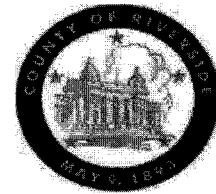


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.5
(ID # 3082)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989 - Applicant: Highgrove Property Owners, LLC - Second Supervisorial District - University Zoning District - Highgrove Area Plan: Medium Density Residential (MDR) – Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street - 10.04 Gross Acres - Zoning: One Family Dwellings (R-1) - Approved Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq. ft., a 19,106 sq. ft. detention basin, and a paseo lot - **REQUEST: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989 [Applicant 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 November 16, 2016. The Tentative Tract Map No. 32989 will now expire on June 27, 2017.

ACTION: Consent

Steven Weiss

Steven Weiss, Director

11/28/2016

Juan S. Pineda

Juan S. Pineda, Director of Transportation & Land Management

11/28/2016

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: Approved

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: *Kecia Harper-Ihem*
Deputy

1-5

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

BACKGROUND:

Summary

The Tentative Tract Map No. 32989 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7138 and General Plan Amendment No. 742, which were approved on June 27, 2006.

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 Director's Hearing or Planning Commission heard the extension of time for Tentative Tract Map No. 32989 on November 16, 2016. The Planning Commission approved the project by a 3-0 vote (Commissioner Hake was absent and Chairperson Leach recused herself).

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.

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**

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



Tina Grande, Principal Management Analyst 12/5/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989 – Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Medium Density Residential (MDR) – Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street t – 10.04 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq. ft., a 19,106 sq. ft. detention basin, and a paseo lot.

II. PROJECT DESCRIPTION:

First Extension Of Time For Tentative Tract Map No. 32989 extending the expiration date to June 27, 2017.

IV. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 3-0 (Chair Leach recused herself, Commissioner Hake absent)


APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32989,
extending the expiration date to June 27, 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.

1.2

Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 32989
FIRST EXTENSION OF TIME
Applicant: Highgrove Property Owners,
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 the recordation of the final map for a Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq ft, a 19,106 sq ft detention basin, and a paseo lot.

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. 32989

JUSTIFICATION FOR EXTENSION REQUEST

BACKGROUND:

The Tentative Tract Map No. 32989 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7138 and General Plan Amendment No. 742 which were approved on June 27, 2006.

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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 27, 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 June 27, 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. 32989, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 3/1/08

