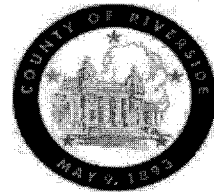


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.5
(ID # 3321)

MEETING DATE:

Tuesday, January 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100 – Applicant: La Ventana Partners 77, LLC – Third Supervisorial District – Winchester Zoning District - Harvest Valley/ Winchester - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Community Development: Medium High Density Residential (CD: MHDR) (2-8 dwelling units per acre) and Open Space – Recreation (OS-R) – Location: Southerly of Simpson Road, easterly of La Ventana Road, north of Olive Road, and west of Leon Road – 77 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to subdivide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot – REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100. 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. 31100 will now expire on September 14, 2017.

ACTION: Consent

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
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. 31100 was originally approved at Planning Commission on July 26, 2006. The Map proceeded to the Board of Supervisors and was approved on August 29, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of eight (8) 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 first extension of time for Tentative Tract Map No. 31100 on November 2, 2016. The Director's Hearing or Planning Commission approved the project by a 4-0 vote (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 1.1

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31100 – Applicant: La Ventana Partners 77, LLC – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester – Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Community Development: Medium High Density Residential (CD:MHDR) (2-8 dwelling units per acre) and Open Space – Recreation (OS-R) – Location: Southerly of Simpson Road, easterly of La Ventana Road, north of Olive Road, and west of Leon Road – 77 Gross Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – **APPROVED PROJECT DESCRIPTION:** Schedule 'A' subdivision to divide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot.

II. PROJECT DESCRIPTION:

First Extension of Time for Tentative Tract Map No. 31100, extending the expiration date to September 14, 2017.

III. PLANNING COMMISSION ACTION:

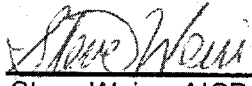
Motion by Commissioner Valdivia, 2nd by Commissioner Taylor Berger
A vote of 4-0 (Commissioner Sanchez absent)

APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31100,
extending the expiration date to September 14, 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. 177
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31100
FIRST EXTENSION OF TIME
Applicant: La Ventana Partners 77, 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 to divide 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space 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:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100.

BACKGROUND:

The Tentative Tract Map No. 31100 was originally approved at Planning Commission on July 26, 2006. The Map proceeded to the Board of Supervisors and was approved on August 29, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of eight (9) 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 September 30, 2016) indicating the acceptance of the eight (9) 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 July 26, 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:

