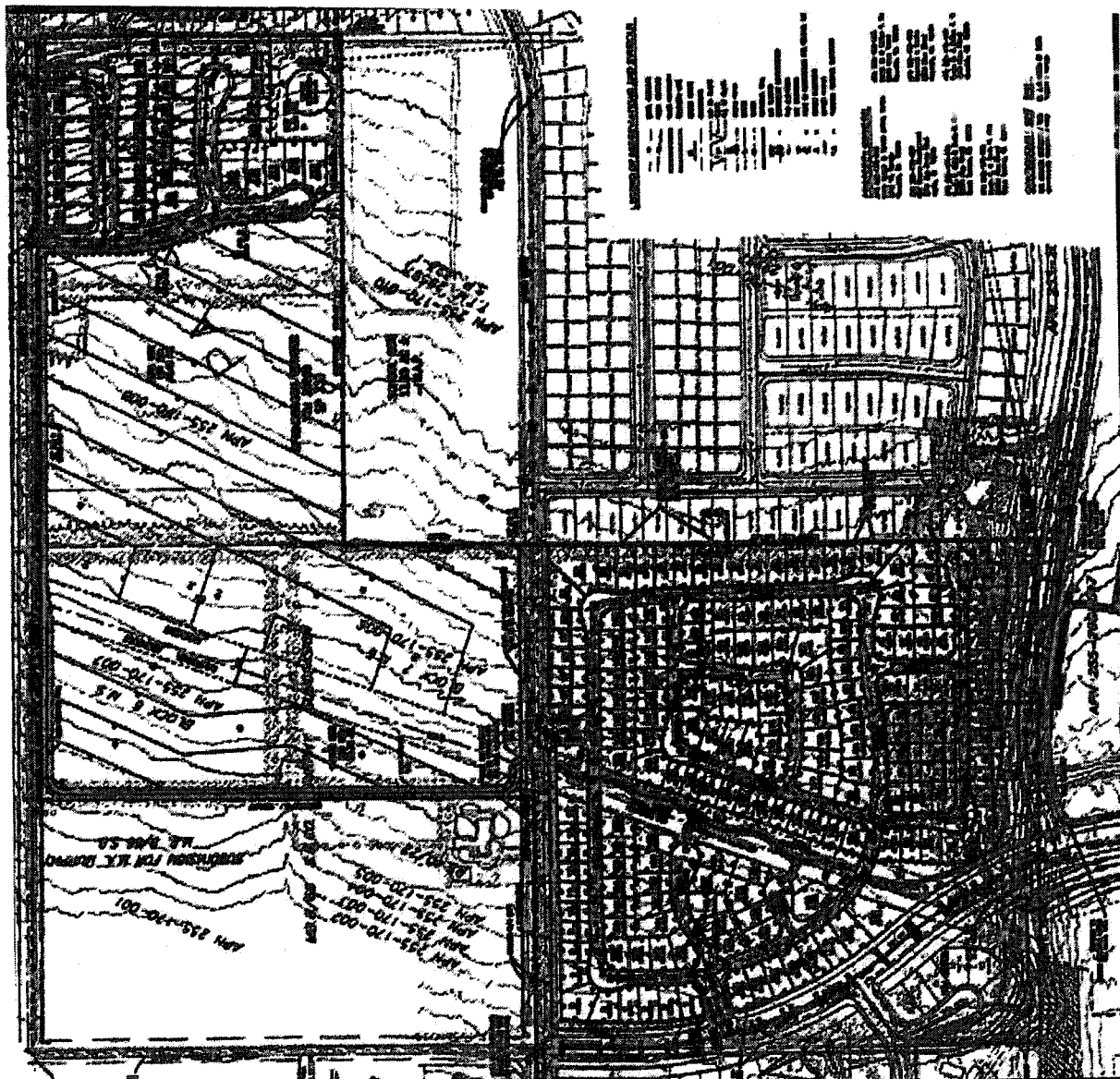
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **University**  
Township/Range: **T25R4W**  
Section: **8**



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ASSESSORS 255.13  
BK. PG. 255.14  
255.17  
255.19  
THOMAS 646 F7  
BK. PG.