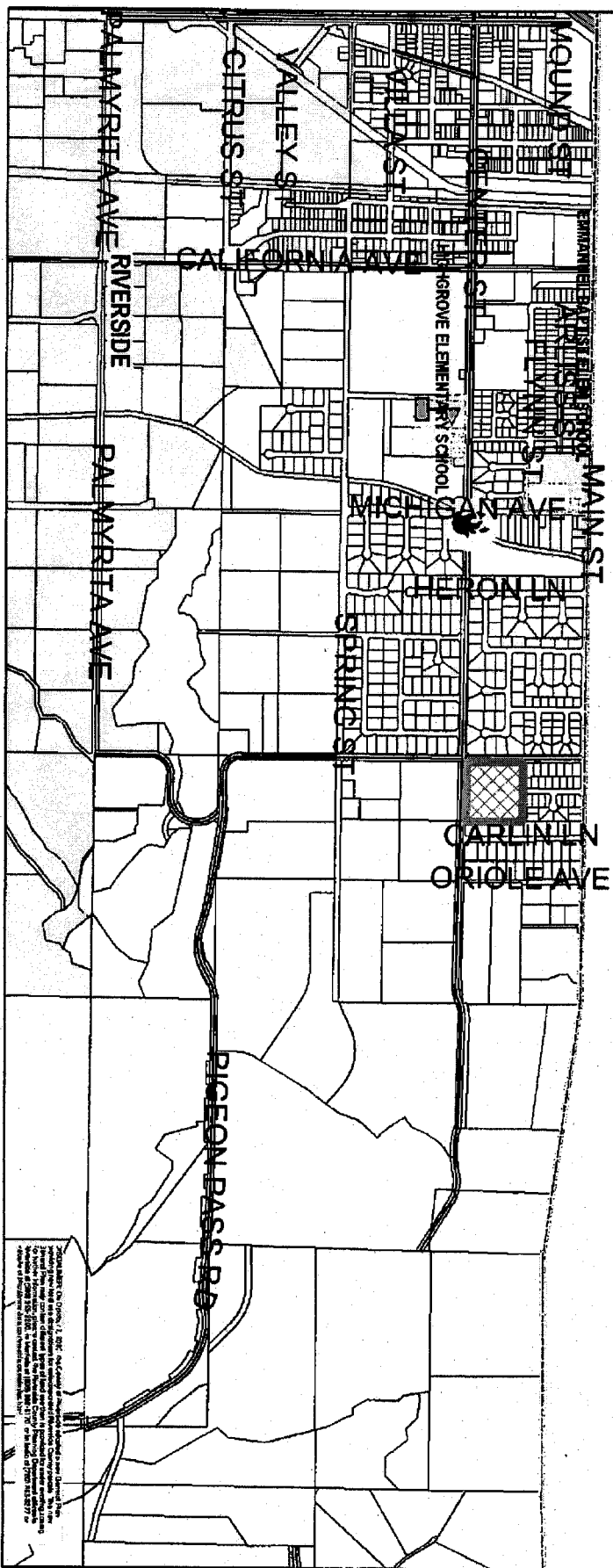
CZ07138 TR32989 GPA00742

VICINITY MAP

Planner: Russell Brady
Date: 3/17/06
Exhibit 5

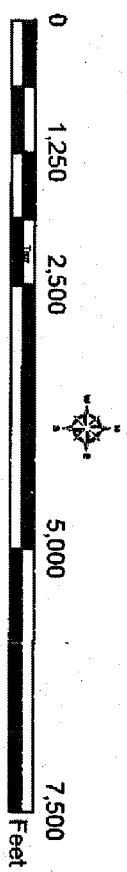
TERRACE HILLS JUNIOR HIGH SCH

COUNTY OF SAN BERNARDINO



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2S/R4W
Section: 9



ASSESSORS 265-15
BK. PG. THOMAS 646 F6
BROS. PG.

This map is a vicinity map and does not constitute a final map. It is intended to provide a general overview of the project area. The final map will be prepared by the Planning Department and will include all necessary details and information. The Planning Department is not responsible for any errors or omissions in this map. The Planning Department is not responsible for any damages or losses resulting from the use of this map. The Planning Department is not responsible for any legal actions or claims resulting from the use of this map.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Dist
Plan: **University**

