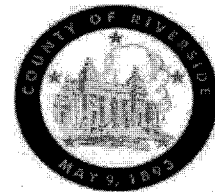


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.4
(ID # 3236)

MEETING DATE:
Tuesday, January 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837 – Applicant: FVS Partners, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 99.77 Gross Acres - Zoning: One-Family Dwelling (R-1) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision of 99.77 acres into 335 single family lots – REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837. 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. 30837 will now expire on October 19, 2017.

ACTION: Consent

Steven Weiss, Director 12/21/2016

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 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: Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map No. 30837 was originally approved at Planning Commission on July 28, 2004. The Map proceeded to the Board of Supervisors with Change of Zone No. 6729 and General Plan Amendment No. 660 and was approved on October 19, 2004.

The County Planning Department, as part of this Extension of Time review, recommends the addition of two (2) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new 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. 30837 on November 2, 2016. The Planning Commission approved the project by a vote of 4-0 (Commissioner Sanchez 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.

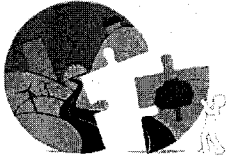
Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 1.3

THIRD EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 30837** – Applicant: FVS Partners, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 99.77 Gross Acres – Zoning: One-Family Dwelling (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivide 99.77 acres into 335 single family lots.

II. PROJECT DESCRIPTION:

Third Extension Of Time For Tentative Tract Map No. 30837, extending the expiration date to October 19, 2017.

III. PLANNING COMMISSION ACTION:

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


APPROVED THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837,
extending the expiration date to October 19, 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.

1.3

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 30837
THIRD EXTENSION OF TIME
Applicant: FVS Partners, 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 of a Schedule 'A' subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots and a 6.3 acre park 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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837.

BACKGROUND:

The Tentative Tract Map No. 30837 was originally approved at Planning Commission on July 28, 2004. The Map proceeded to the Board of Supervisors with Change of Zone No. 6729 and General Plan Amendment No. 660 and was approved October 19, 2004.

The County Planning Department, as part of this Extension of Time review, recommends the addition of two (2) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 06, 2016) indicating the acceptance of the two (2) recommended conditions.

12

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.

