

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



ITEM
1.7
(ID # 2897)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33487 - Applicant: Kohl Ranch Company, LLC - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Conservation (OS-C), Very High Density Residential (VHDR)- Location: Southerly of 64th Street, Easterly of Tyler Street, and Northerly of 66th Street — 286 Gross acres - Zoning: SP ZONE (SP303) - APPROVED PROJECT DESCRIPTION: Schedule A – subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake located within Assessor's Parcel Numbers 751-070-004, etc. The subdivision includes 10 separate phases - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33487, extending the expiration date to June 7th, 2017. 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 October 19, 2016. The Tentative Tract Map No. 33487 will now expire on June 7, 2017.

ACTION: Consent


Steven Weiss, Director 10/31/2016

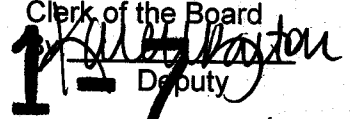
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

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

Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map was originally approved at Planning Commission on April 11, 2011. It proceeded to the Board of Supervisors along with Change of Zone 7742 and Specific Plan No. 303 Amendment No. 2 and all cases were approved by The Board on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends 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 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 first extension of time for Tentative Tract Map No. 33487 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.

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 1.5

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33487 – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space – Conservation (OS-C), Very High Density Residential (VHDR) – Location: Southerly of 64th Street, easterly of Tyler Street, and northerly of 66th Street – 286 Gross acres – Zoning: SP ZONE (SP303) – **APPROVED PROJECT DESCRIPTION:** Schedule A – subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake located within Assessors Parcel Numbers 751-070-004, etc. The subdivision includes 10 separate phases.

II. PROJECT DESCRIPTION:

First Extension of Time for Tentative Tract Map No. 33487, extending the expiration date to June 7, 2017.

III. PLANNING COMMISSION ACTION:

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


APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33487,
extending the expiration date to June 7, 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.

1.5

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Tim Wheeler
Planning Commission Hearing: October 19, 2016

TENTATIVE TRACT MAP NO. 33487
FIRST EXTENSION OF TIME
Applicant: Kohl Ranch Company, 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 to subdivide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake. The subdivision includes 10 separate phases.

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. 33487

BACKGROUND:

The Tentative Tract Map was originally approved at Planning Commission on April 11, 2011. It proceeded to the Board of Supervisors along with Change of Zone 7742 and Specific Plan No. 303 Amendment No. 2 and all cases were approved by The Board on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends 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 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 June 30, 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 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 7, 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.