Township/Range: **T2SR4W**
SECTION: **9**



ASSESSORS
BK. PG. **255-15**
THOMAS
BROS.PG **646 F6**

Supervisor Ashley
District 5

CZ07138 TR32989 GPA00742

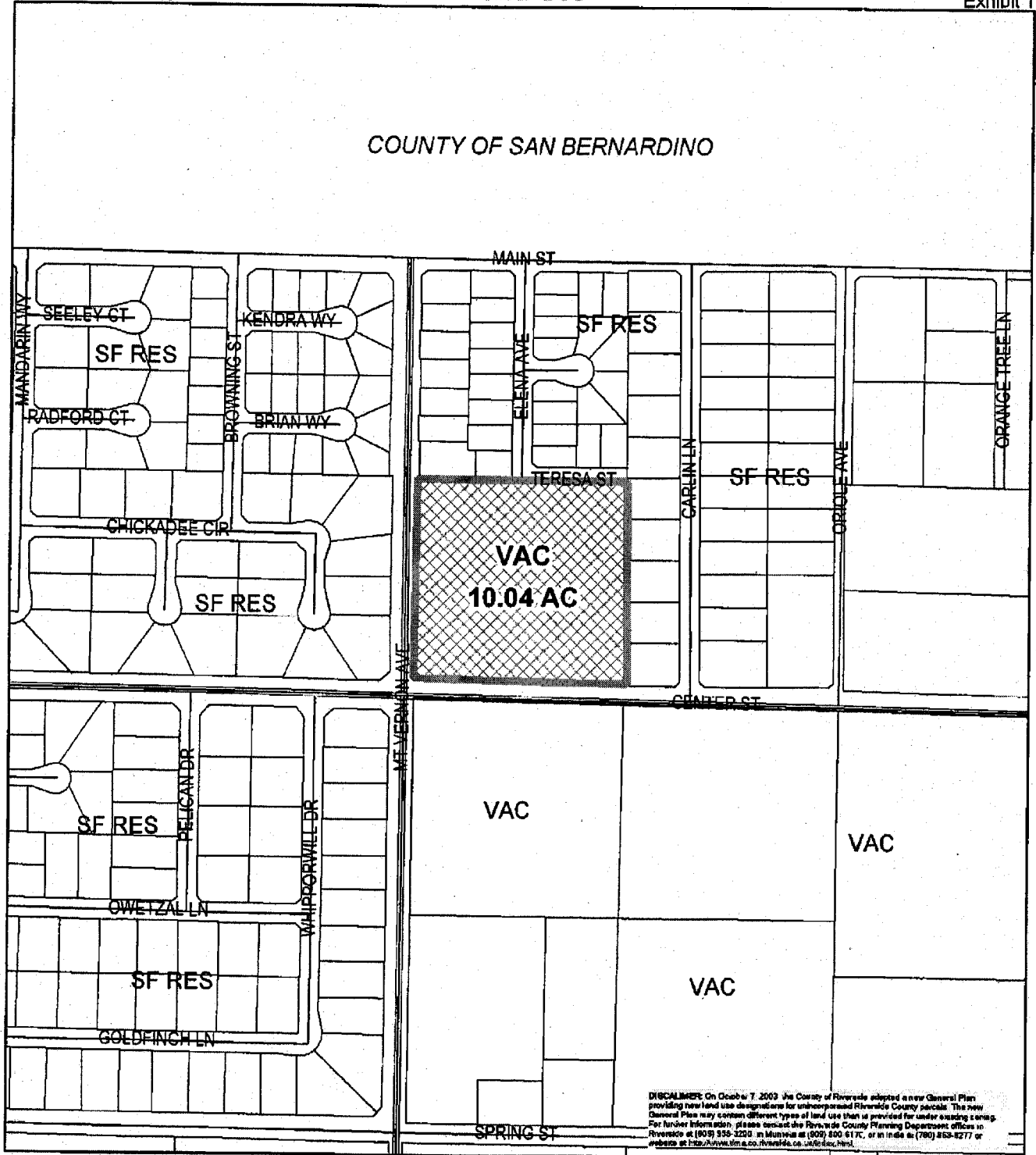
Planner: Russell Brady

Date: 3/17/06

DATE DRAWN: 3/14/06

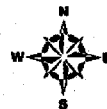
Land Use

Exhibit 1

