

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



ITEM
1.7
(ID # 3230)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 - Applicant: SR Conestoga, LLC - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5-8 d.u./acre): Open Space: Recreation (OS:R) - Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road - 55.59 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. - REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632. [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on Page 2.

ACTION: Consent

Steven Weiss
Steven Weiss, Director

12/12/2016

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

1.7

**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. 31632 will now expire on November 3, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No. 31632 was originally approved at Planning Commission on November 3, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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 third extension of time for Tentative Tract Map No. 31632 on December 7, 2016. The Planning Commission approved the project by a vote of 4-0 (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**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 7, 2016**

I. AGENDA ITEM 1.7

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31632 – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 D.U./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 D.U./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. dharris@rctlma.org.

II. PROJECT DESCRIPTION:

Third Extension of Time for Tentative Tract Map No. 31632 to November 3, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED THIRD EXTENSION OF TIME TO NOVEMBER 3, 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.

Agenda Item No. 1.17
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: December 7, 2016

TENTATIVE TRACT MAP NO. 31632
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, 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 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft.

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31632 was originally approved at Planning Commission on November 3, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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 4, 2016) indicating the acceptance of the six (6) 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 November 3, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

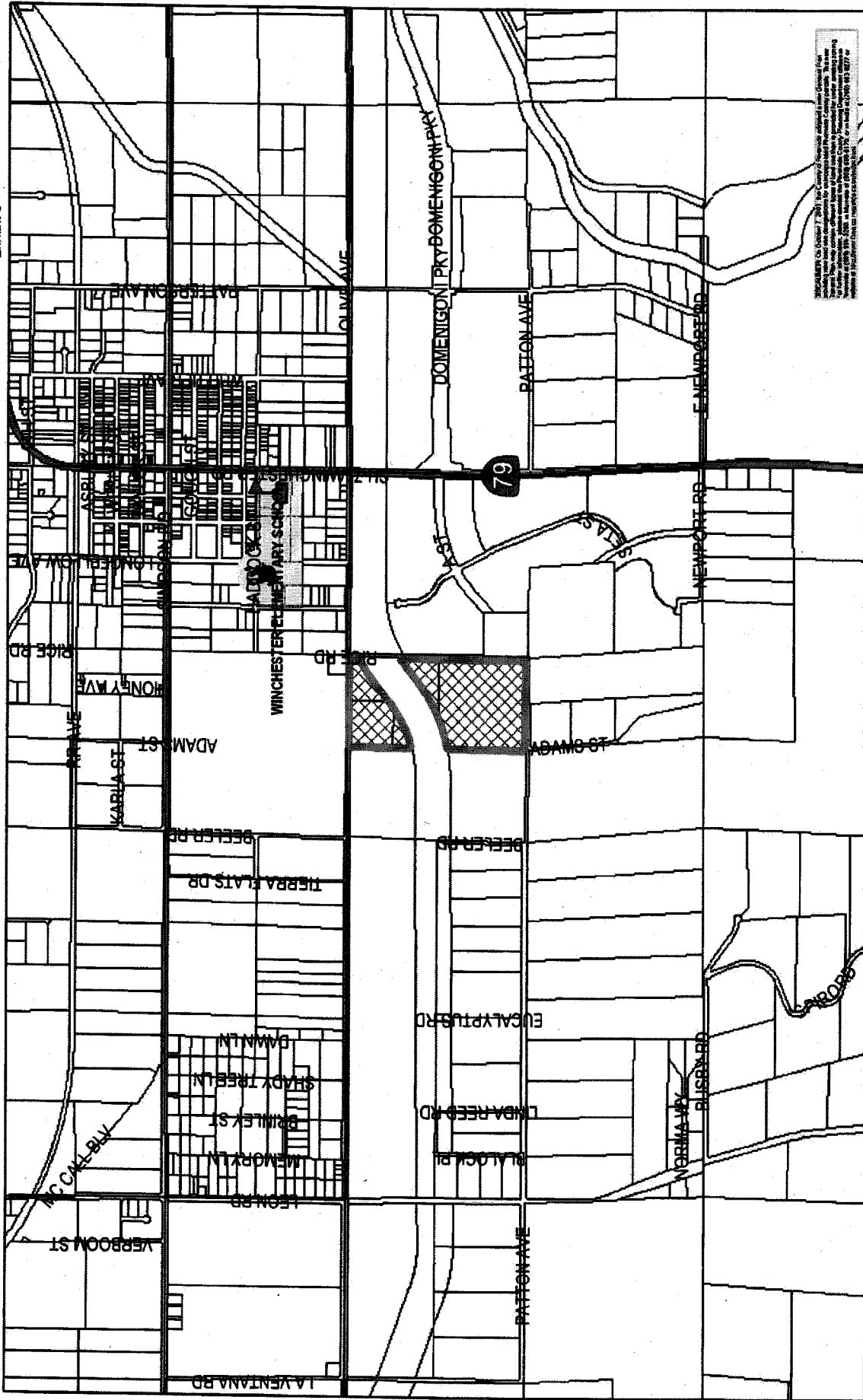
RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31632**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 3, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN: 10/14/04