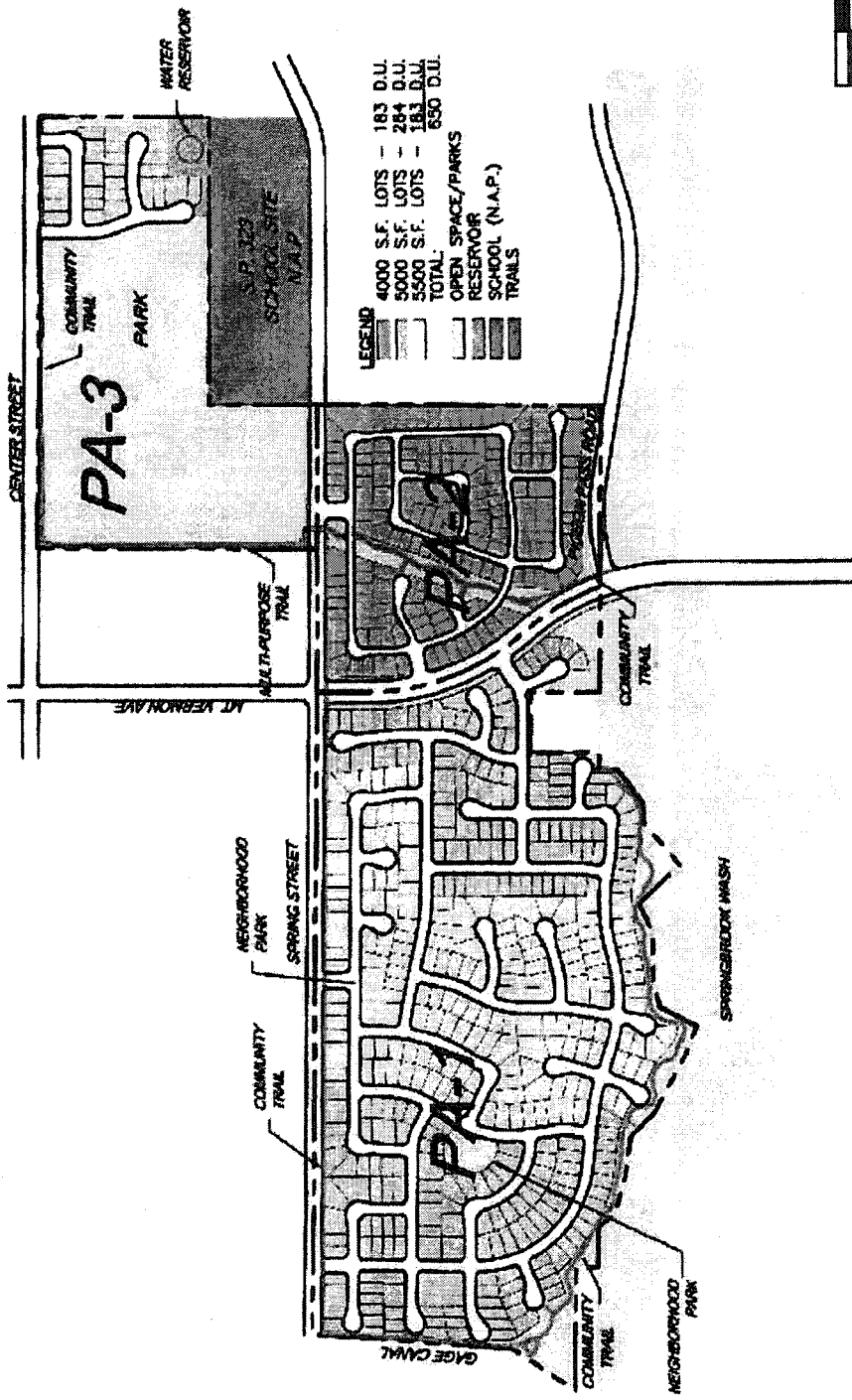
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THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
155 E. 42ND STREET  
NEW YORK 17, N.Y.

