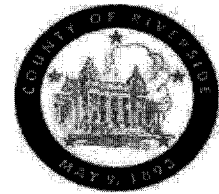


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.3
(ID # 2880)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760 - Applicant: Temescal Valley Land, LLC - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) - Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road - 148.3 Acres - Zoning: Open Area Combining Zone - Residential Developments (R-5) and Planned Residential (R-4) - APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail. - REQUEST: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30760. Applicant Fees 100%

RECOMMENDED MOTION:

The Planning Department recommends that the Board of Supervisors:

Continued on Page 2

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: Applicant fees			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione 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 13, 2016
 xc: Planning, Applicant

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

**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. 30760 will now expire on September 14, 2017.

BACKGROUND:

Summary (continued)

Tentative Tract Map No. 30760 was originally approved at Planning Commission on July 14, 2004.

The County Planning Department, as part of this Extension of Time review, recommends the addition of four (4) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 23, 2016) indicating the acceptance of the four (4) recommended conditions.

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. 30760 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.

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

**Supplemental
Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 1.4

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760 – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road – 148.3 Acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) and Planned Residential (R-4) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

II. PROJECT DESCRIPTION:

Third Extension Of Time For Tentative Tract Map No. 30760.

III. PLANNING COMMISSION ACTION:


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

APPROVED THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30760.

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.

1.4
Agenda Item No.
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission: October 19, 2016

TENTATIVE TRACT MAP NO: 30760
THIRD EXTENSION OF TIME
Applicant: Temescal Valley Land, 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 to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

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. 30760

BACKGROUND:

Tentative Tract Map No. 30760 was originally approved at Planning Commission on July 14, 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 four (4) 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 one (1) conditions of approval, and the Environmental Health Department is recommending the addition of three (3) 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

**TENTATIVE TRACT MAP NO. 30760
THIRD EXTENSION OF TIME REQUEST
PLANNING COMMISSION: October 19, 2016
Page 2 of 2**

approval, and the correspondence from the Extension of Time applicant (dated September 23, 2016) indicating the acceptance of the four (4) 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.

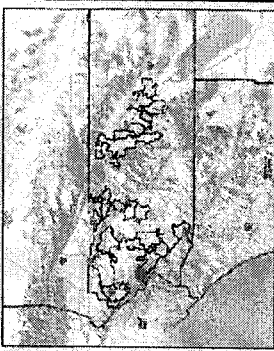
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps 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. 30760, extending the expiration date to September 14, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**TR30760
VICINITY MAP**



