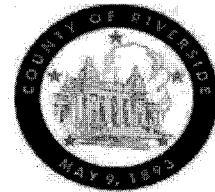


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
1.3  
(ID # 3323)

**MEETING DATE:**  
Tuesday, January 24, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 28957 – Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: Northerly of Spring St. And Easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 8.86 acres into 36 lots – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 28957. 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 2, 2016. The Tentative Tract Map No. 28957 will now expire on January 11, 2018.

**ACTION: Consent**

*Steven Weiss*  
Steven Weiss, Director

12/27/2016

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
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 24, 2017  
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**

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 28957 was originally approved at Planning Commission on January 11, 2006. A First Extension of Time was approved at the Planning Commission on April 20, 2016.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of one (1) new condition 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 this recommended condition and has agreed to accept it.

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 second extension of time for Tentative Tract Map No. 28957 on November 2, 2016. The Planning Commission approved the project by a 3-0 vote (Commissioner Sanchez absent, Chairman Leach abstained).

**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**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 2, 2016**

**I. AGENDA ITEM 1.6**

**SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 28957** – Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northernly of Spring St. and easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 8.86 acres into 36 lots.

**II. PROJECT DESCRIPTION:**

Extension of Time to January 11, 2018 – Second Extension Of Time Request For Tentative Tract Map No. 28957.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Valdivia, 2<sup>nd</sup> by Commissioner Taylor Berger  
A vote of 3-0 (Commissioner Sanchez absent, Chairman Leach abstained)

**APPROVED SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 28957**, extending time to January 11, 2018.

**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](mailto:mcstark@rctlma.org).

1.6  
Agenda Item No.  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Dionne Harris  
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 28957  
SECOND EXTENSION OF TIME  
Applicant: Highgrove Property Owner, 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 8.86 acres into 36 lots.

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 28957

### JUSTIFICATION FOR EXTENSION REQUEST:

#### BACKGROUND:

The Tentative Tract Map No. 28957 was originally approved at Planning Commission on January 11, 2006. A first Extension of Time was approved at the Planning Commission on April 20, 2016.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of one (1) new condition 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.

W

The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the recommended condition of approval, and the correspondence from the Extension of Time applicant (dated October 17, 2016) indicating the acceptance of the one (1) recommended condition.