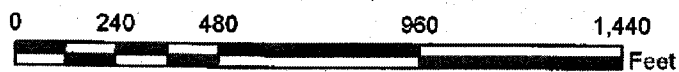


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2SR4W
Section : 9



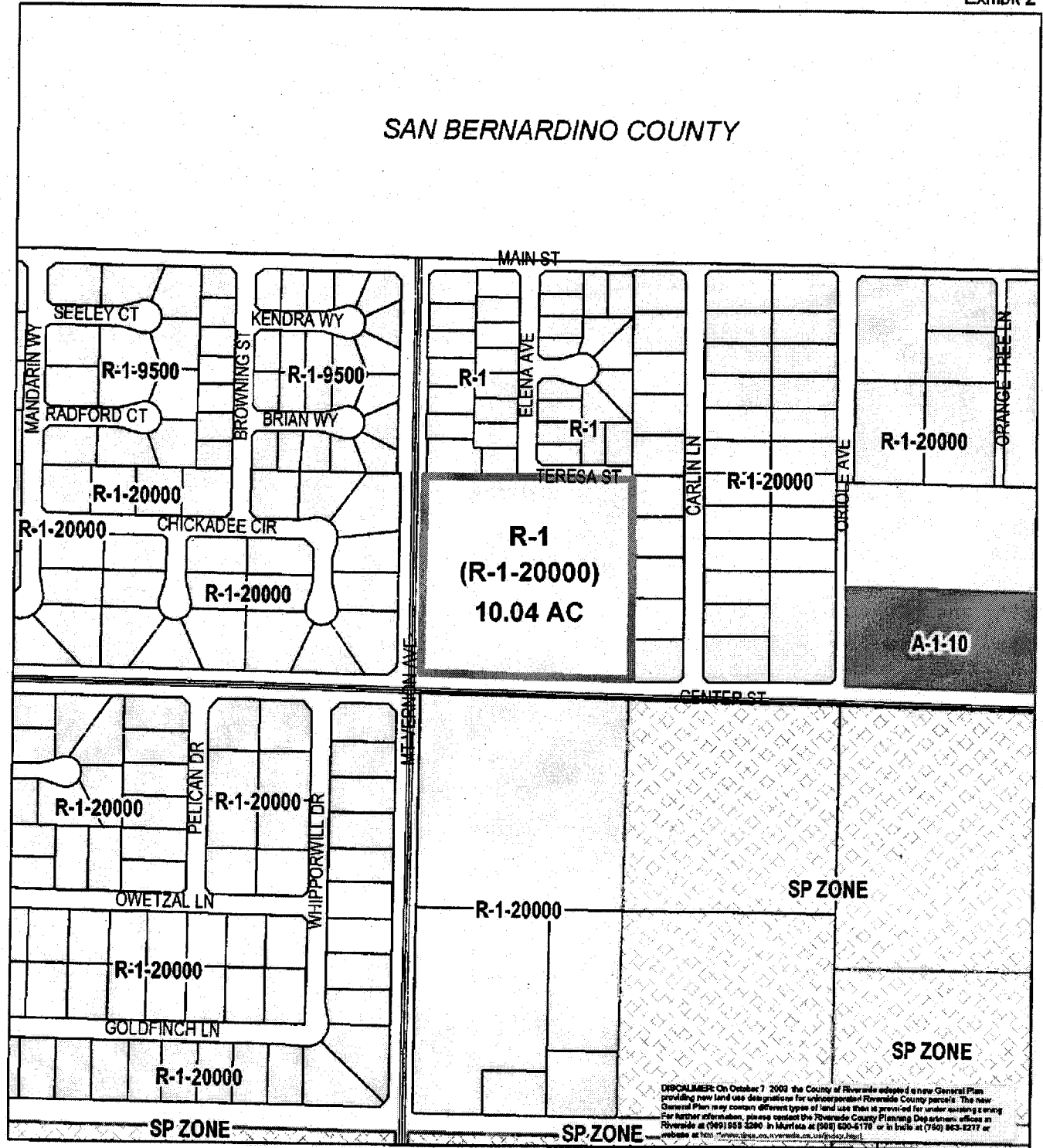
ASSESSORS 255-15
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THOMAS 646 F6
BROS.PG



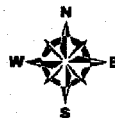
Supervisor Ashley
 District 5
 DATE DRAWN: 3/14/06