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



Notes

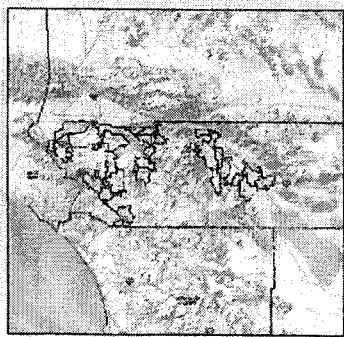
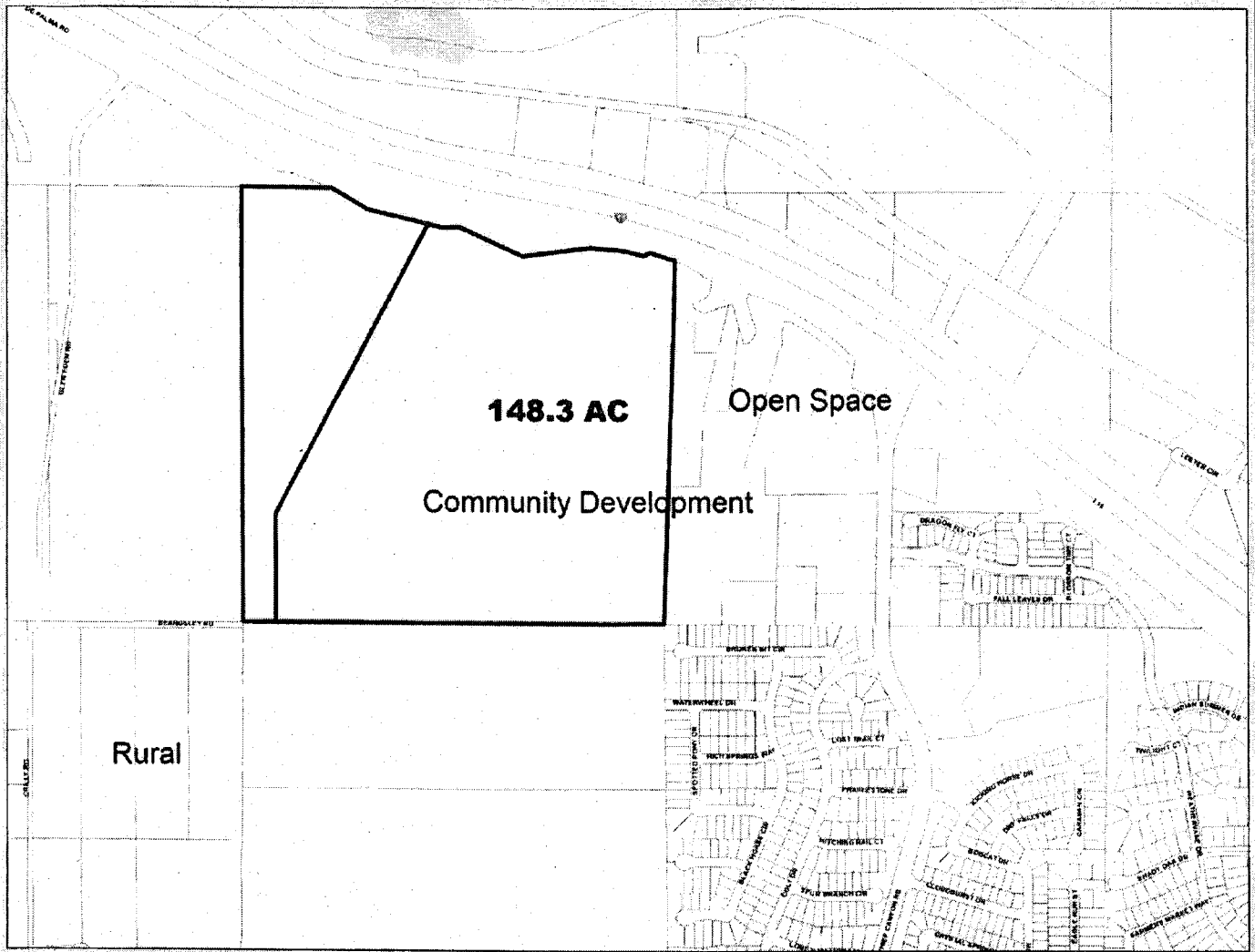
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 2,173 4,346 Feet