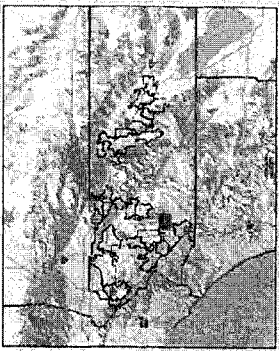
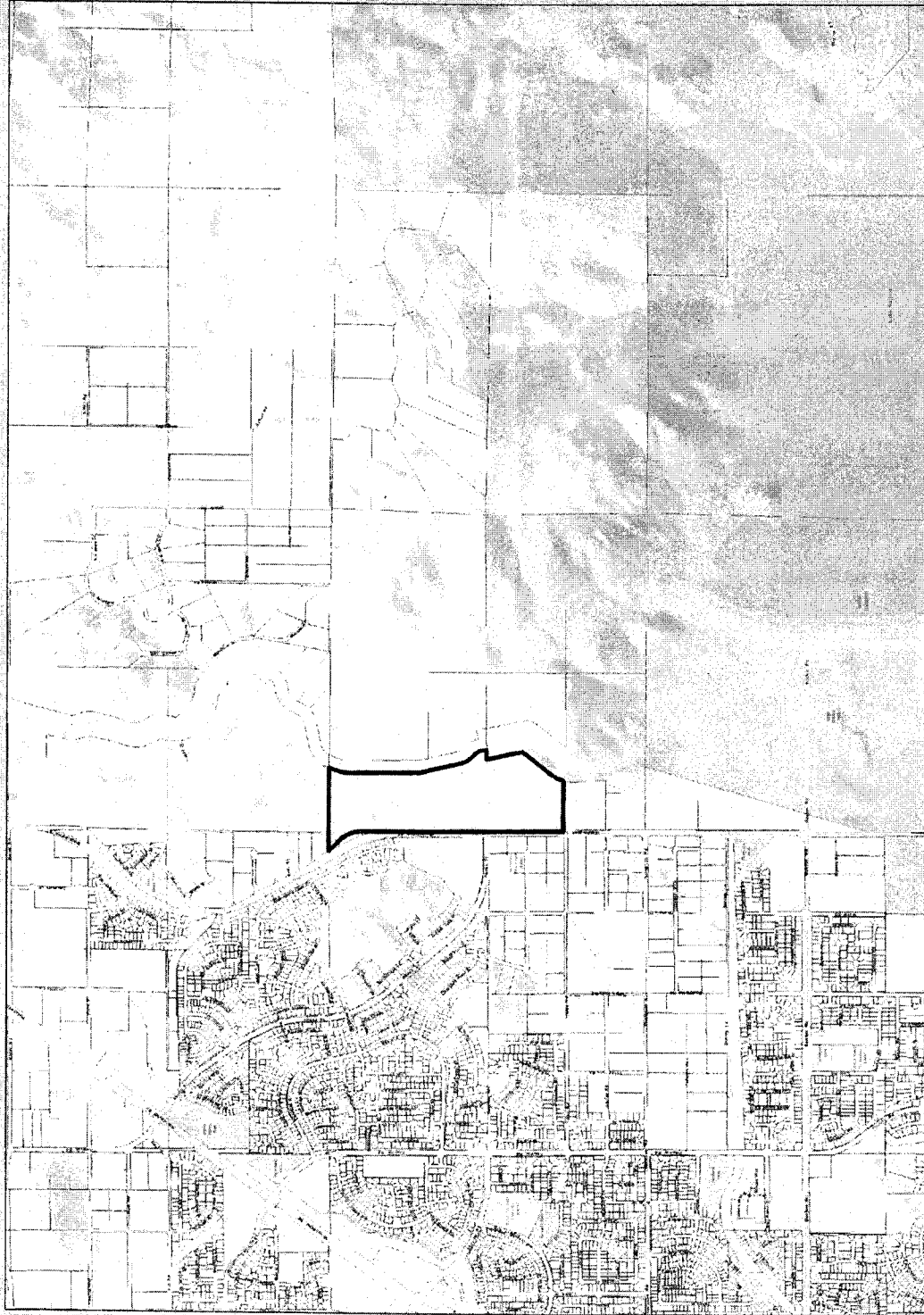
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 October 19, 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. 30837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2017, subject to all the previously approved and amended Conditions of Approval.

**TR30837
VICINTY MAP**



- Legend**
-  City Boundaries
 -  Cities
 -  World Street Map



0 3,107 6,214 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/12/2016 10:08:58 AM