CZ07138 TR32989 GPA00742
PROPOSED ZONING

Planner: Russell Brady
 Date: 3/17/06
 Exhibit 2

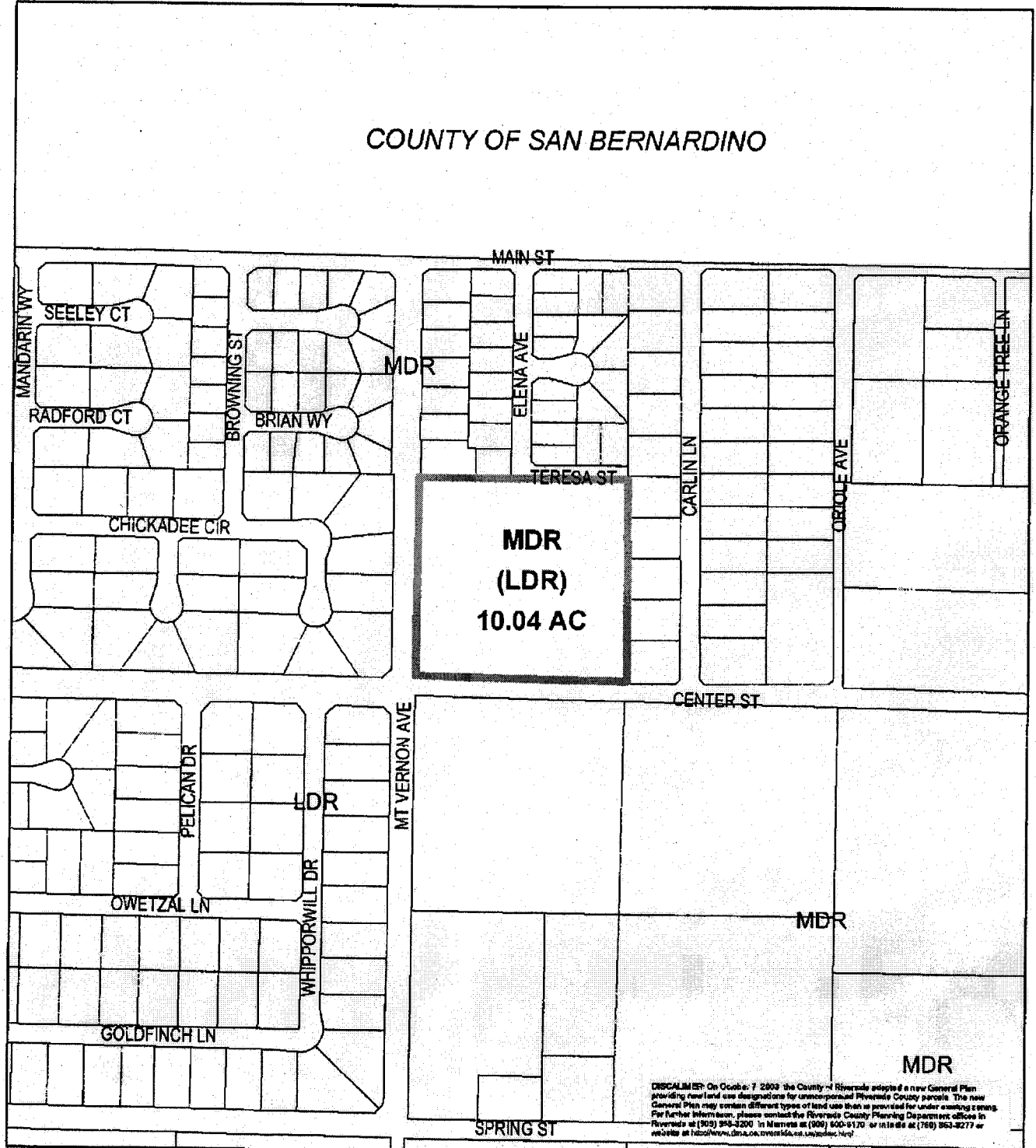


Zone: **University**
 District:
 Township/Range: T2SR4W
 Section : 9



ASSESSORS
 BK. PG. 255-15
 THOMAS
 BROS.PG 646 F6

General Plan



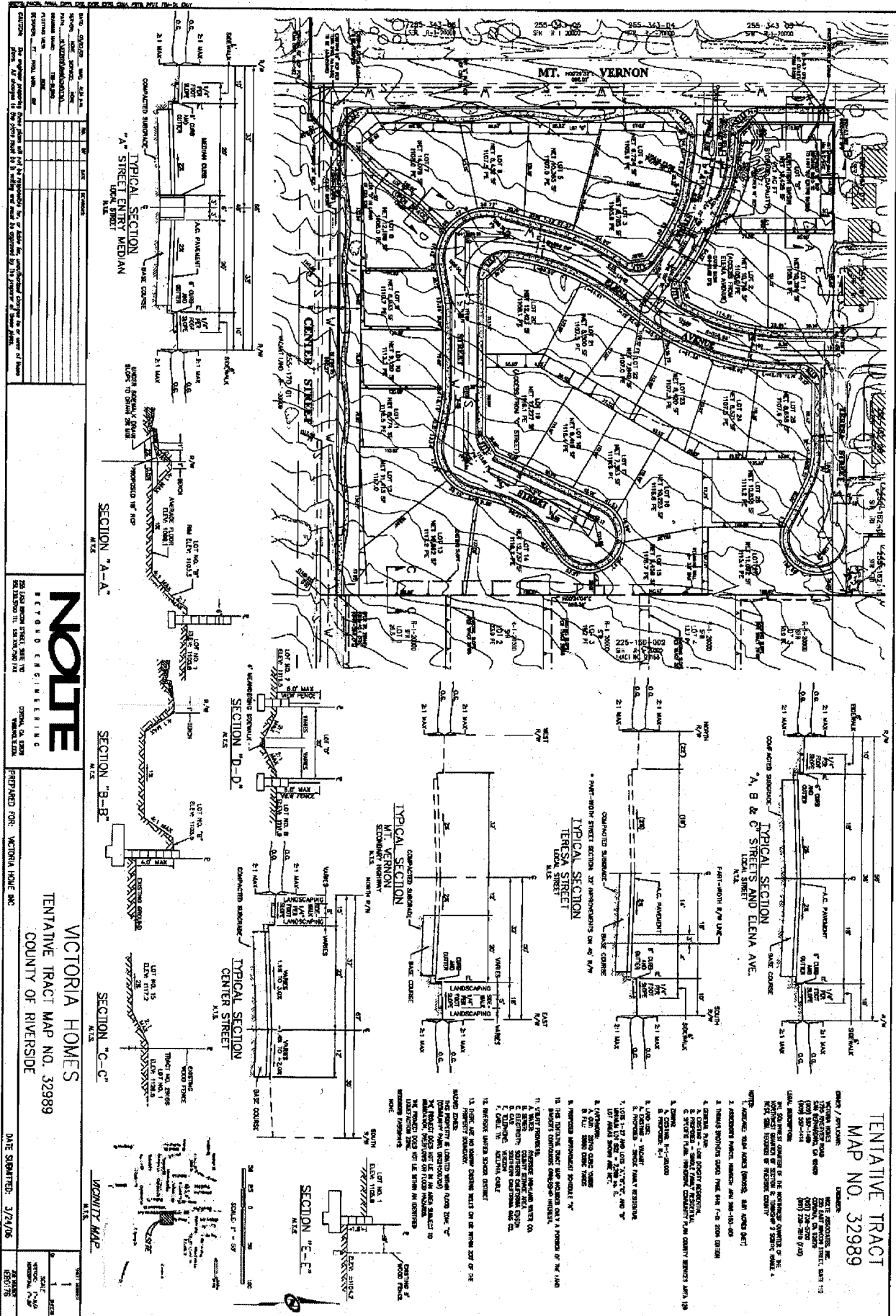
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **University**
 Township/Range: T2SR4W
 Section: 5