TR31632

Planner: Darryl Taylor
Date: 10/20/04
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone
District: Winchester
Township/Range: T5SR2W
Section : 33

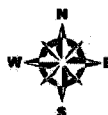
ASSESSORS 461-20
BK. PG. THOMAS 839 E7
BROS. PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**

Township/Range: T5SR2W
SECTION: 33

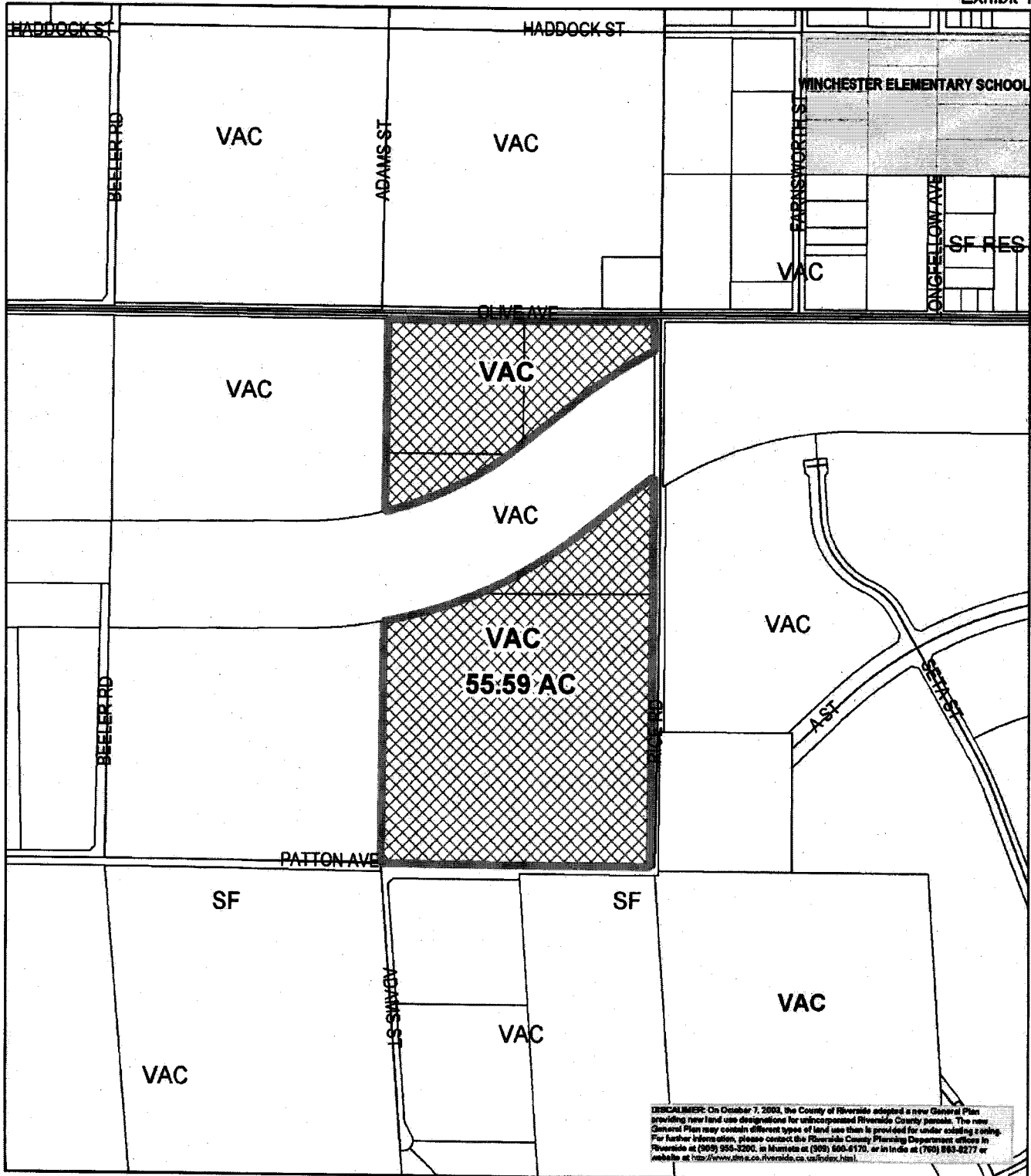


ASSESSORS 461-20

BK. PG.

THOMAS 839 E7
BROS.PG





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) 954-3200, in Murietta at (951) 666-4170, or in Indio at (760) 863-4277 or website at <http://www.pln.ca.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: **T5SR2W**
 Section : **33**