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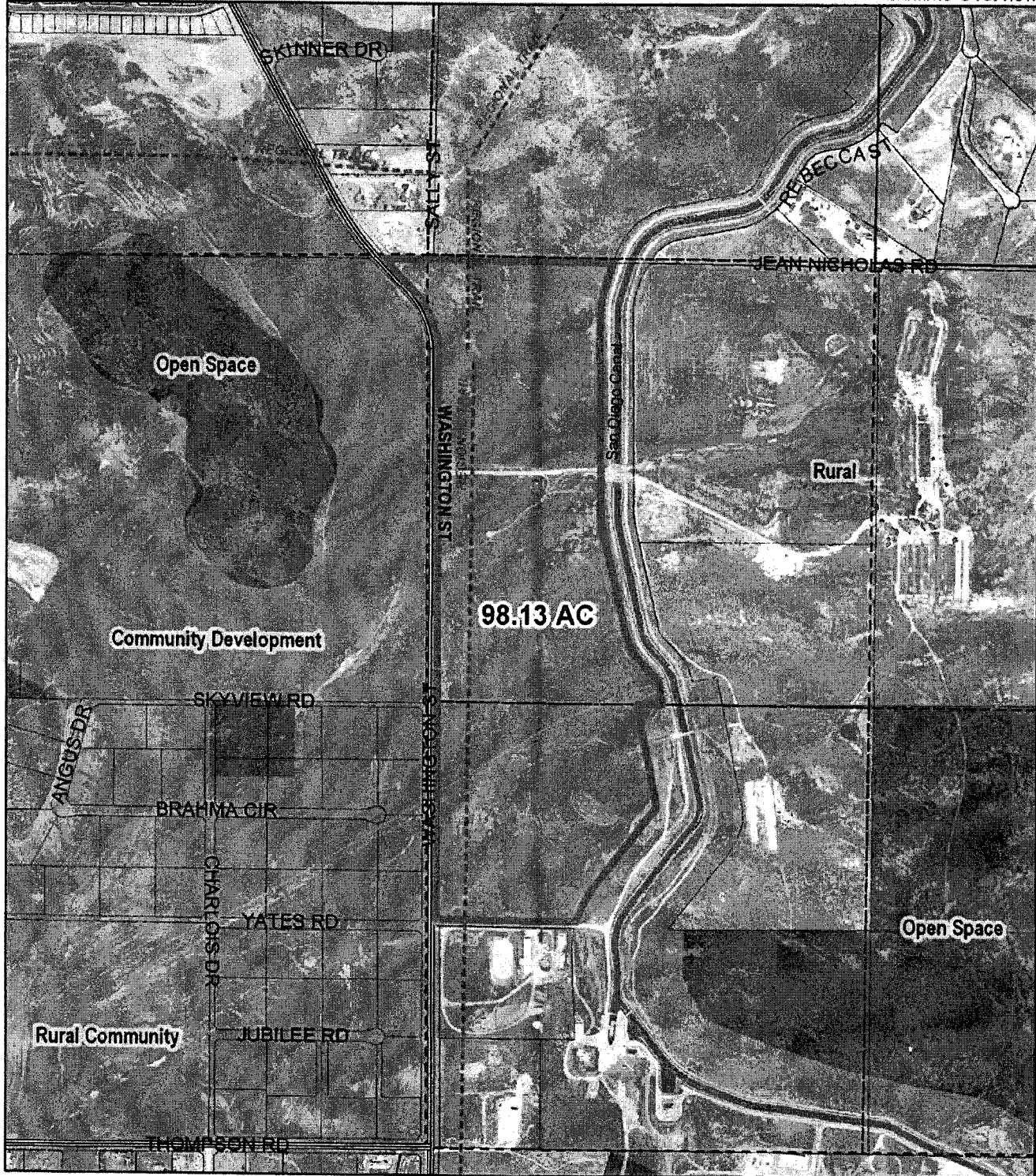
Notes

Supervisor Venable
District 3
DATE DRAWN 07/14/04

CZ06729 TR30837

DEVELOPMENT OPPORTUNITY

Planner: Andrew Huneck
Date: 07/28/04
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Rancho California**
Township/Range: T6SR2W
SECTION: 34



