

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



ITEM
1.5
(ID # 3232)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 36317 - Applicant: Starfield Sycamore Investments, LLC - First Supervisorial District – Alberhill, Glen Ivy and Temescal Zoning Area - Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) - Location: Southerly of Campbell Ranch Road and westerly of Interstate 15 – 717.1 Gross acres - Zoning: Specific Plan No. 256 (SP256) - APPROVED PROJECT DESCRIPTION: A Schedule 'A' subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 sq. ft. and 14 open space lots - REQUEST: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP No. 36317. [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on Page 2.

ACTION: Consent

Steven Weiss
Steven Weiss, Director

12/13/2016

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 100%			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 Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: January 17, 2017
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**

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 December 7, 2016. The Tentative Tract Map No. 36317 will now expire on December 17, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No. 36317 was originally approved at Planning Commission on November 6, 2013. The Map proceeded to the Board of Supervisors with the Specific Plan Amendment No. 2 and Change of Zone No. 7786 was received and filed on December 17, 2013.

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 extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No.36317 on December 7, 2016. The Planning Commission approved the project by a vote of 3-0 (Chairperson Leach abstained; Commissioner Valdivia 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.

Supplemental

Additional Fiscal Information

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

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


ATTACHMENTS:

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

1.11

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Alberhill, Glen Ivy and Temescal
Supervisory District: First
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO.36317
FIRST EXTENSION OF TIME
Applicant: Starfield Sycamore Investments, 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 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet.

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. 36317

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 36317 was originally approved at Planning Commission on November 6, 2013. The Map proceeded to the Board of Supervisors and was received and filed on December 17, 2013.

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 November 14, 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 December 17, 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. 36317, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 17, 2017 subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

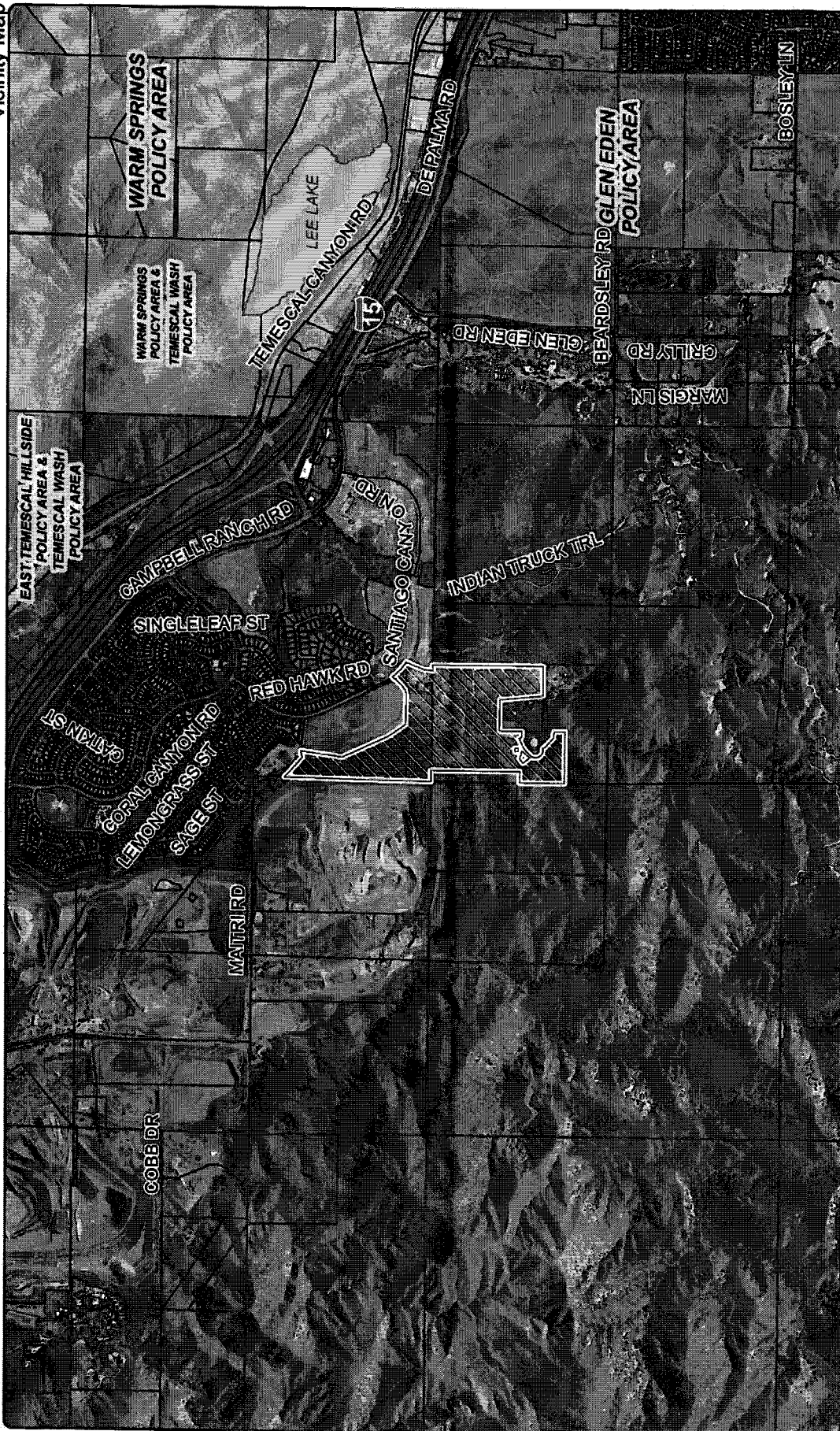
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Vicinity Map