**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 January 11, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

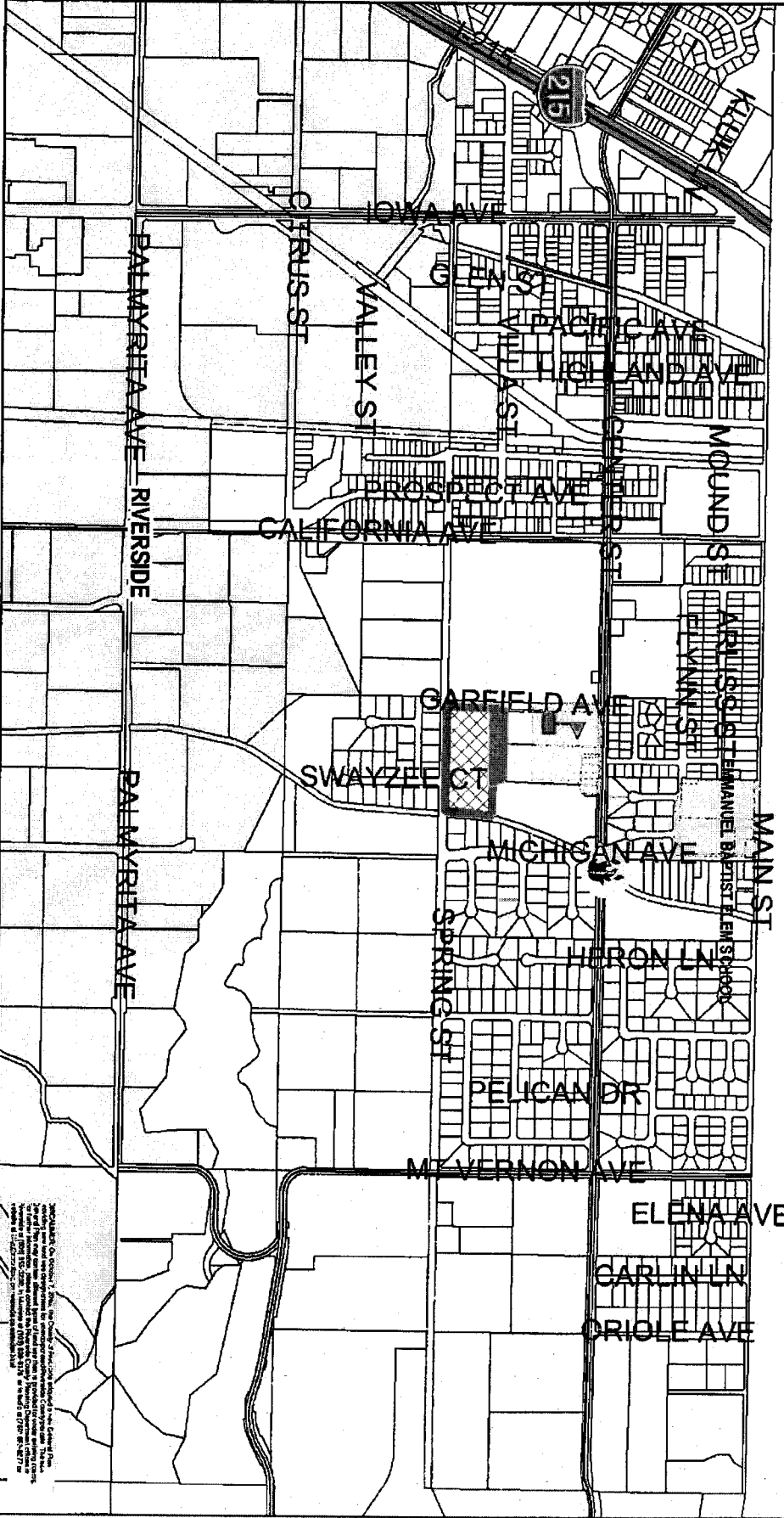
**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 28957, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Ashley  
District 5  
DATE DRAWN: 8/4/05

# TR28957 VICINITY MAP

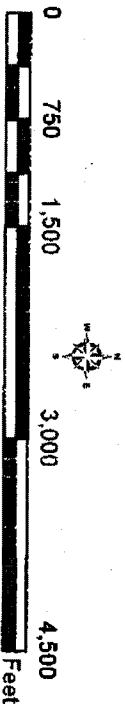
Planner: Russell Brady  
Date: 8/15/05  
Exhibit 5

SAN BERNARDINO COUNTY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: University  
District: T2SR4W  
Township/Range: T2SR4W  
Section: 8