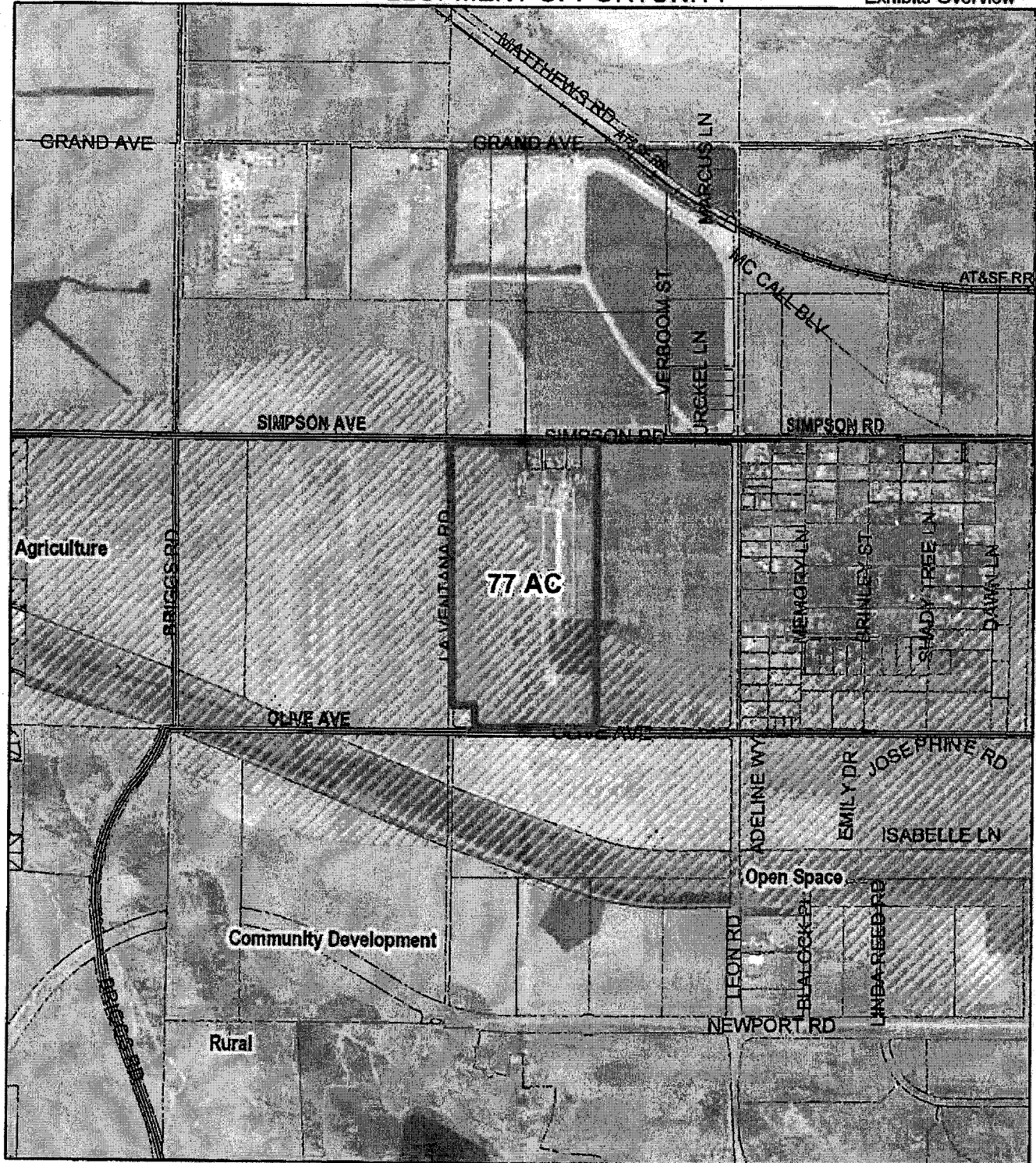
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31100, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 26, 2017, subject to all the previously approved and amended Conditions of Approval.

Supervisor Stone
District 3
DATE DRAWN 3/13/06

TR31100

DEVELOPMENT OPPORTUNITY

Planner: Russell Brady
Date: 3/17/06
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**
Township/Range: T5SR2W
SECTION: 30