REPORT PRINTED ON... 9/28/2016 8:34:28 AM

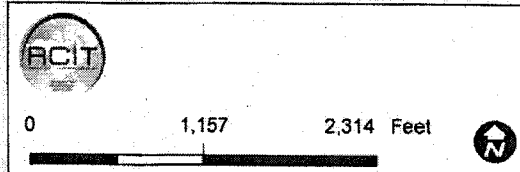
© Riverside County RCIT GIS

TR30760
DEVELOPMENT OPPORTUNITY



- Legend**
- City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY

Notes

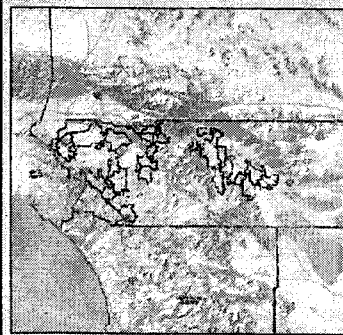
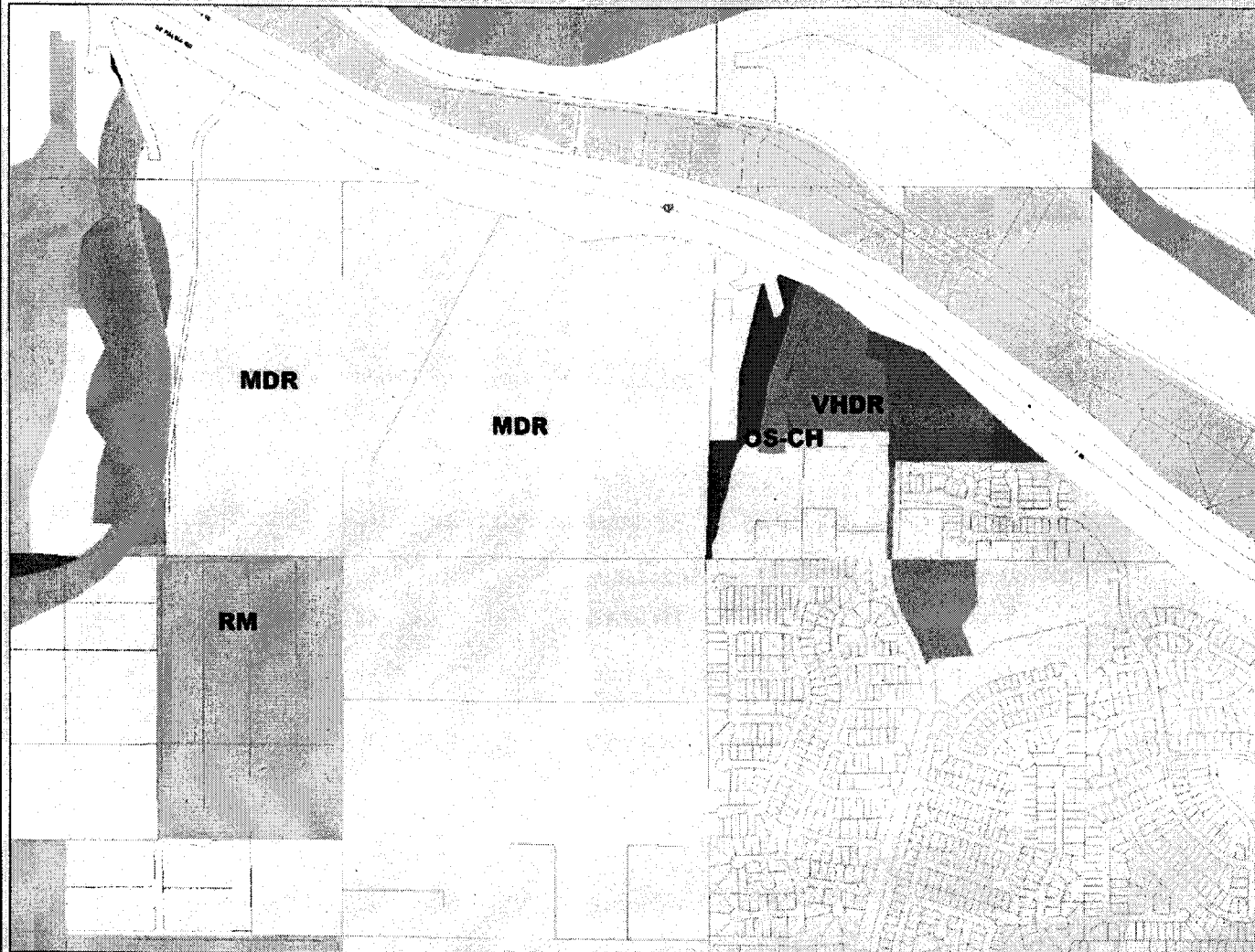


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 9/28/2016 8:57:51 AM

© Riverside County RCIT GIS

TR30760
LANDUSE



Legend

Landuse

- ☐ Rural Community - Estate Density
- ☐ Rural Community - Very Low
- ☐ Rural Community - Low Density
- ☐ Estate Density Residential
- ☐ Very Low Density Residential
- ☐ Low Density Residential
- ☐ Medium Density Residential
- ☐ Medium High Density Residential
- ☐ High Density Residential

- ☐ Rural Mountainous
- ☐ Rural Desert
- ☐ Agriculture
- ☐ Conservation
- ☐ Conservation Habitat
- ☐ Open Space Recreation
- ☐ Open Space Rural
- ☐ Water
- ☐ Mineral Resources
- ☐ Indian Lands