ASSESSORS 255-06  
BK. PG. THOMAS  
BROS. PG 646 D6

NOTES: 1. This map is for informational purposes only. It is not intended to be used as a legal document. 2. The map is based on the most current information available to the Planning Department. 3. The map is subject to change without notice. 4. The map is not a guarantee of accuracy. 5. The map is not a warranty of performance. 6. The map is not a contract. 7. The map is not a representation of any kind. 8. The map is not a statement of opinion. 9. The map is not a recommendation. 10. The map is not a suggestion. 11. The map is not a proposal. 12. The map is not a plan. 13. The map is not a design. 14. The map is not a drawing. 15. The map is not a sketch. 16. The map is not a drawing. 17. The map is not a sketch. 18. The map is not a drawing. 19. The map is not a sketch. 20. The map is not a drawing. 21. The map is not a sketch. 22. The map is not a drawing. 23. The map is not a sketch. 24. The map is not a drawing. 25. The map is not a sketch. 26. The map is not a drawing. 27. The map is not a sketch. 28. The map is not a drawing. 29. The map is not a sketch. 30. The map is not a drawing. 31. The map is not a sketch. 32. The map is not a drawing. 33. The map is not a sketch. 34. The map is not a drawing. 35. The map is not a sketch. 36. The map is not a drawing. 37. The map is not a sketch. 38. The map is not a drawing. 39. The map is not a sketch. 40. The map is not a drawing. 41. The map is not a sketch. 42. The map is not a drawing. 43. The map is not a sketch. 44. The map is not a drawing. 45. The map is not a sketch. 46. The map is not a drawing. 47. The map is not a sketch. 48. The map is not a drawing. 49. The map is not a sketch. 50. The map is not a drawing. 51. The map is not a sketch. 52. The map is not a drawing. 53. The map is not a sketch. 54. The map is not a drawing. 55. The map is not a sketch. 56. The map is not a drawing. 57. The map is not a sketch. 58. The map is not a drawing. 59. The map is not a sketch. 60. The map is not a drawing. 61. The map is not a sketch. 62. The map is not a drawing. 63. The map is not a sketch. 64. The map is not a drawing. 65. The map is not a sketch. 66. The map is not a drawing. 67. The map is not a sketch. 68. The map is not a drawing. 69. The map is not a sketch. 70. The map is not a drawing. 71. The map is not a sketch. 72. The map is not a drawing. 73. The map is not a sketch. 74. The map is not a drawing. 75. The map is not a sketch. 76. The map is not a drawing. 77. The map is not a sketch. 78. The map is not a drawing. 79. The map is not a sketch. 80. The map is not a drawing. 81. The map is not a sketch. 82. The map is not a drawing. 83. The map is not a sketch. 84. The map is not a drawing. 85. The map is not a sketch. 86. The map is not a drawing. 87. The map is not a sketch. 88. The map is not a drawing. 89. The map is not a sketch. 90. The map is not a drawing. 91. The map is not a sketch. 92. The map is not a drawing. 93. The map is not a sketch. 94. The map is not a drawing. 95. The map is not a sketch. 96. The map is not a drawing. 97. The map is not a sketch. 98. The map is not a drawing. 99. The map is not a sketch. 100. The map is not a drawing.