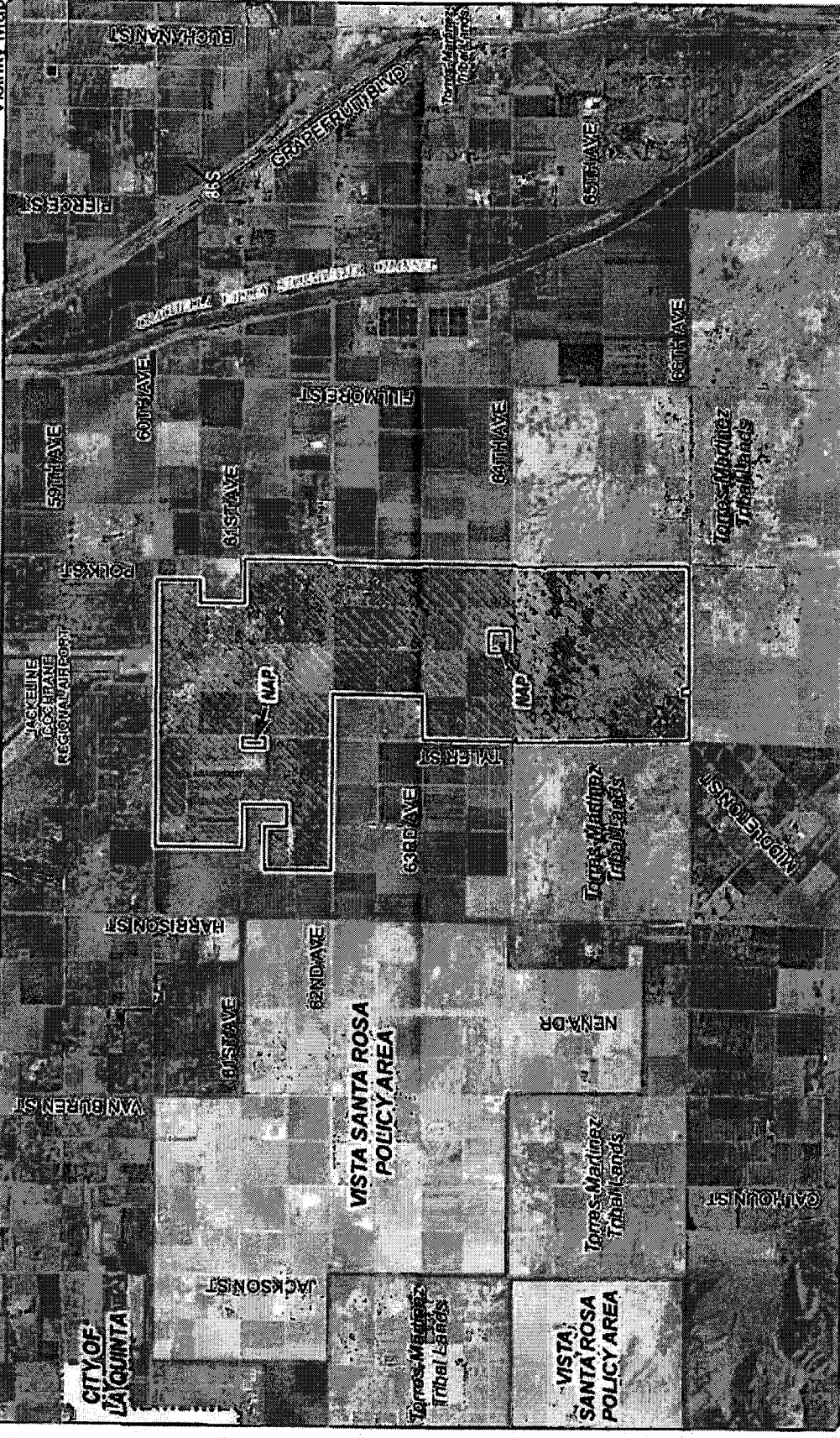
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00303A2 CZ07742
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 3/14/11
Vicinity Map



Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land uses than it provided for under existing zoning. For more information, contact the Riverside County Planning Department offices in Banning at (951) 261-3300 (Riverside County), or in Indio at (760) 933-9277 (Eastern County) or website at: <http://www.riverside.ca.gov/planning.htm>

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19
Thomas Bros. Pg. 5591 F4
Edition 2009