- ☐ counties
- ☐ cities
- ☐ hydrographylines
- ☐ waterbodies
- ☐ Lakes
- ☐ Rivers

Notes



0 1,351 2,701 Feet



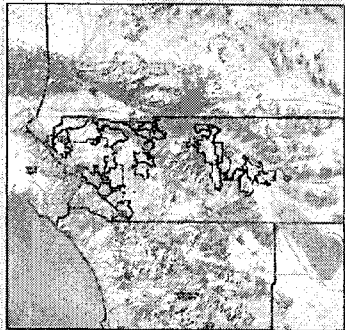
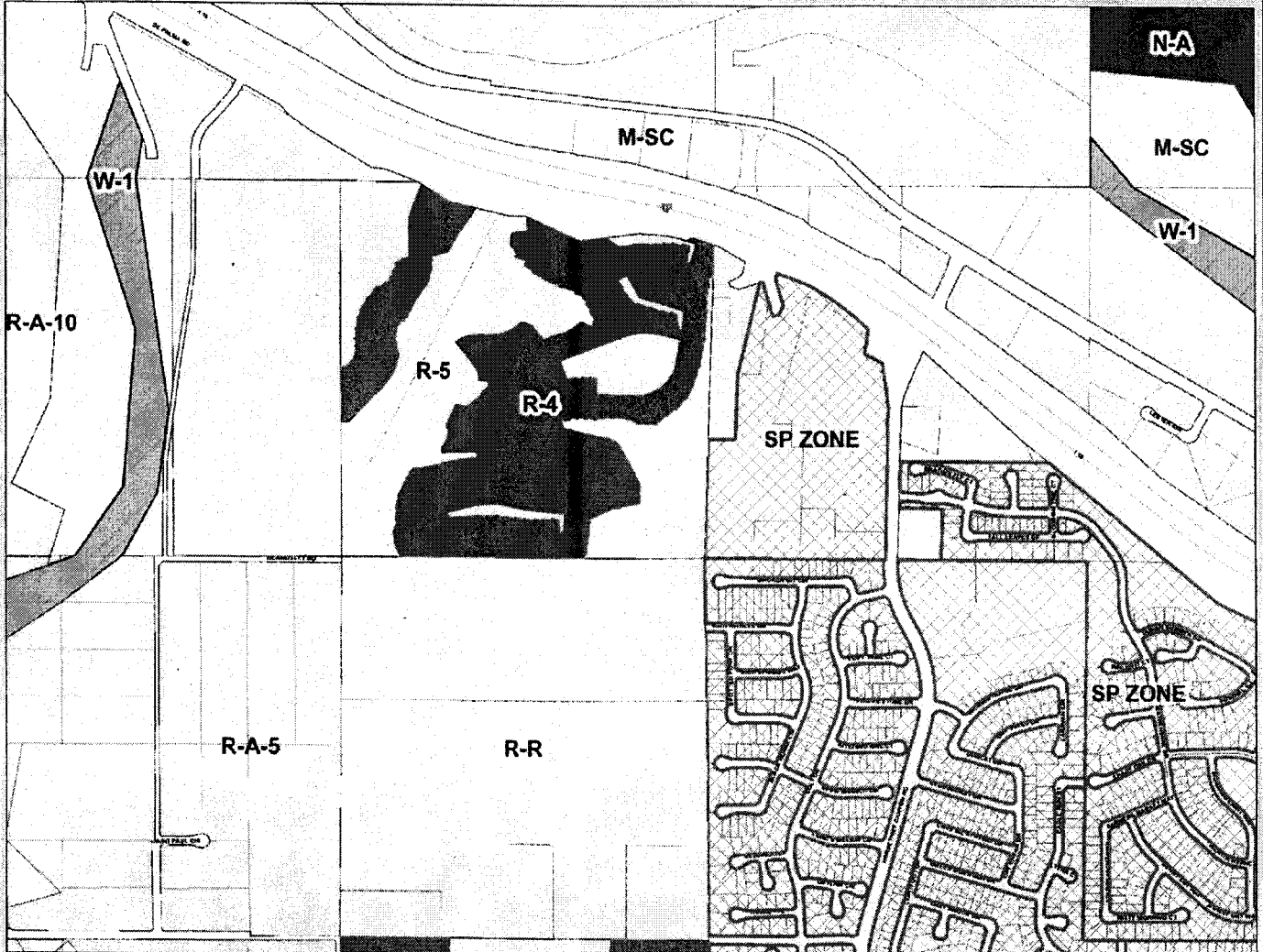
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/3/2016 1:27:19 PM