Supervisor Ashley  
District 5

DATE DRAWN 8/4/05

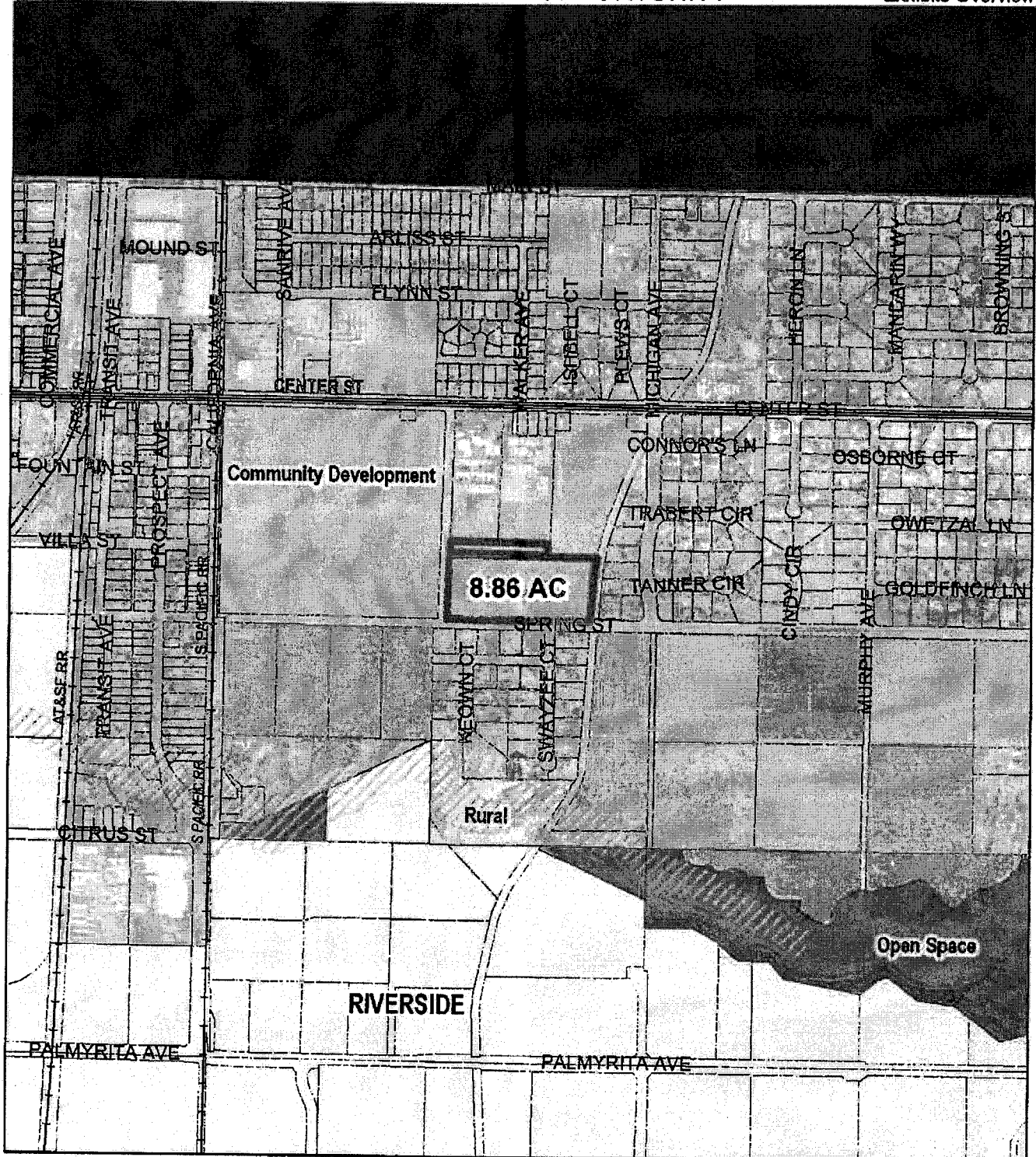
TR28957

DEVELOPMENT OPPORTUNITY

Planner: Russell Brady

Date: 8/15/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: **University**  
Township/Range: T2SR4W  
SECTION: 8



ASSESSORS 255-06  
BK. PG.