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

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.irmg.ca.gov/riverside_ca_us/index.html

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 1



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009



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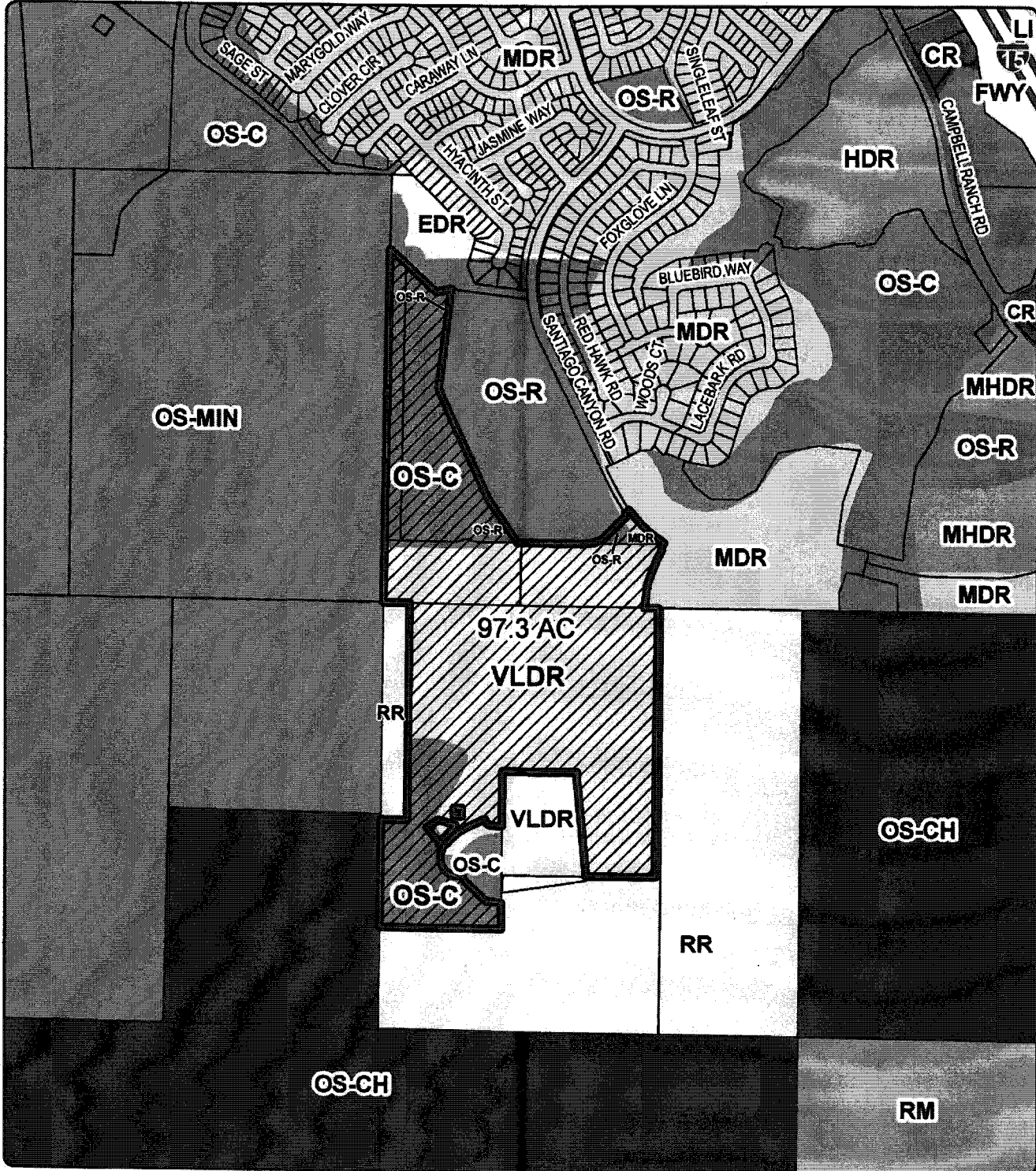
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 5