ASSESSORS 461-20
 BK. PG.
 THOMAS 839 E7
 BROS.PG

Supervisor Venable
District 3

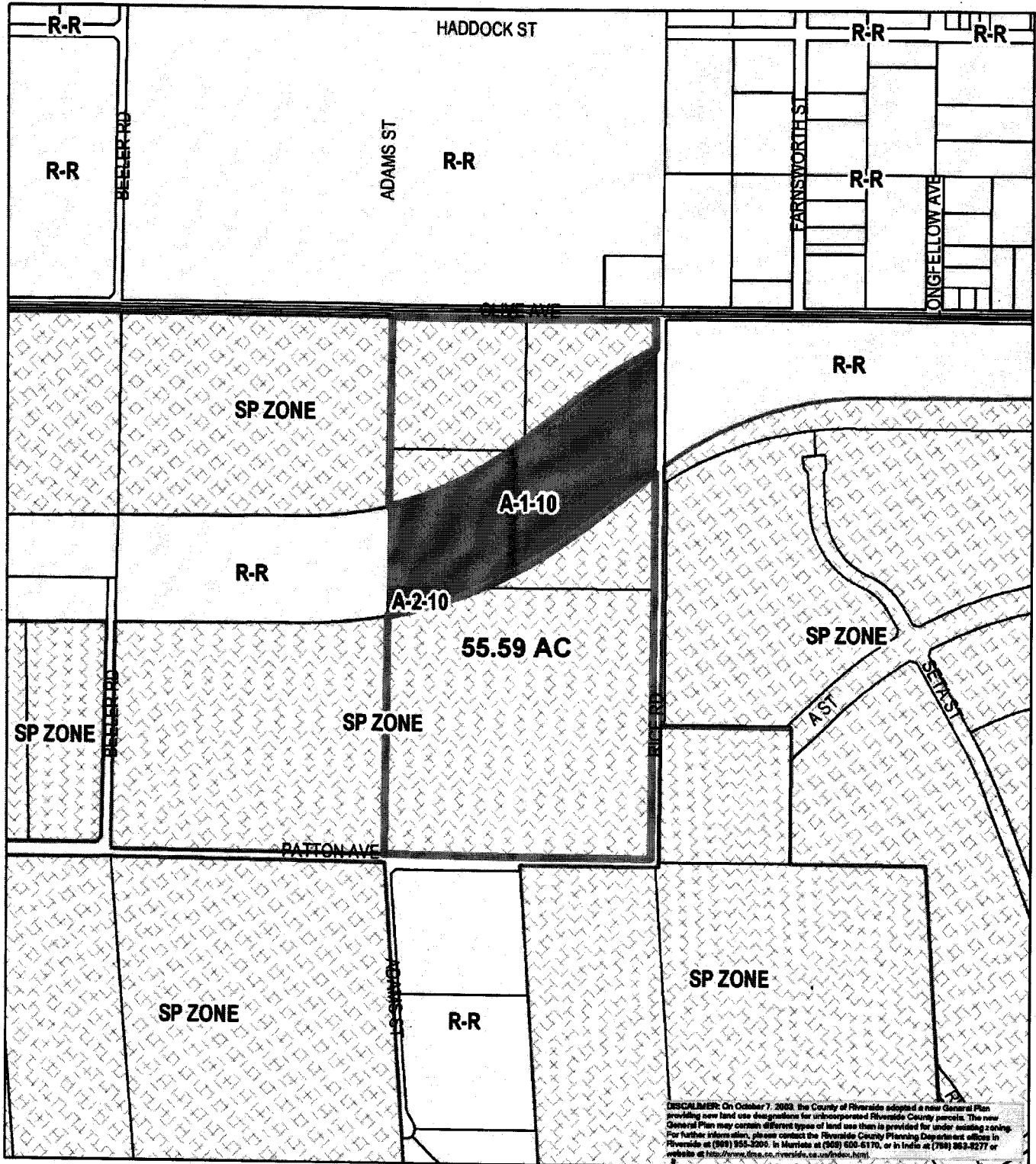
DATE DRAWN: 10/14/04

TR31632 EXISTING ZONING

Planner: Darryl Taylor

Date: 10/21/04

Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 33



ASSESSORS	
BK. PG.	461-20
THOMAS	
BROS.PG	839 E7

Supervisor Venable
District 3

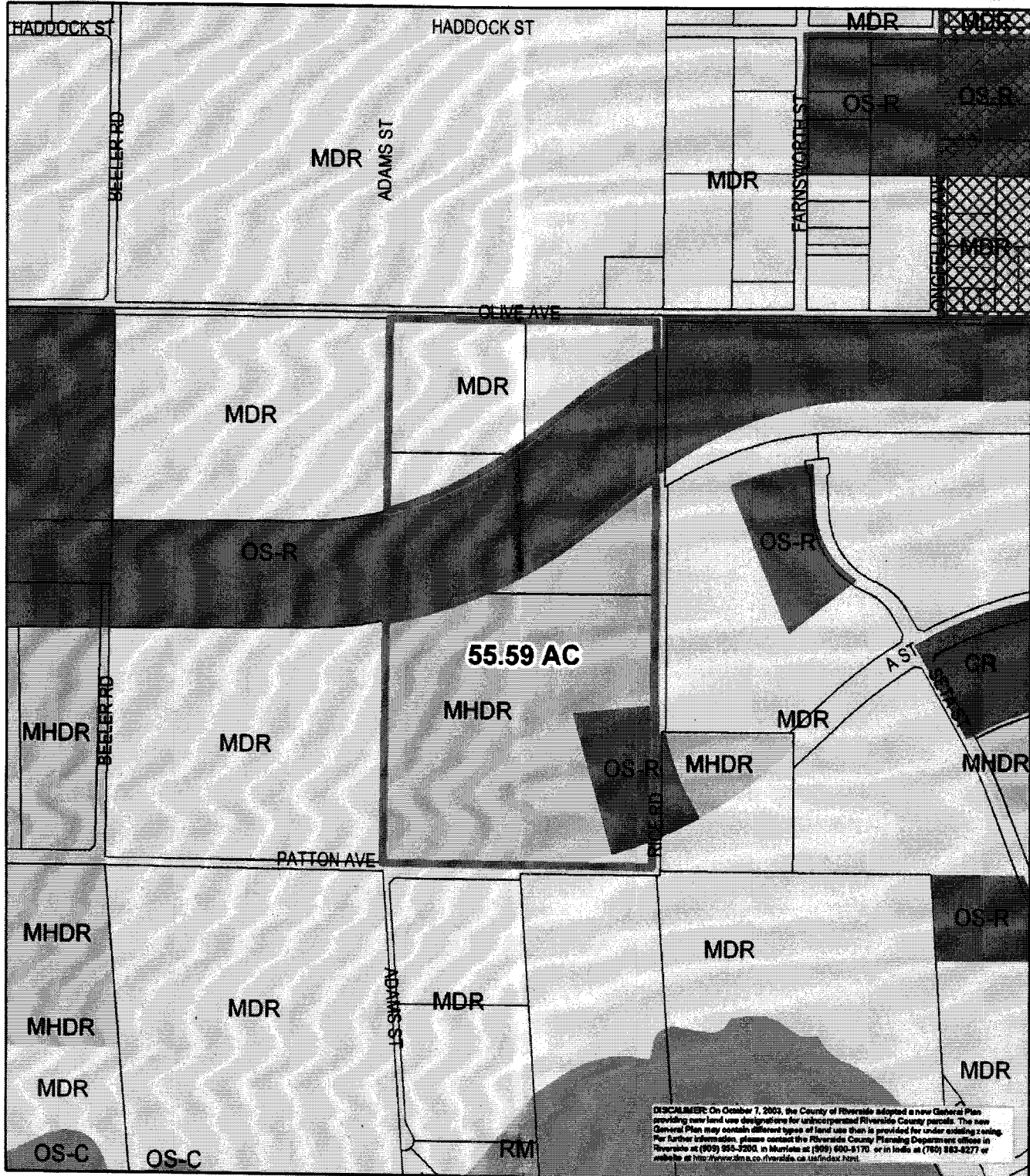
DATE DRAWN: 10/14/04

TR31632 General Plan

Planner: Darryl Taylor

Date: 10/20/04

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**

Township/Range: **T5SR2W**
Section: **33**



ASSESSORS
BK. PG. 461-20
THOMAS
BROS.PG 839 E7

Extension of Time Environmental Determination

Project Case Number: TR31632
Original E.A. Number: 39236
Extension of Time No.: Third
Original Approval Date: November 3, 2004

Project Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road

Project Description: Schedule 'A' subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft.

On November 3, 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 I

Date: 11/9/16

For Steve Weiss, Planning Director

WFP Partners 2, LLC

November 4, 2016

Dionne Harris
Urban Regional Planner I
Riverside, CA 92501

RE: Acceptance of Conditions for Third Extension of Time for TR31632-1

Dear Ms. Harris:

I am the applicant for the Extension of Time Case TR31632. I accept the following conditions of approval associated with this Extension of time request:

PRIOR TO MAP RECORDATION
50. E Health #6

PRIOR TO GRADING PRMT ISSUANCE
60. BS Grade #14
60. E Health #1
60. EPD #2

PRIOR TO BUILDING PRMT ISSUANCE
80. EPD #1

PRIOR TO BLDG FINAL INSPECTION
90. BS Grade #8

Thank you,

WFP Partners 2, LLC

By:


Kevin Wick/Managing Member

10/26/16
13:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3- 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2-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.

EPD DEPARTMENT

60.EPD. 2 EPD - 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 August 31st). If habitat must be cleared during 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,

10/26/16
13:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY (cont.)

RECOMMND

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 an 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.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building 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. 8

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.