THOMAS 646 D6  
BROS.PG

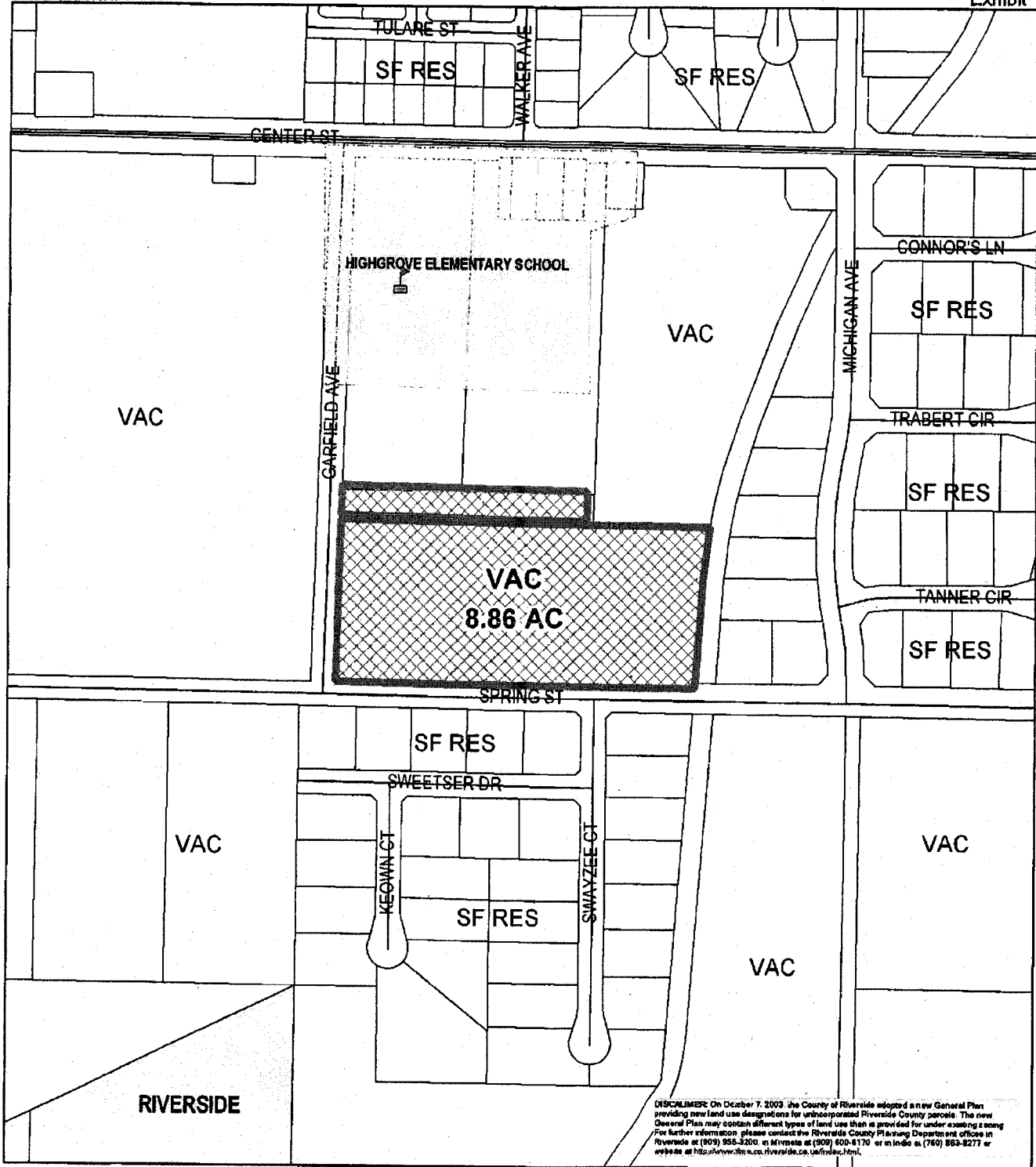
Supervisor Ashley  
District 5

# TR28957 Land Use

Planner: Russell Brady  
Date: 8/15/05

DATE DRAWN: 8/4/05

Exhibit 1