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
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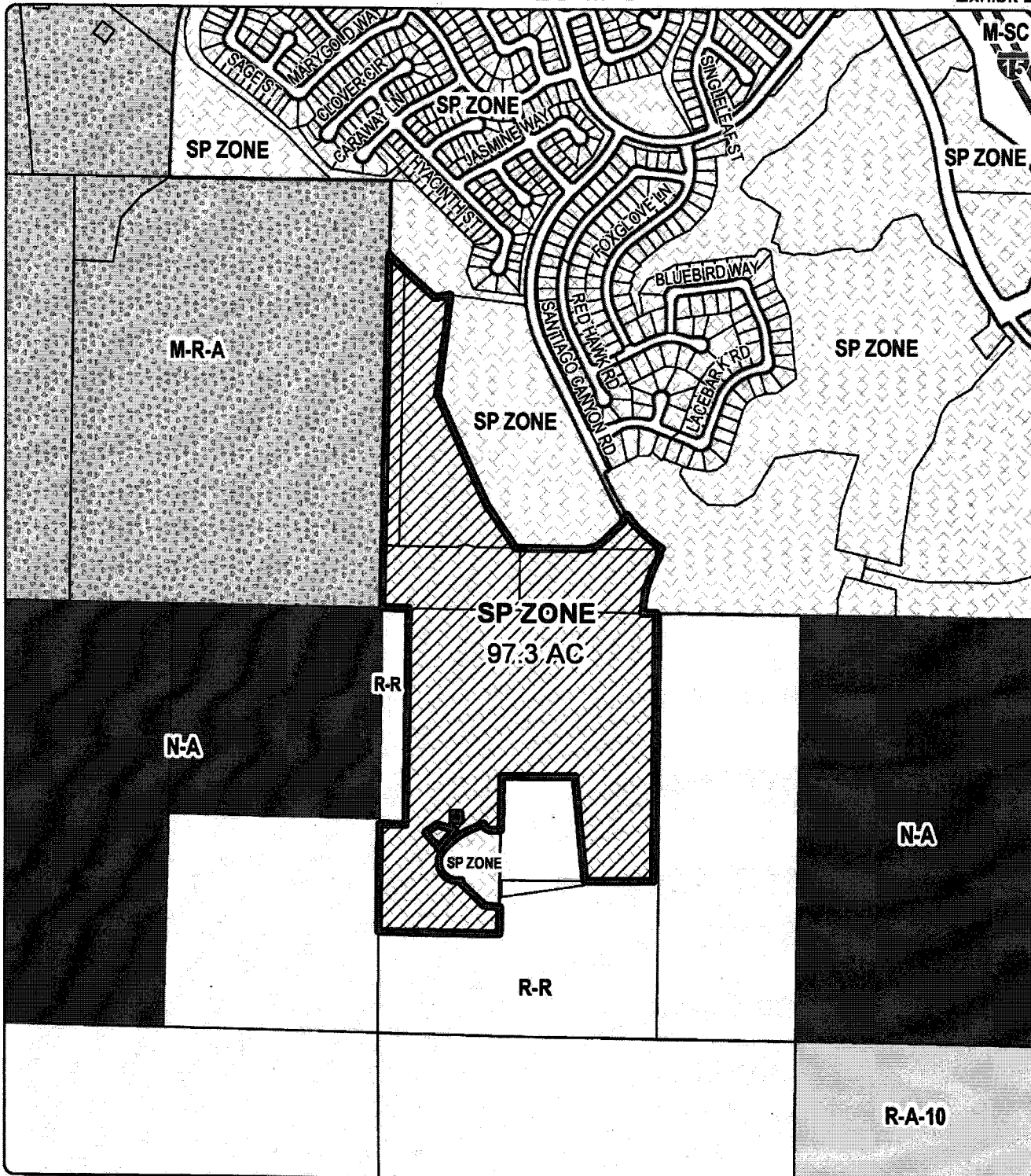
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 2