© Riverside County RCIT GIS

TR30760

ZONING



Legend			
Zoning			
	<all other values>		A-2-S
	A-1		A-D
	A-1-1		A-P
	A-1-1 1/2		A-P-10
	A-1-1/2		A-P-2 1/2
	A-1-10		A-P-5
	A-1-15		C-1/C-P
	A-1-2		C-CN
	A-1-2 1/2		C-O
			C-P-S
			M-H-5
			M-M
			M-M-3
			M-M-5
			M-R
			M-R-A
			M-SC
			M-SC-1
			M-SC-5
			MS-C

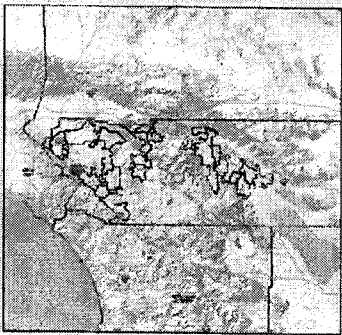
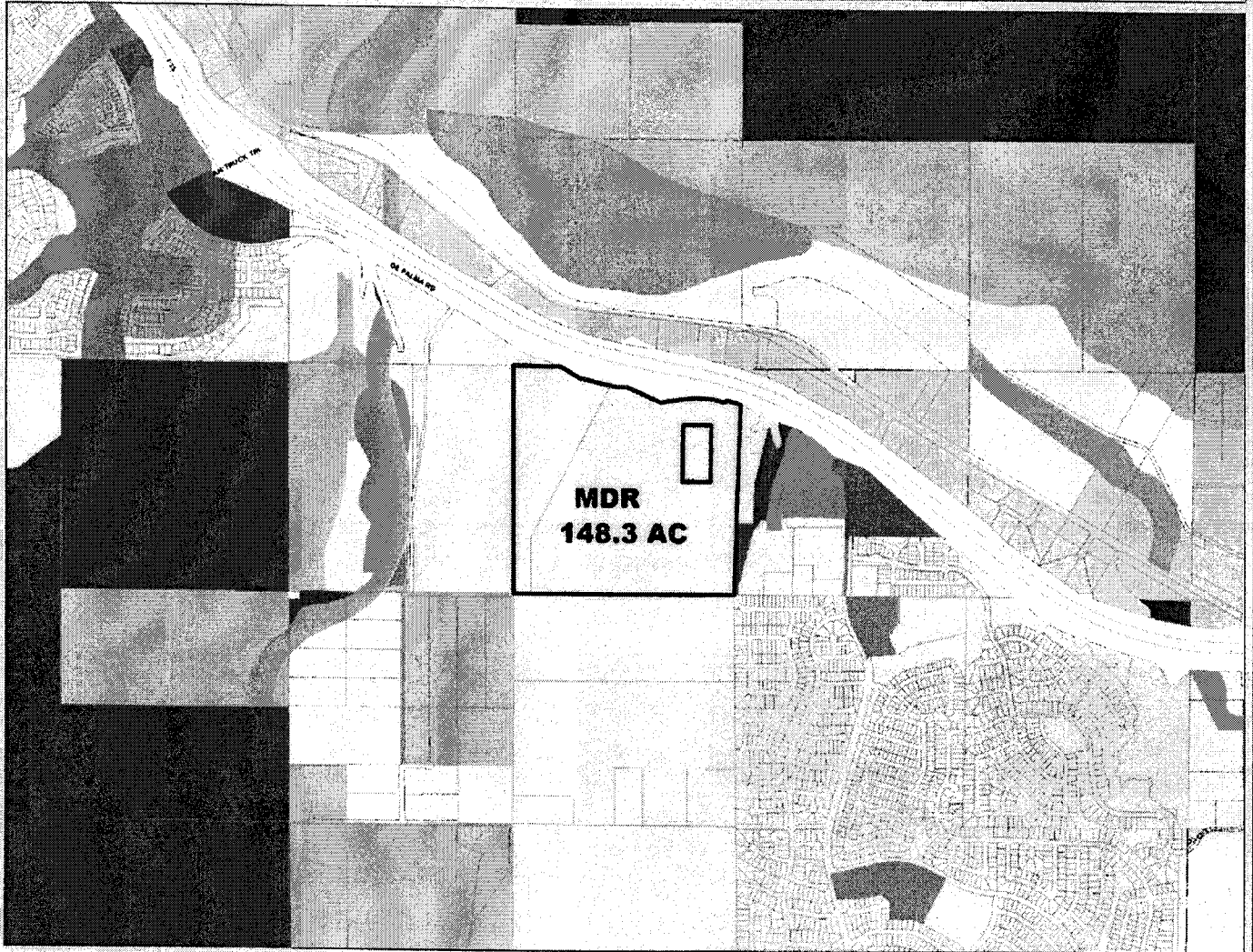
Notes