ASSESSORS 467 - 26
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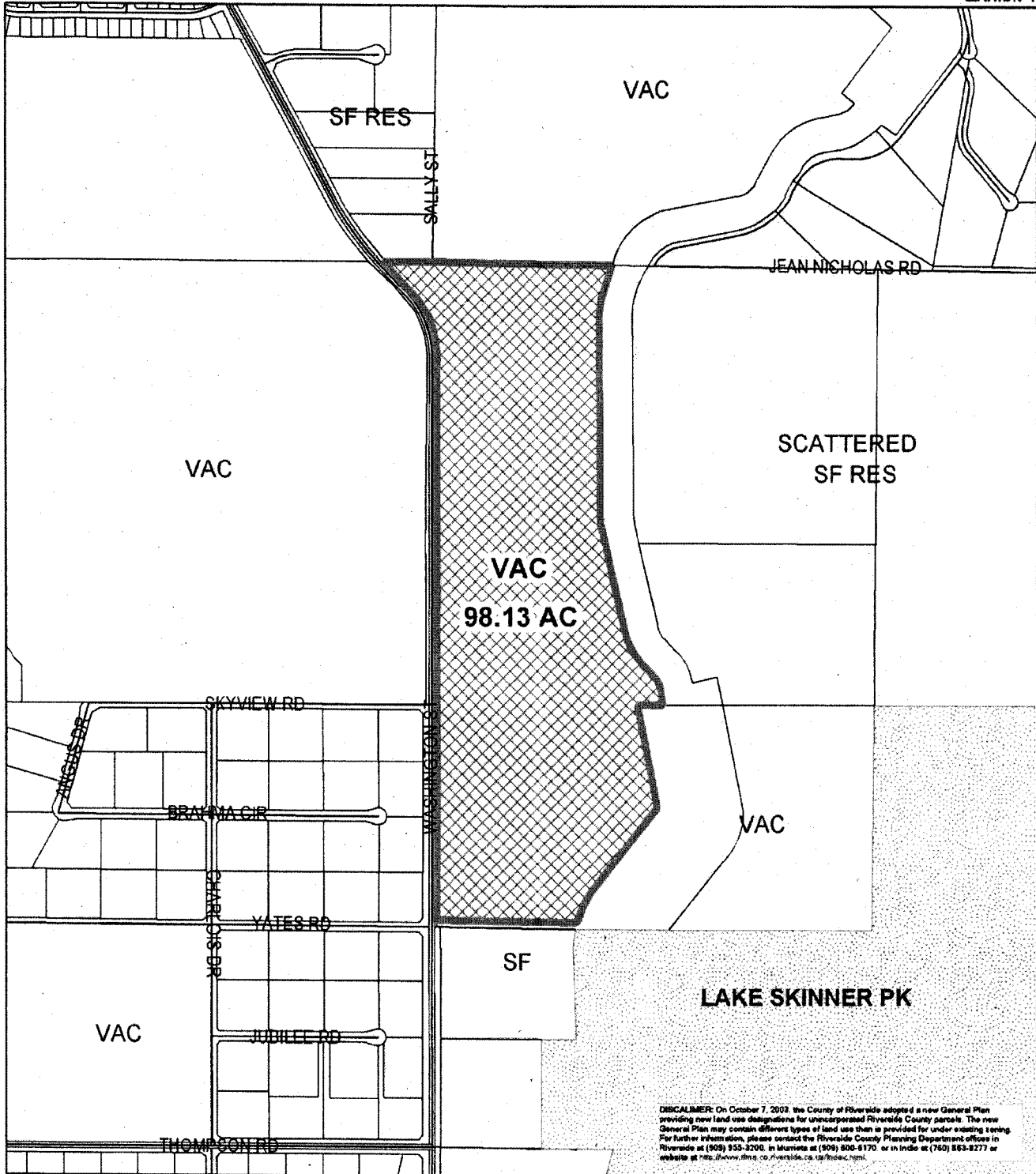
Supervisor Venable
District 3
DATE DRAWN: 07/14/04

CZ06729 TR30837

Land Use

Planner: Andrew Huneck
Date: 07/28/04

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**
Township/Range: T6SR2W
Section : 34