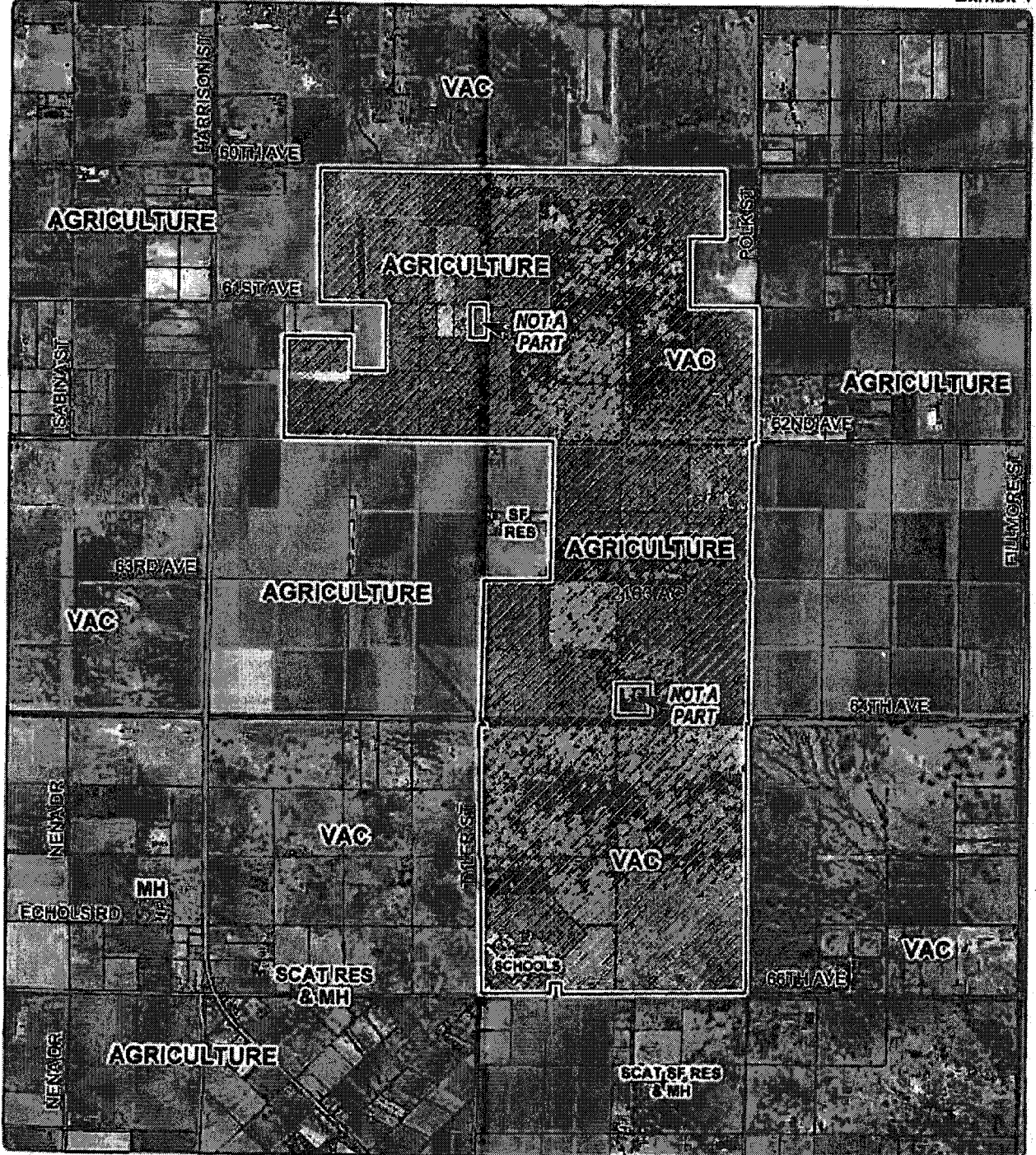
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

Supervisor Benoit
District 4

LAND USE

Date Drawn: 3/14/11
Exhibit 1

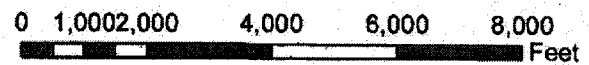


Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru19
Thomas Bros. Pg. 5591 F4
Edition 2009



DISCLAIMER: On October 7, 2009, the County of Riverside accepted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use laws in provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 965-5200 (Western County), or in Indio at (760) 963-9277 (Eastern County) or website at <http://www.riversidecountyplanning.com>