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

TR30760

General Plan



Legend

Landuse

- ⋯ Rural Community - Estate Density
- ⋯ Rural Community - Very Low
- ⋯ Rural Community - Low Density
- ⋯ Estate Density Residential
- ⋯ Very Low Density Residential
- ⋯ Low Density Residential
- ⋯ Medium Density Residential
- ⋯ Medium High Density Residential
- ⋯ High Density Residential

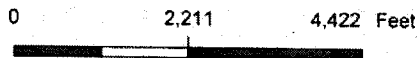
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

roads

- Major Roads
- Arterial
- Collector
- Residential

- counties
- cities
- hydrographylines
- waterbodies
- Lakes

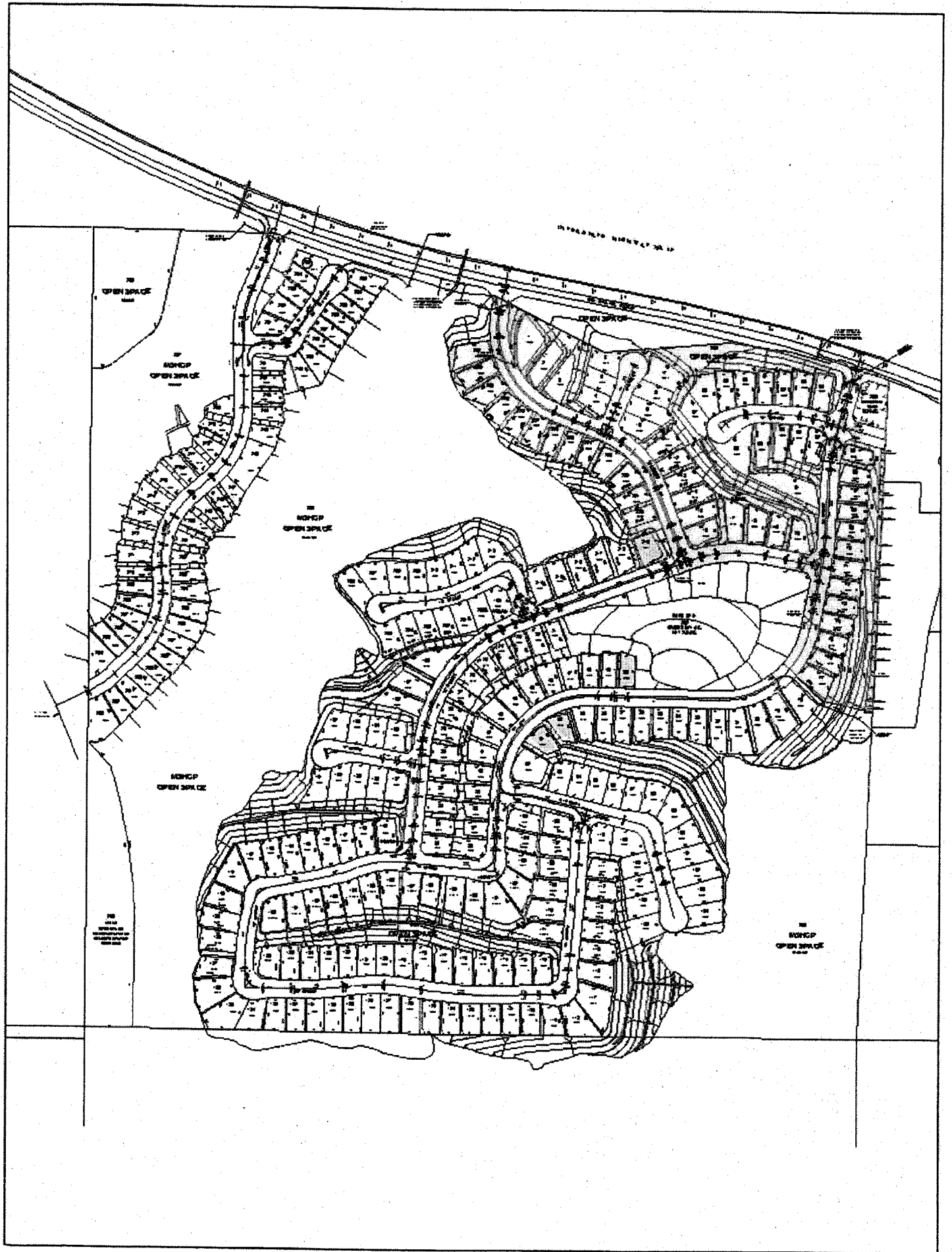
Notes



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/3/2016 2:40:24 PM

© Riverside County RCIT GIS



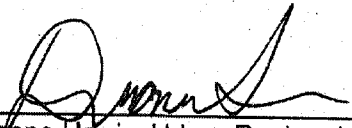
Extension of Time Environmental Determination

Project Case Number: TR30760
 Original E.A. Number: EA38823
 Extension of Time No.: Third
 Original Approval Date: September 14, 2004
 Project Location: South of De Palma Road, east of Glen Eden Road and west of Horse Thief Canyon Road.

Project Description: Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

On September 14, 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 27, 2016
 For Steve Weiss, Planning Director



September 23, 2016

Dionne Harris
Urban Regional Planner I
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

Subject: Extension of time application for TTM 30760

Dear Mr. Harris;

In response to your email of September 2, 2016, this letter is regarding the additional conditions the County is adding to TTM 30760. Our application (submitted July 20, 2016) for a time extension was heard before the Land Development Committee on August 25, 2016 and the committee recommended the addition of the following five conditions.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- SOLID WASTE SERVICE