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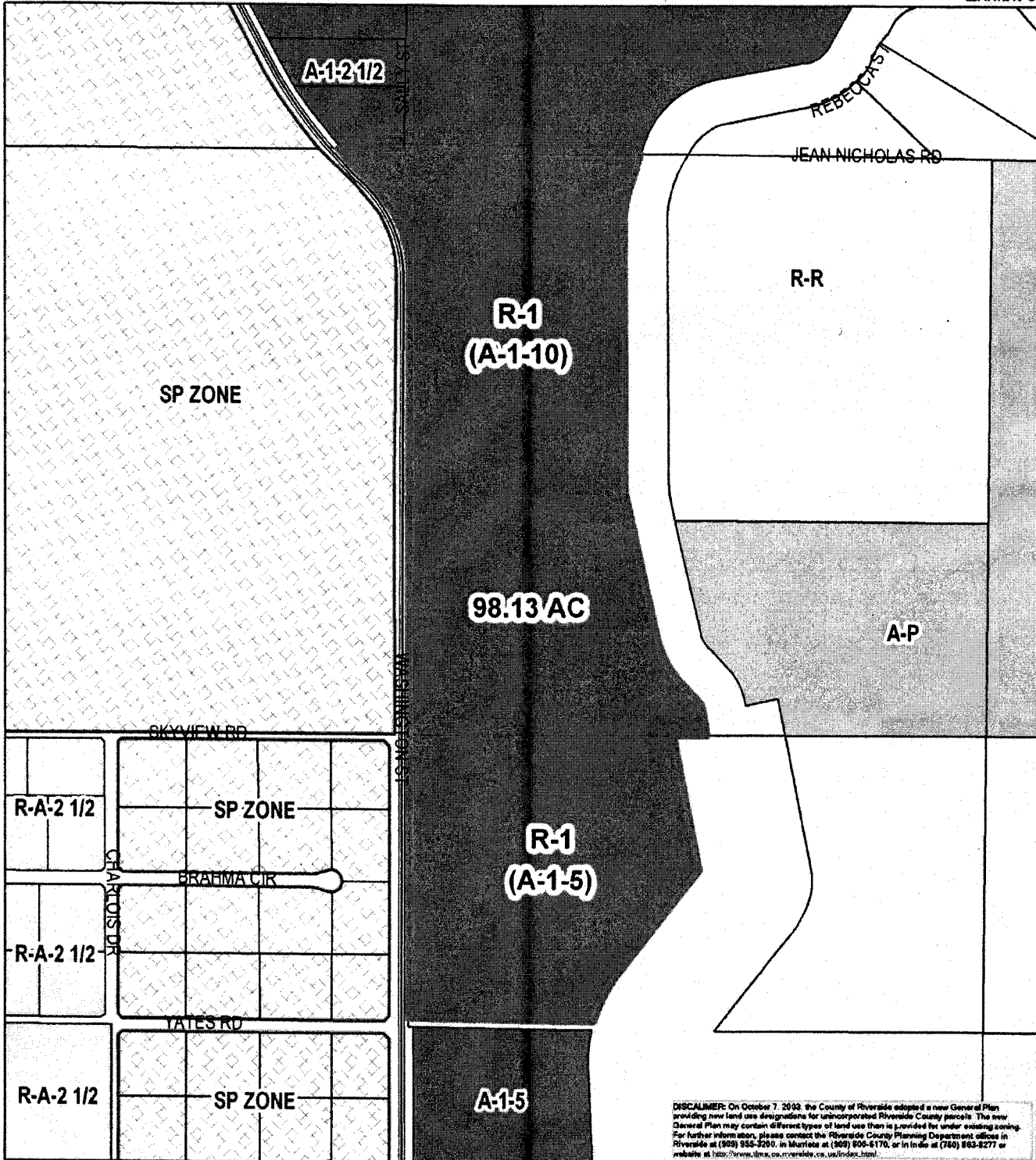
Supervisor Venable
District 3