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **University**  
Township/Range: T2SR4W  
Section: 8



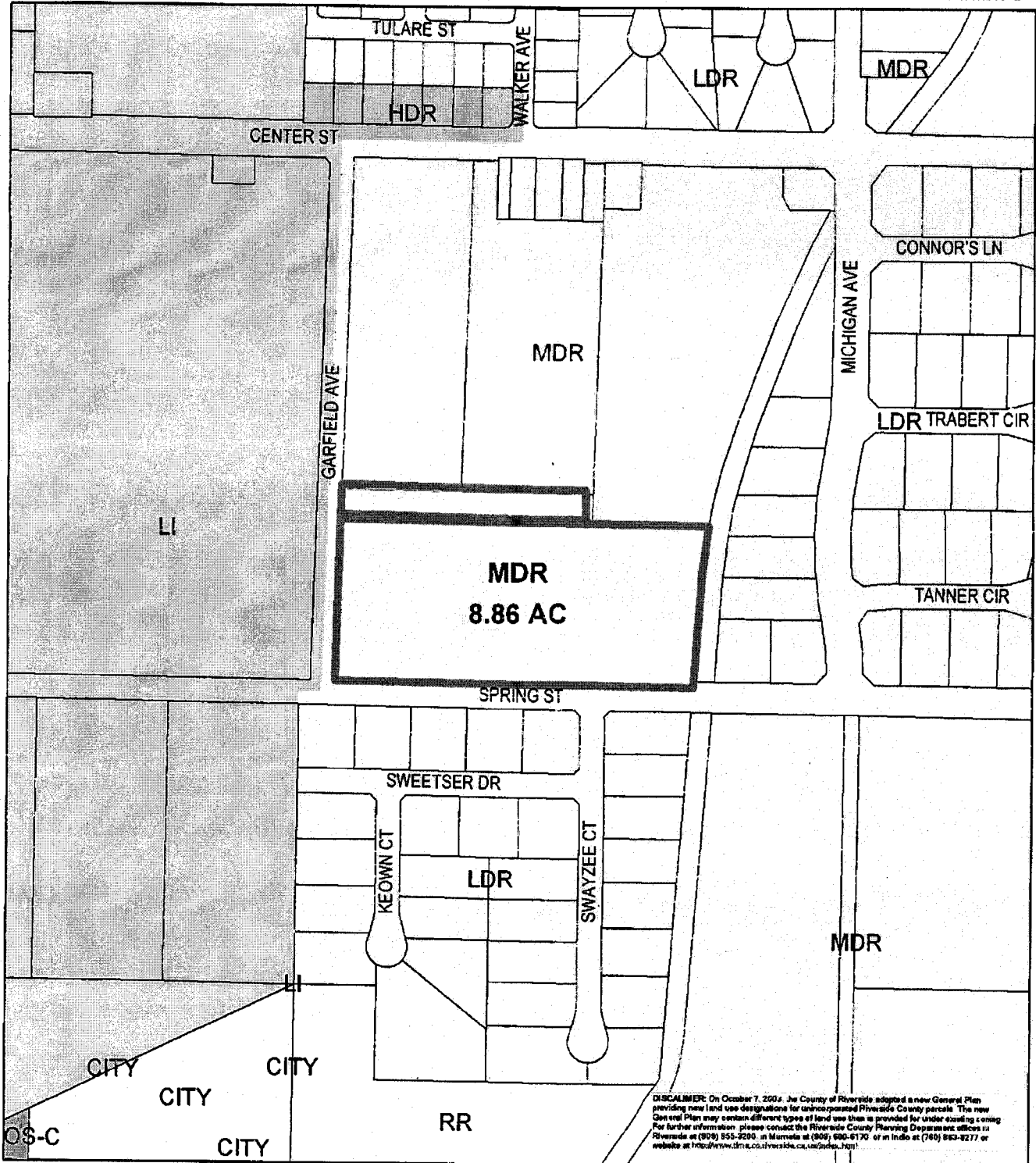
ASSESSORS 255-06  
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THOMAS 646 D6  
BROS.PG