ASSESSORS
 BK. PG. 255-15
 THOMAS
 BROS.PG 646 F6





**TENTATIVE TRACT
MAP NO. 32989**

NOTE ASSOCIATES, INC.
2500 CALIFORNIA STREET, SUITE 110
SAN JOSE, CALIFORNIA 95128
(408) 253-1144
(408) 253-1149
(408) 253-9940
FAX: (408) 253-9940

- THE FOLLOWING NOTES ARE THE PROPERTY OF THE ENGINEER AND SHOULD BE READ IN CONJUNCTION WITH THE MAP AND SPECIFICATIONS TO BE FURNISHED BY THE ENGINEER.
1. ALL DISTANCES ARE IN FEET AND INCHES, AND DECIMAL PARTS.
 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
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NOTE
REGARD ENGINEERING
CONTRACT NO. 1000
PREPARED FOR: VICTORIA HOMES INC.

VICTORIA HOMES
TENTATIVE TRACT MAP NO. 32989
COUNTY OF RIVERSIDE

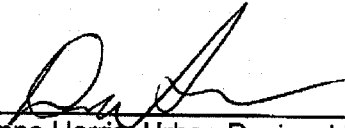
DATE SUBMITTED: 3/24/06
25 SHEETS
SHEET NO. 10 OF 25

Extension of Time Environmental Determination

Project Case Number: TR32989
 Original E.A. Number: 40102
 Extension of Time No.: First
 Original Approval Date: June 27, 2016
 Project Location: North of Center Street, east of Mt. Vernon Avenue, west of Carlin Lane, south of Teresa Street.
 Project Description: Schedule A subdivision of 10.04 acres into 27 single family residential lots with a minimum lot size of 7,200 sq ft, a 19,106 sq ft detention basin, and a paseo lot.

On June 27, 2016, 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 I

Date: 10/20/16
 For Steve Weiss, Planning Director

From: Jo Faris [mailto:jo@alcasainc.com]
Sent: Tuesday, September 27, 2016 7:27 PM
To: Wheeler, Timothy
Cc: brian@foremostcompanies.com
Subject: Re: 1st EOT for TR32989 recommended COA

Tim,

The additional conditions are acceptable. Please process the extension of time.

Thank you!

Jo Faris

10/25/16
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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- 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.

50.E HEALTH. 8 EOT1- 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- 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.

EPD DEPARTMENT

60.EPD. 2 EOT1 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

10/25/16
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EOT1 - MBTA SURVEY (cont.)

RECOMMND

the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 3

EOT1 - MBTA REPORT

RECOMMND

Prior to the issuance of any grading permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

EOT1- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

10/25/16
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.)

RECOMMND

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

10/25/16
09:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32989

Parcel: 255-150-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 9 EOT1- 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.