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

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

50.E HEALTH. 7 EOT3- PHASE I ESA REQUIRED

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.

EPD DEPARTMENT

50.EPD 001 EPD - MSHCP CONSERVATION EOT3

The final map shall clearly depict and state all lands that shall be dedicated for conservation purposes. EPD shall review the final map prior to recordation to verify.

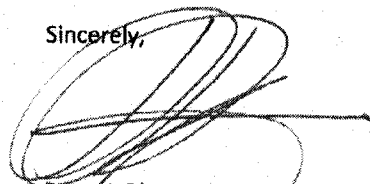
90. PRIOR TO BLDG FINAL INSPECTION BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3- WQMP ANNUAL INSP FEE

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

These conditions, as stated here, are acceptable. Please conclude the application process with documentation indicating that TTM 30760 is extended to September 9, 2017.

Sincerely,



Peter J. Pitassi, AIA, LEED AP, Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities

09/28/16
09:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

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.

50.E HEALTH. 7 EOT3- PHASE I ESA REQUIRED 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.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP CONSERVATION EOT3 RECOMMND

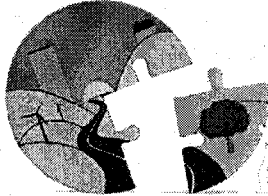
Prior to the issuance of any building permits the areas where salvaged plants were relocated to shall be conveyed to the RCA for permanent conservation. Proof of conveyance must be submitted to EPD for review and approval.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



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 1.4 (Tentative Tract Map No. 30760 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"