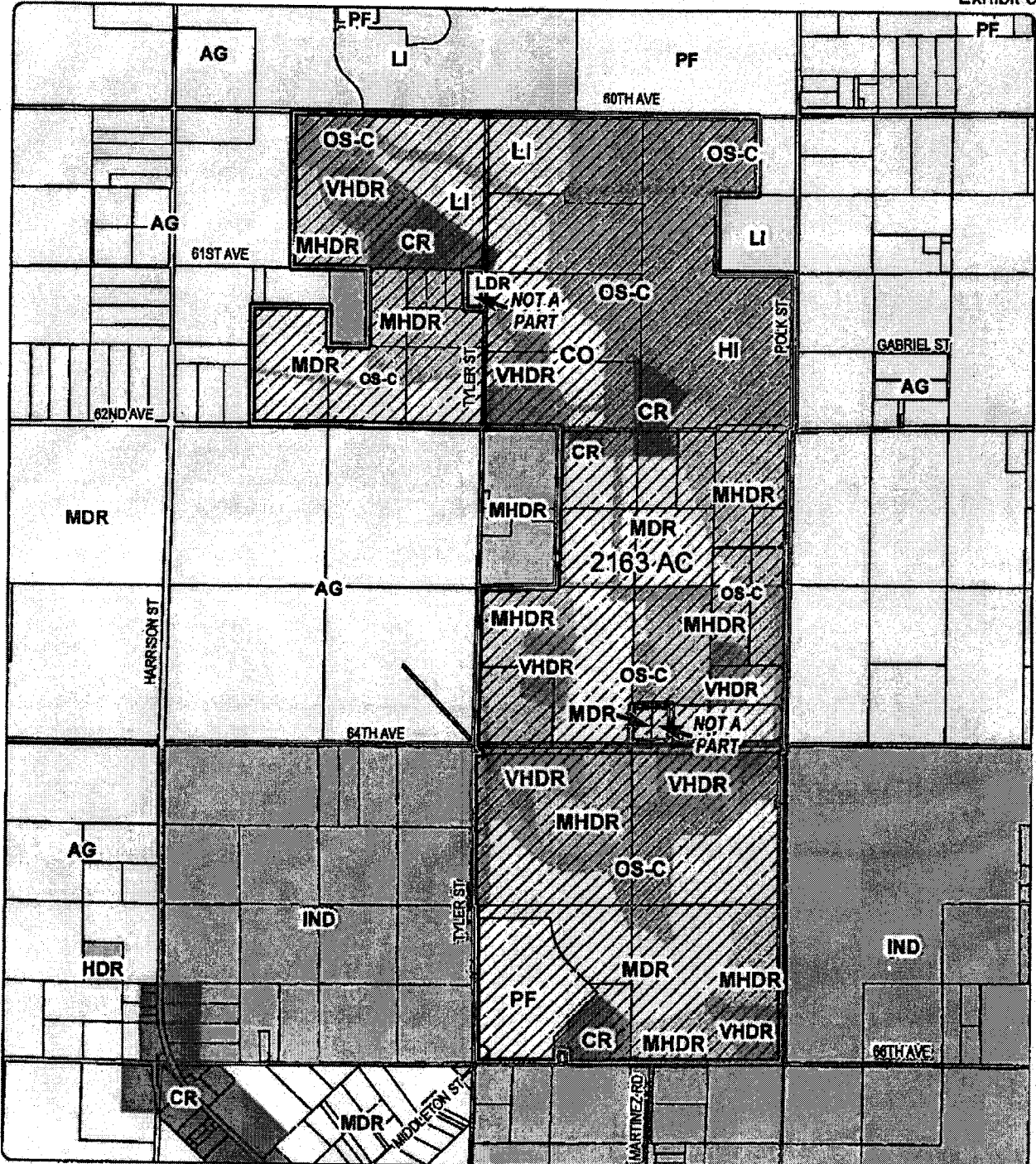
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 3/14/11
Exhibit 5



Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19
Thomas Bros. Pg. 5591 F4
Edition 2009