CZ06729 TR30837 PROPOSED ZONING

Planner: Andrew Huneck
Date: 07/28/04

DATE DRAWN: 07/14/04

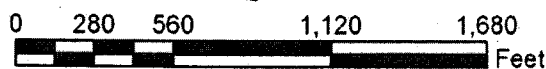
Exhibit 3



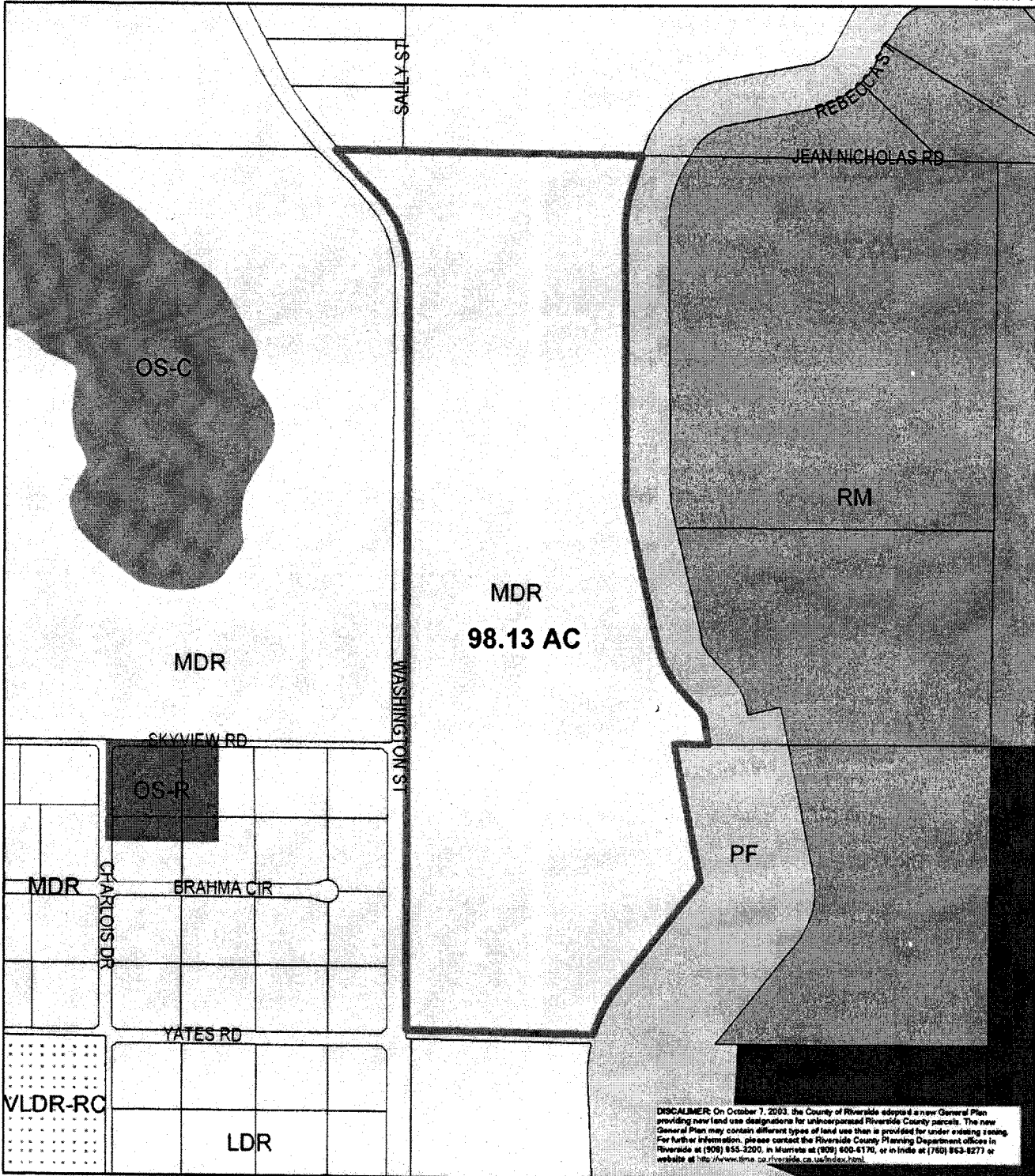
DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2200, in Murrieta at (951) 906-6170, or in Indio at (760) 963-8277 or visit us at <http://www.sims.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Rancho California**
Township/Range: T6SR2W
Section : 34



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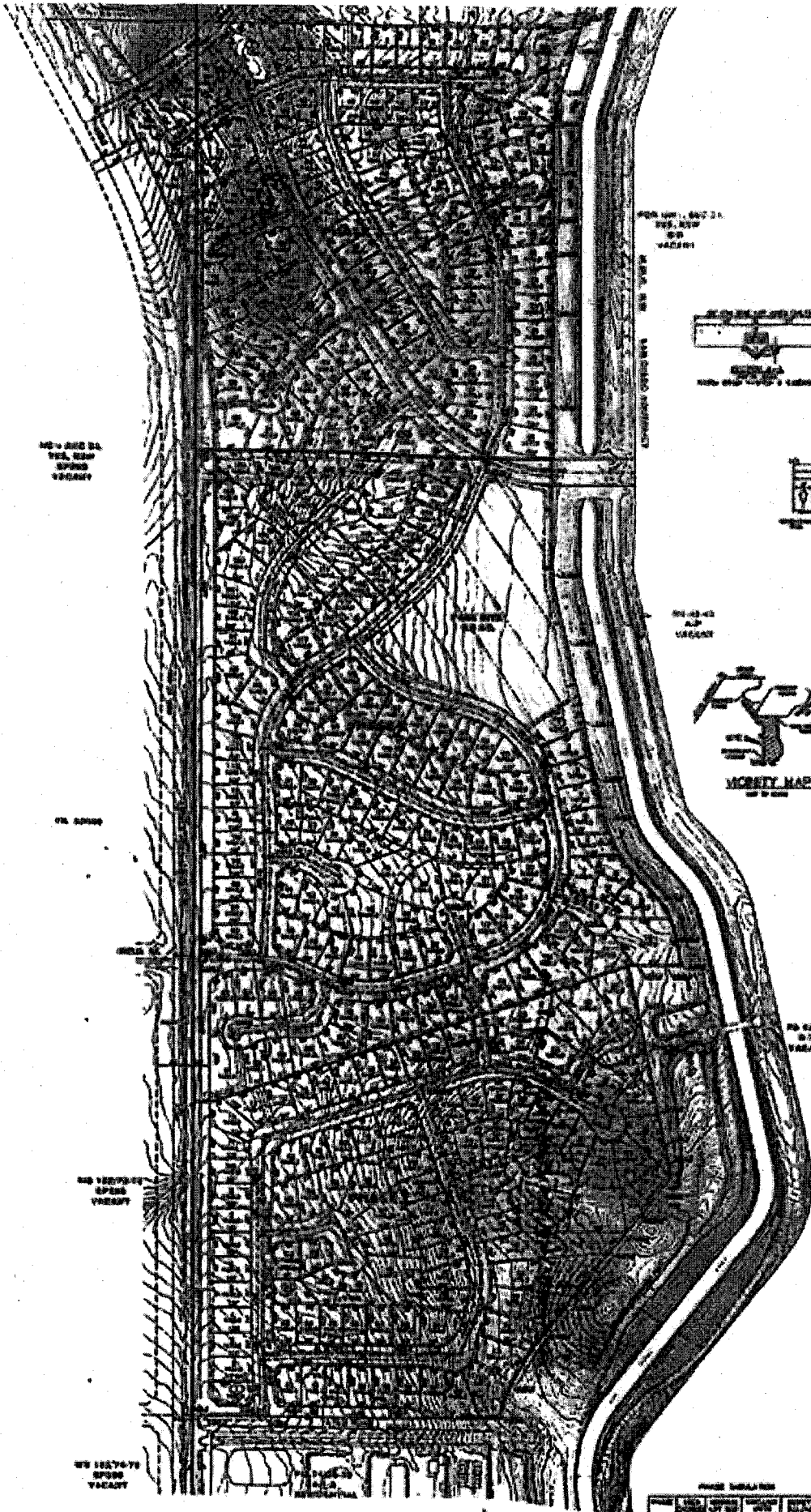