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

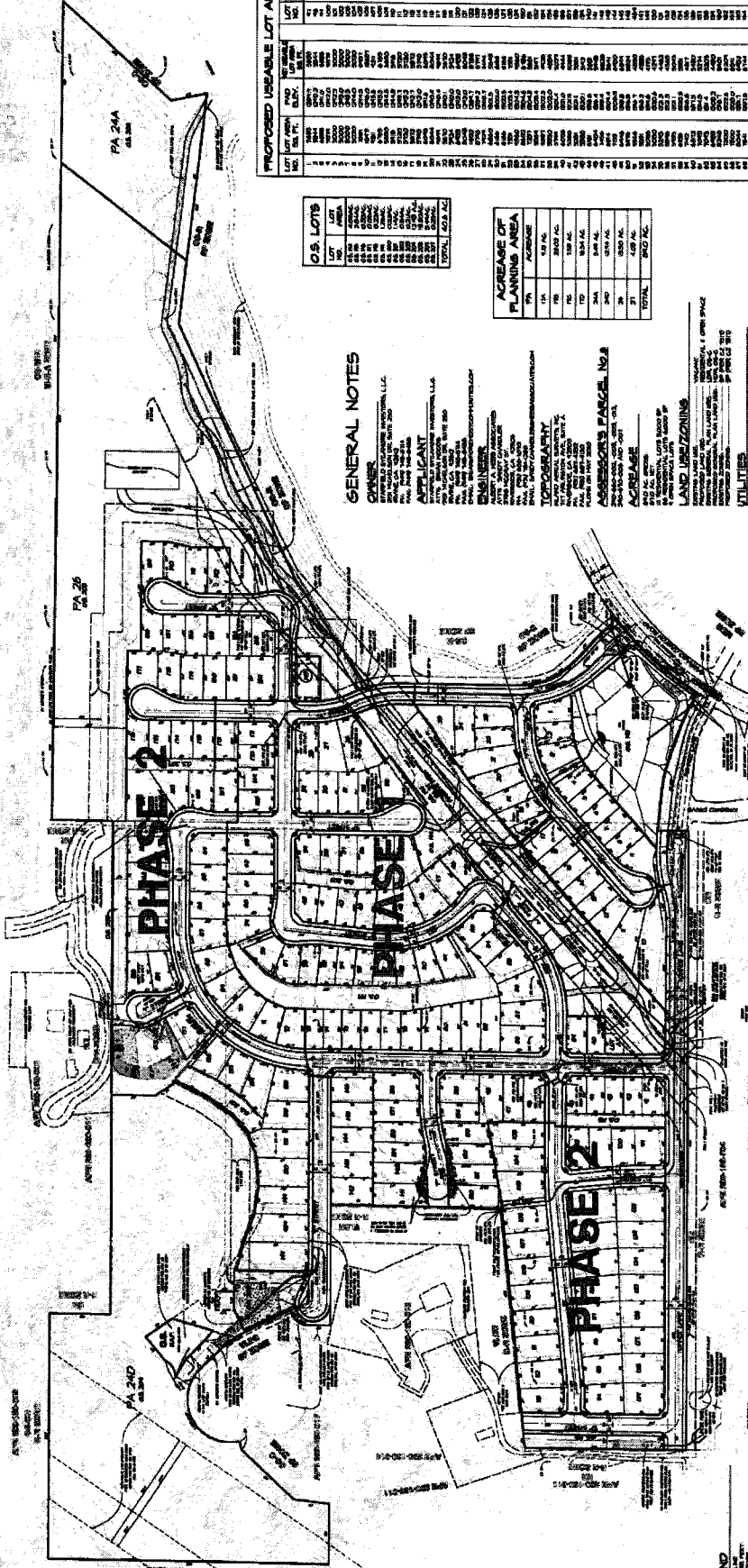


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TENTATIVE TRACT MAP NO. 36317