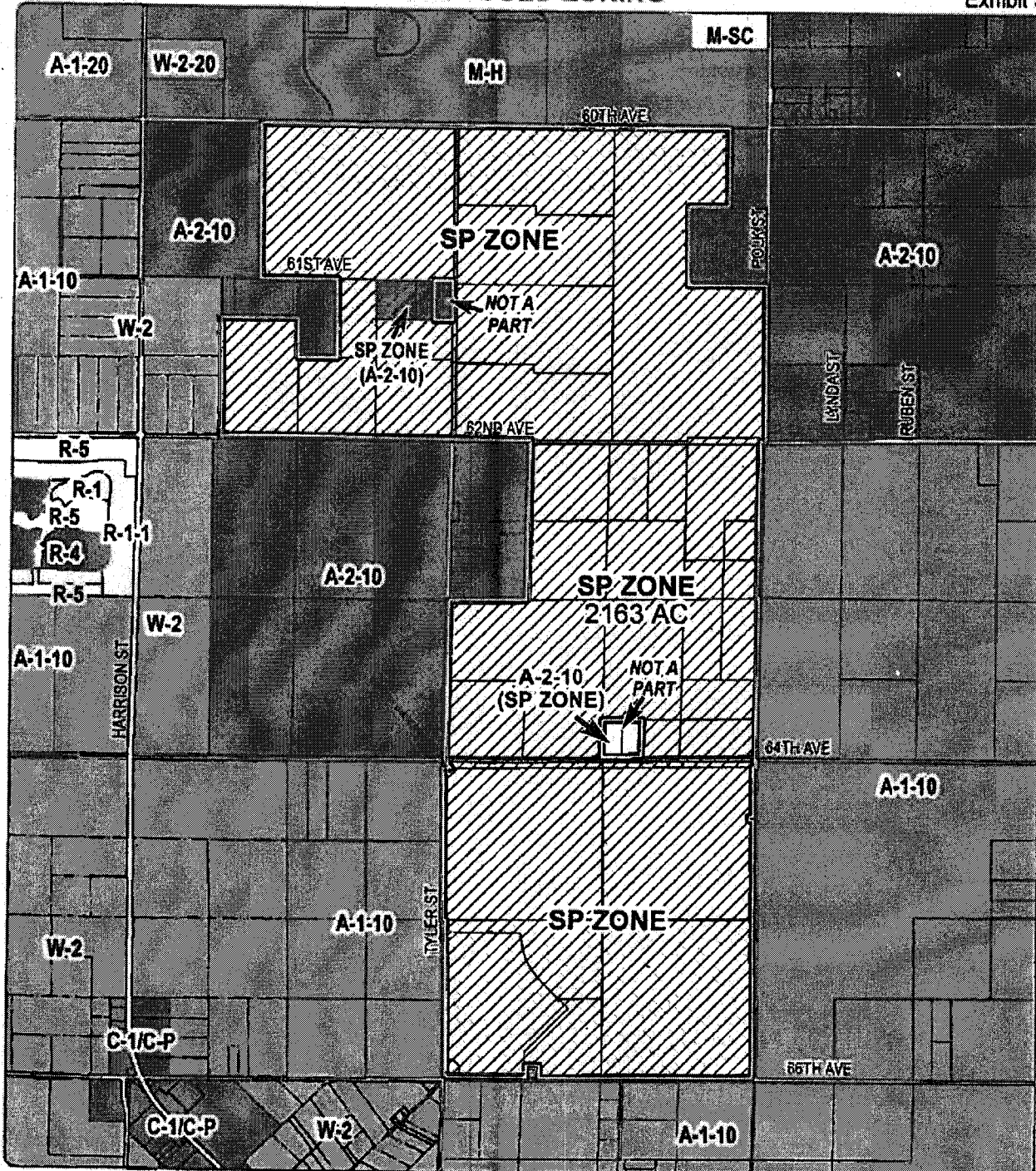
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://planning.riverside.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00303A2 CZ07742
PROPOSED ZONING

Supervisor Benoit
 District 4

Date Drawn: 3/14/11
 Exhibit 3

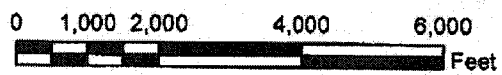


Zoning Area: Lower Coachella Valley
 Township/Range: T6SR8E - T7SR8E
 Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru19
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DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riversidecountyplanning.com>