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
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Township/Range: **T6SR2W**
Section : 34

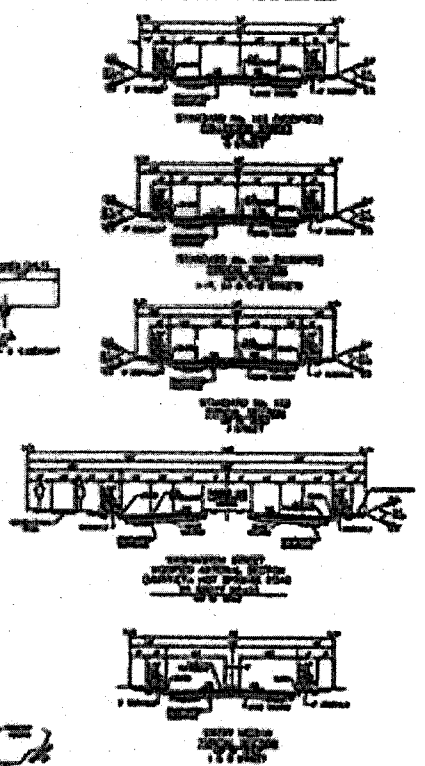


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Extension of Time Environmental Determination

Project Case Number: TR30837
Original E.A. Number: 38835
Extension of Time No.: Third
Original Approval Date: October 19, 2004
Project Location: - East of Washington Street, south of Sally Street, and north of Yated Road.

Project Description: Schedule 'A' subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots and a 6.3 acre park lot.

On October 19, 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

Date: 10/12/16
For Steve Weiss, Planning Director

MISSION
PACIFIC
LAND COMPANY

October 6, 2016

Dionne Harris
Urban Regional Planner I

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

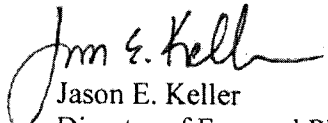
Subject: TR30837 – Third Extension of Time Conditions of Approval

Dear Ms. Harris,

We are in receipt of your email dated September 30, 2016 recommending the addition of two conditions of approval as part of the TTM extension of time approval. We have reviewed Condition of Approval 50. E Health #6 and 50. E Health #7 and find these conditions acceptable.

Please contact me if you need any further information to complete the time extension process.

Sincerely,


Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

09/29/16
17:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT3 -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 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.