PROPOSED USABLE LOT AREAS

LOT NO.	AREA (SQ. FT.)	AREA (SQ. AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
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10	10,000	0.23
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96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23
TOTAL	2,000,000	45.45

OS LOTS

LOT NO.	AREA (SQ. FT.)	AREA (SQ. AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
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95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23
TOTAL	2,000,000	45.45

ACREAGE OF PLANNING AREA

PLANNING AREA	ACREAGE
1	10.00
2	10.00
3	10.00
4	10.00
5	10.00
6	10.00
7	10.00
8	10.00
9	10.00
10	10.00
11	10.00
12	10.00
13	10.00
14	10.00
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85	10.00
86	10.00
87	10.00
88	10.00
89	10.00
90	10.00
91	10.00
92	10.00
93	10.00
94	10.00
95	10.00
96	10.00
97	10.00
98	10.00
99	10.00
100	10.00
TOTAL	200.00

GENERAL NOTES

OWNER: [Name]

APPLICANT: [Name]

ENGINEER: [Name]

ADJUSTER'S PAGE NO. 1

LAND USE ZONING: [Code]

UTILITIES: [List]

SCHOOL DISTRICT: [Name]

SETBACKS: [List]

SUMMARY OF LOTS

LOT AREA	LOT NO.	AREA (SQ. FT.)	AREA (SQ. AC.)
1	1	10,000	0.23
2	2	10,000	0.23
3	3	10,000	0.23
4	4	10,000	0.23
5	5	10,000	0.23
6	6	10,000	0.23
7	7	10,000	0.23
8	8	10,000	0.23
9	9	10,000	0.23
10	10	10,000	0.23
11	11	10,000	0.23
12	12	10,000	0.23
13	13	10,000	0.23
14	14	10,000	0.23
15	15	10,000	0.23
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18	18	10,000	0.23
19	19	10,000	0.23
20	20	10,000	0.23
21	21	10,000	0.23
22	22	10,000	0.23
23	23	10,000	0.23
24	24	10,000	0.23
25	25	10,000	0.23
26	26	10,000	0.23
27	27	10,000	0.23
28	28	10,000	0.23
29	29	10,000	0.23
30	30	10,000	0.23
31	31	10,000	0.23
32	32	10,000	0.23
33	33	10,000	0.23
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62	62	10,000	0.23
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64	64	10,000	0.23
65	65	10,000	0.23
66	66	10,000	0.23
67	67	10,000	0.23
68	68	10,000	0.23
69	69	10,000	0.23
70	70	10,000	0.23
71	71	10,000	0.23
72	72	10,000	0.23
73	73	10,000	0.23
74	74	10,000	0.23
75	75	10,000	0.23
76	76	10,000	0.23
77	77	10,000	0.23

Extension of Time Environmental Determination

Project Case Number: TR36317
Original E.A. Number: 43290
Extension of Time No.: First
Original Approval Date: November 6, 2013
Project Location: South of Campbell Ranch Road and west of Interstate Highway 15

Project Description: Schedule 'A' subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet.

On November 6, 2013, 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: 11/14/16
For Steve Weiss, Planning Director

Good Morning Dionne,
I hope you had a great weekend. This email is to follow up on the one year extension of time that was submitted to the County of Riverside for Tract 36317. The owner/applicant has reviewed the additional recommended conditions of approval and finds them acceptable. Please use this email as an authorization to proceed with the case as needed.

Respectfully,

Bryan Ingersoll
Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
bingersoll@adkan.com
www.adkan.com

11/07/16
13:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36317

Parcel: 290-660-012

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 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.

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- 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. 8 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.