GENERAL NOTES

OWNER: WANDA S LEE & SON, WANDA COMPANY, LLC
 1000 AVENUE 26, SUITE 300
 COSTA MESA, CA 92626
 (714) 440-1234

APPLICANT: WANDA S LEE & SON, WANDA COMPANY, LLC
 1000 AVENUE 26, SUITE 300
 COSTA MESA, CA 92626
 (714) 440-1234

ENGINEER: ALBERT A. WARR, ASSOCIATED
 1000 AVENUE 26, SUITE 300
 COSTA MESA, CA 92626
 (714) 440-1234

ASSESSOR'S PARCEL NO. 5
 263-010-005

ACREAGE: 2.00 ACRES
 263-010-005

LAND USE: VACANT
 263-010-005

UTILITIES: WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE, SATELLITE DISH

SCHOOL DISTRICT: CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT

NOTES:

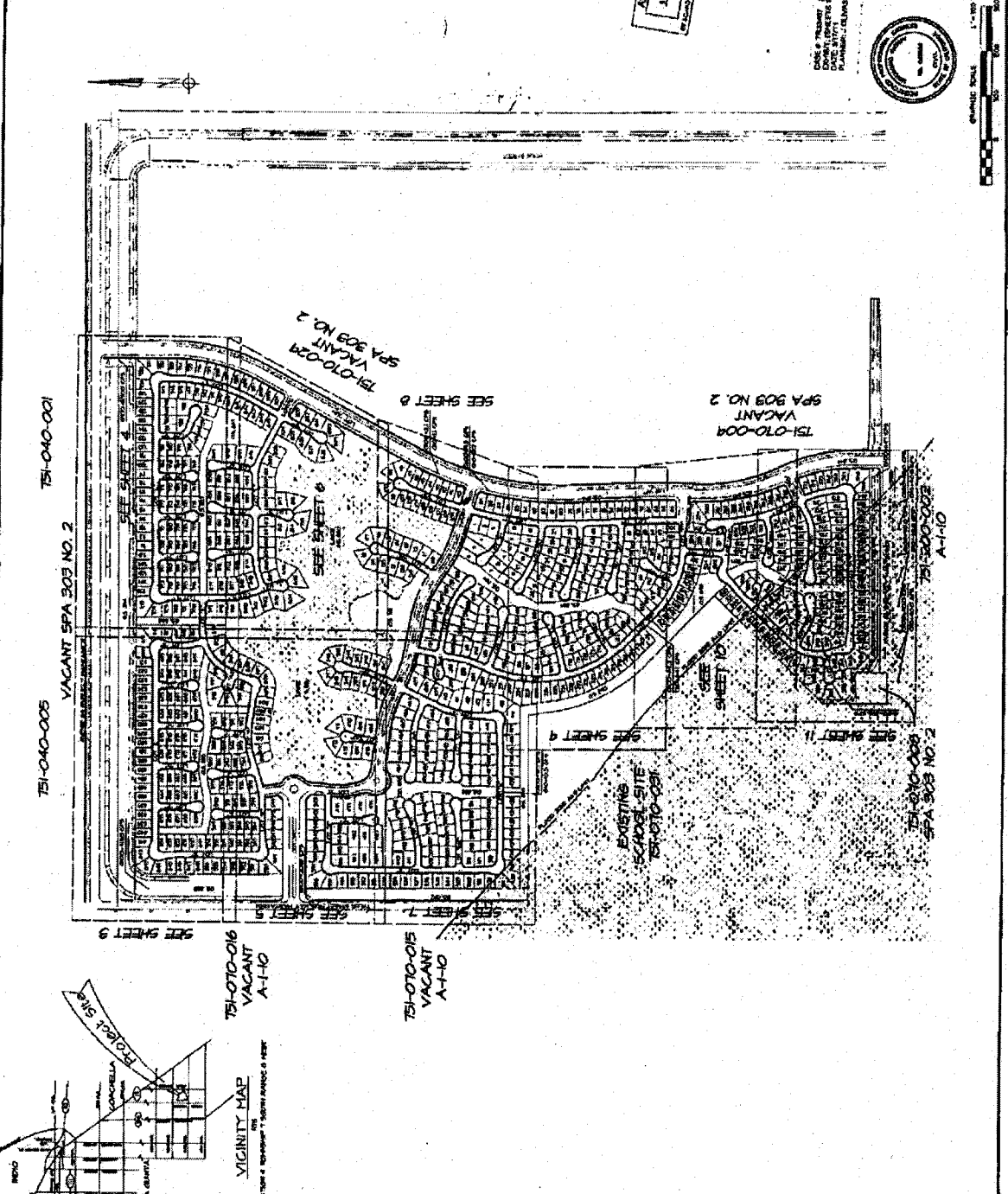
1. ALL IMPROVEMENTS SHALL BE FOR TYPICAL USE.
2. ALL IMPROVEMENTS SHALL BE PERMITTED UNDER THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT ZONING ORDINANCE.
3. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT'S REQUIREMENTS FOR IMPROVEMENTS.
4. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT'S REQUIREMENTS FOR IMPROVEMENTS.
5. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT'S REQUIREMENTS FOR IMPROVEMENTS.
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9. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT'S REQUIREMENTS FOR IMPROVEMENTS.
10. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE CONCHELLA VALLEY UNIFIED SCHOOL DISTRICT'S REQUIREMENTS FOR IMPROVEMENTS.