Supervisor Ashley  
 District 5  
 DATE DRAWN: 8/4/05

**TR28957**  
 General Plan

Planner: Russell Brady  
 Date: 8/15/05  
 Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **University**  
 Township/Range: **T2SR4W**  
 Section: **8**



ASSESSORS  
 BK. PG. **255-06**  
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 BROS.PG **646 D6**

Supervisor Ashley  
District 5

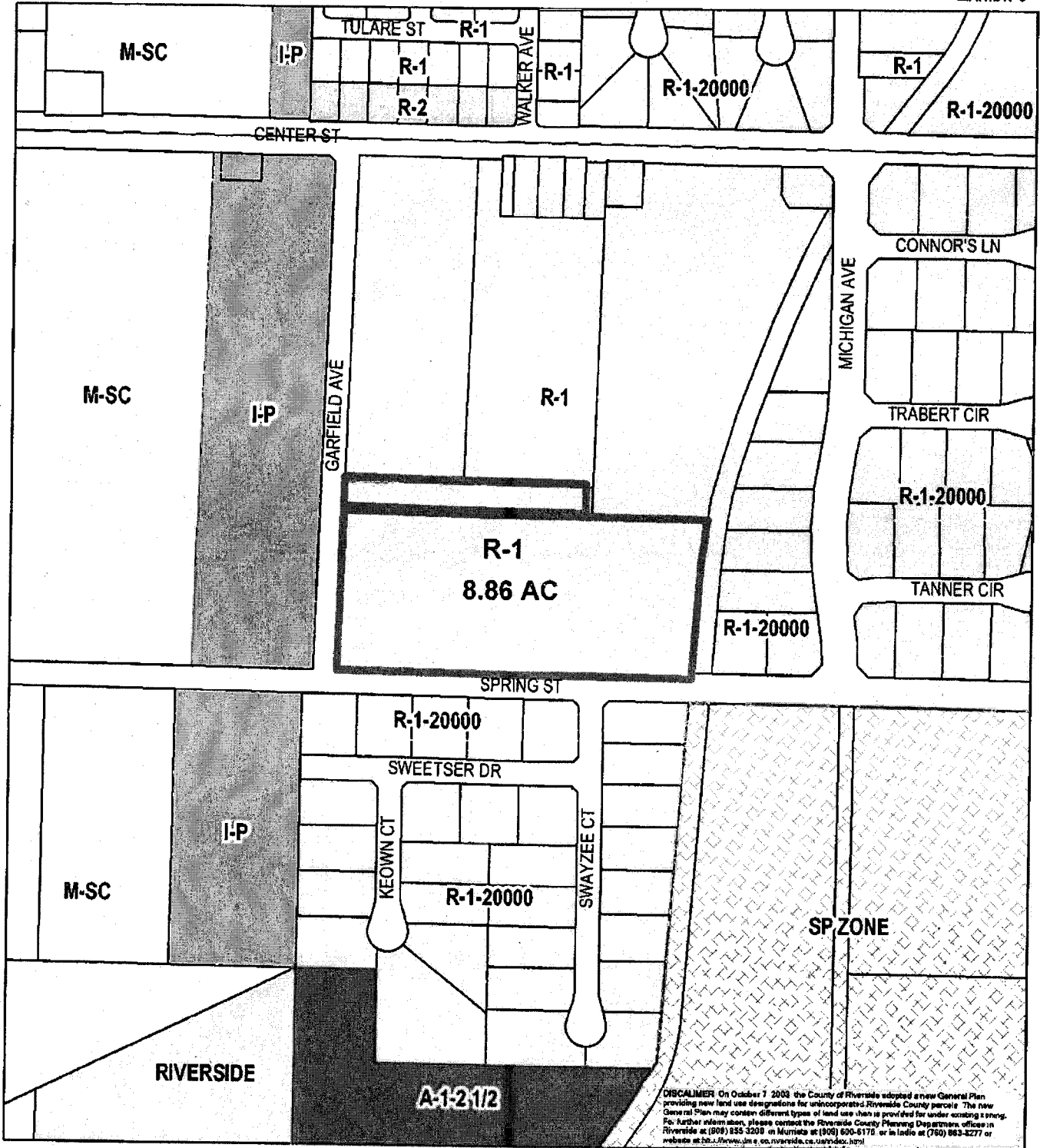
DATE DRAWN: 8/4/05

# TR28957 EXISTING ZONING

Planner: Russell Brady

Date: 8/15/05

Exhibit 3



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 (909) 855-3208 or Murietta at (909) 600-6170 or in Indio at (760) 863-3277 or website at <http://www.pln.eo.riverside.ca.us/rpd/plan.htm>

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **University**  
Township/Range: T2SR4W  
Section: 8



ASSESSORS  
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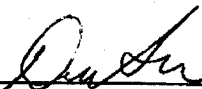
# Extension of Time Environmental Determination

Project Case Number: TR28957  
 Original E.A. Number: 37700  
 Extension of Time No.: Second  
 Original Approval Date: January 11, 2006  
 Project Location: : North of Spring St. and east of Garfield Ave.

Project Description: Schedule 'A' subdivision of 8.86 acres into 36 lots.

On January 11, 2006, 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: 10/19/16  
 For Steve Weiss, Planning Director

**From:** Susan J. Paradiso [mailto:SJParadiso@drhorton.com]

**Sent:** Monday, October 17, 2016 12:08 PM

**To:** Harris, Dionne

**Subject:** 2nd EOT Conditions of Approval to acceptance for TR28957 revision (Highgrove Parcel A - TTM Extension)

Good Morning Dionne,

Please accept this email as acceptance of the attached condition for TR28957.

All the Best,

**Susan Paradiso**

SR. PROJECT MANAGER

South Coast / Inland Empire Division

Western Pacific Housing Inc., a Delaware corporation

Db a D. R. Horton, *America's Builder*

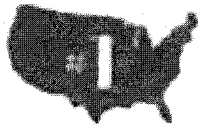
2280 Wardlow Circle, Suite 100

Corona, CA 92880

P: 951.739.5482

F: 855.816.5850

C: 951.403.0160



**AMERICA'S #1 HOMEBUILDER  
14 YEARS IN A ROW**

09/02/16  
12:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7

EOT2- SOLID WASTE SERVICE

RECOMMND

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