# OPERATIONS MANAGEMENT

# ESTATE SPRINGHOUSE

100-1000	100-1000
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ILLUSTRATIVE SITE PLAN	
SPRINGBROOK ESTATES	EXHIBIT NO. III-3
	SPECIFIC PLAN No. 330

The Ketch Corporation  
 10000 W. Center Street, Suite 100  
 Denver, Colorado 80231  
 Tel: 760-0000



CENTER STREET

WURPHY AVE

MT VERNON AVE

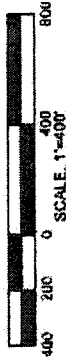
MICHIGAN AVE

GAGE CANAL

SPRINGBROOK WASH

LEGEND

- 1 COMMUNITY PARK
- 2 POCKET PARK
- 3 COMMUNITY TRAIL
- 5 AQUEDUCT EASEMENT
- 6 ENHANCED STREETSCAPE
- 7 PROJECT ENTRY
- 8 LANDSCAPED SLOPES
- 9 RESIDENTIAL STREET TREES
- 10 100' FUEL MODIFICATION ZONE
- 11 RHWC PRESSURE ZONE 1 WATER RESERVOIR



MASTER LANDSCAPE AND OPEN SPACE PLAN	
SPRINGBROOK ESTATES	EXHIBIT NO. V-8 SPECIFIC PLAN NO. 330

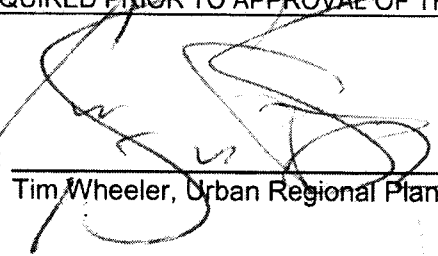
TKC  
The Kitch Companies  
30500 El Camino Blvd, Suite 200  
San Jose, California 95131  
TEL: (408) 252-7888

# Extension of Time Environmental Determination

Project Case Number: TR30909  
Original E.A. Number: EIR 448  
Extension of Time No.: Second  
Original Approval Date: December 21, 2004  
Project Location: Northerly of Pigeon Pass Road, southerly of E. Center Street, easterly of Mt. Vernon Avenue, and westerly of Riverside Avenue.  
Project Description: Schedule A subdivision of 78.8 acres into 213 residential lots, with a 4,000 square foot minimum lot size, 1 regional park, 10 open space lots, and 1 reservoir.

On December 21, 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: September 8, 2016  
For Steve Weiss, Planning Director

From: Dan Golovato <dgolovato@eqr.com>

Date: Thu, Apr 28, 2016 at 9:26 AM

Subject: New Conditions Acceptance for TR 30909 and TR30908

To: TWHEELER@rctima.org

Cc: TBURNSIDE@mbakerintl.com

Mr. Wheeler --

As First Vice President of ERP Holding Co. Inc. (property owner) I am providing you with this email to indicate we accept the seventeen (17) new conditions of approval required to receive the Second Extension for Tentative Map No. TR 30909. As requested the specific new conditions are listed by name and number below.

[REDACTED]; 50 E Health #6; 50 E Health #7; 50 Flood #25; [REDACTED]

[REDACTED]; 90 BS Grade #3; 90 BS Grade #4

90 BS Grade #5; 90 BS Grade #6; [REDACTED]; 90 Trans #10; 90 Trans #11

Please acknowledge that you have received this email and we have provided you with an acceptance that will allow you to prepare your staff report recommending approval of the extension for TR30909 and TR 30908. Finally, please let us know when this item will be placed on the Planning Commission consent agenda. Thank you for your help and please call with any questions.

Daniel P. Golovato

First Vice President - Development

Equity Residential

858-551-8313 (o)

858-692-2490 (c)



09/08/16  
17:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT2- 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. 7 EOT2- WATER & SEWER WILL SERVE

RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

FLOOD RI DEPARTMENT

50.FLOOD RI. 25 MAP WQMP CONDITIONS FOR EOT2

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -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 MAP -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 Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

09/08/16  
17:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

90. PRIOR TO BLDG FINAL INSPECTION

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

90.BS GRADE. 5                      MAP -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                      MAP -EOT2 WQMP BMP REGISTRATIO                      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.

TRANS DEPARTMENT

90.TRANS. 10                      MAP - 80% COMPLETION (EOT2)                      RECOMMND  
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract

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17:36

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30909

Parcel: 255-170-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

MAP - 80% COMPLETION (EOT2) (cont.)

RECOMMND

boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 11

MAP - LANDSCAPING (EOT2)

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Mt. Vernon Avenue, Springs Street, and Center Street.