MENDED MAP NO. 4

TENTATIVE MAP

TRACT NO. 33487

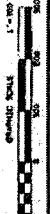
WARR



APPROVED
 JUN 07 2011



DATE OF PREPARED: 5/11/11
 DATE OF REVIEW: 5/11/11
 PLANNING: ALBERT A. WARR



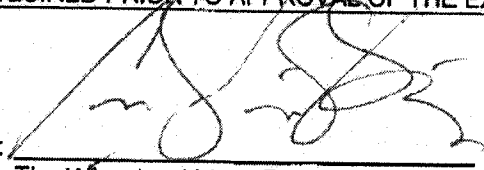
Extension of Time Environmental Determination

Project Case Number: TR33487
 Original E.A. Number: EA40361
 Extension of Time No.: First
 Original Approval Date: June 7, 2011
 Project Location: South of 64th Street, East of Tyler Street, and North of 66th Street

Project Description: Schedule A subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake. The subdivision includes 10 separate phases.

On June 7, 2011, 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: October 5, 2016
 For Steve Weiss, Planning Director

**Kohl Ranch Company, LLC
11990 San Vicente Boulevard, Suite 200
Los Angeles, California 90049**

To: Tim Wheeler

From: Stephanie Cohen

Date: June 30, 2016

Re: First Extension of Time Request for Tentative Tract Map TR33487

Mr. Wheeler:

I am the applicant for the EOT Case TR33487. I accept the following conditions of approval associated with this Extension of Time Request.

1. HEALTH DEPARTMENT
50-E HEALTH.2 – EOT 1 Water & Sewer Will Serve
50-E HEALTH.3 – EOT 1 Noise Study Required
50-E HEALTH.4 – EOT 1 Phase I ESA Required

2. PRIOR TO BUILDING FINAL INSPECTION
90-B5-GRADE.9 – EOT 1 IF WQMP Required

KOHL RANCH COMPANY, LLC
A California limited liability company

By: KF Master Investments, LP
A California Limited partnership
Its: Member

By: KFO Capital Management, LLC
A California limited liability company
Its: General Partner

By: Stephanie S. Cohen
Stephanie S. Cohen
Secretary

06/30/16
12:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 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. 3 EOT1- NOISE STUDY REQUIRED RECOMMND

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

50.E HEALTH. 4 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9 MAP - IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

06/30/16
12:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9

MAP - IF WQMP REQUIRED (cont.)

RECOMMND

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.