ASSESSORS 461-15
BK. PG.
THOMAS 839 A7
BROS.PG

Supervisor Stone
District 3

DATE DRAWN: 3/13/06

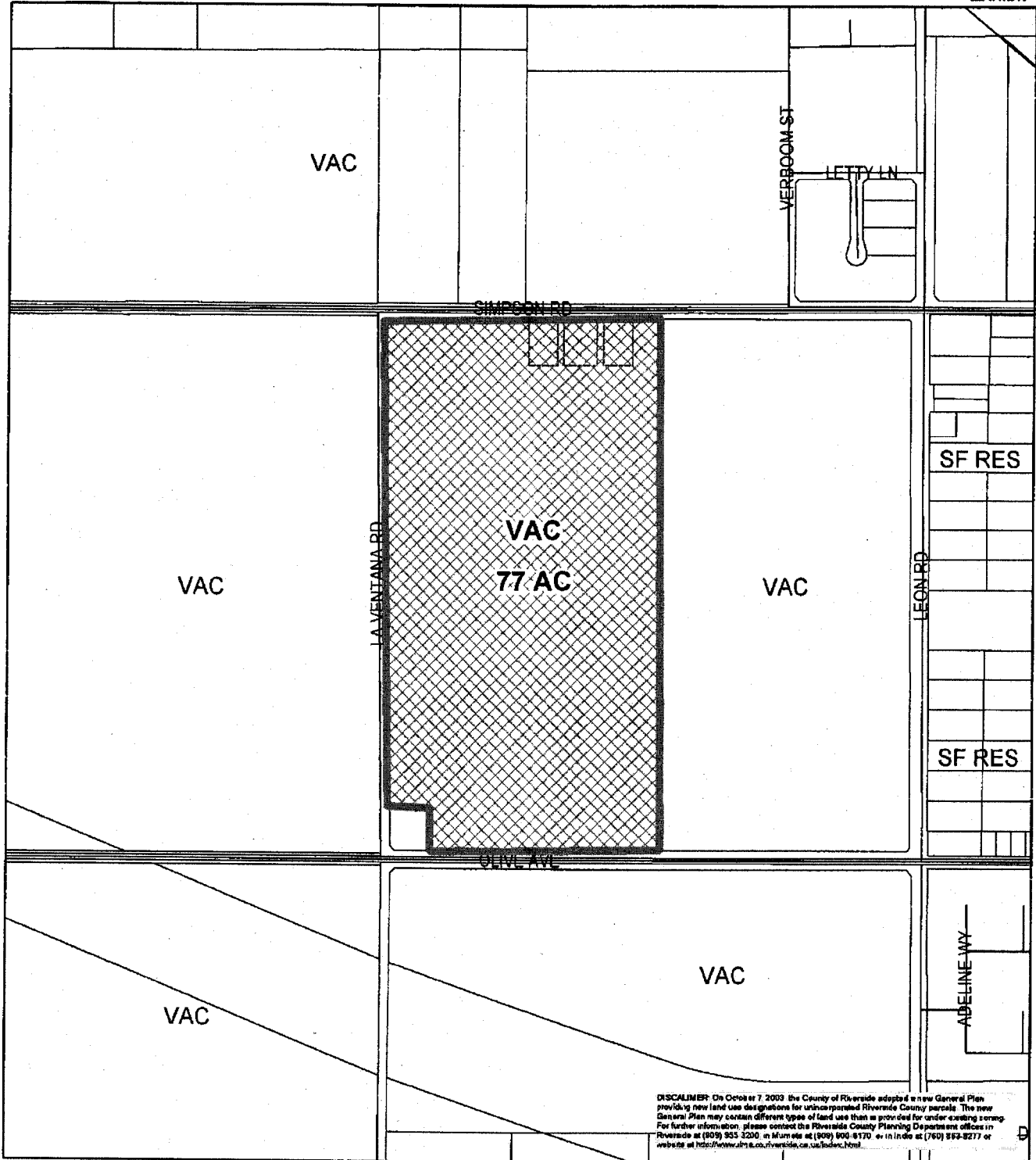
TR31100

Land Use

Planner: Russell Brady

Date: 3/17/06

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 30

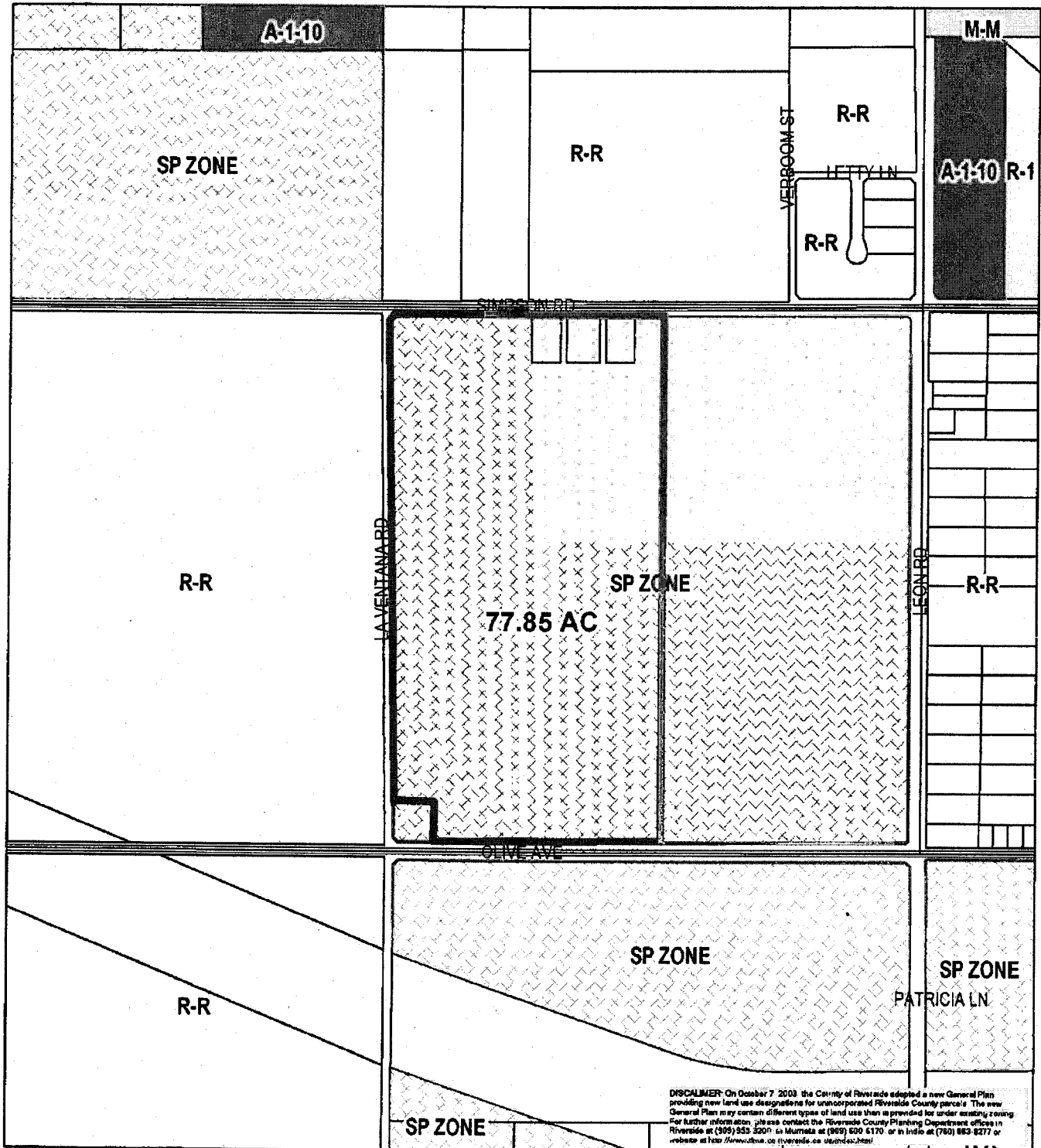


ASSESSORS 461-15
BK. PG.
THOMAS 839 A7
BROS.PG

Supervisor Stone
 District 3
 DATE DRAWN: 3/13/06

TR31100
 EXISTING ZONING

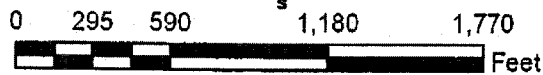
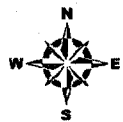
Planner: Russell Brady
 Date: 3/17/06
 Exhibit 3



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 (951) 953-3200 or in Murietta at (951) 800-1170 or in Indio at (760) 953-3277 or website at <http://www.cofra.ca.gov/riverside-ca-usinfo.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: T5SR2W
 Section : 30

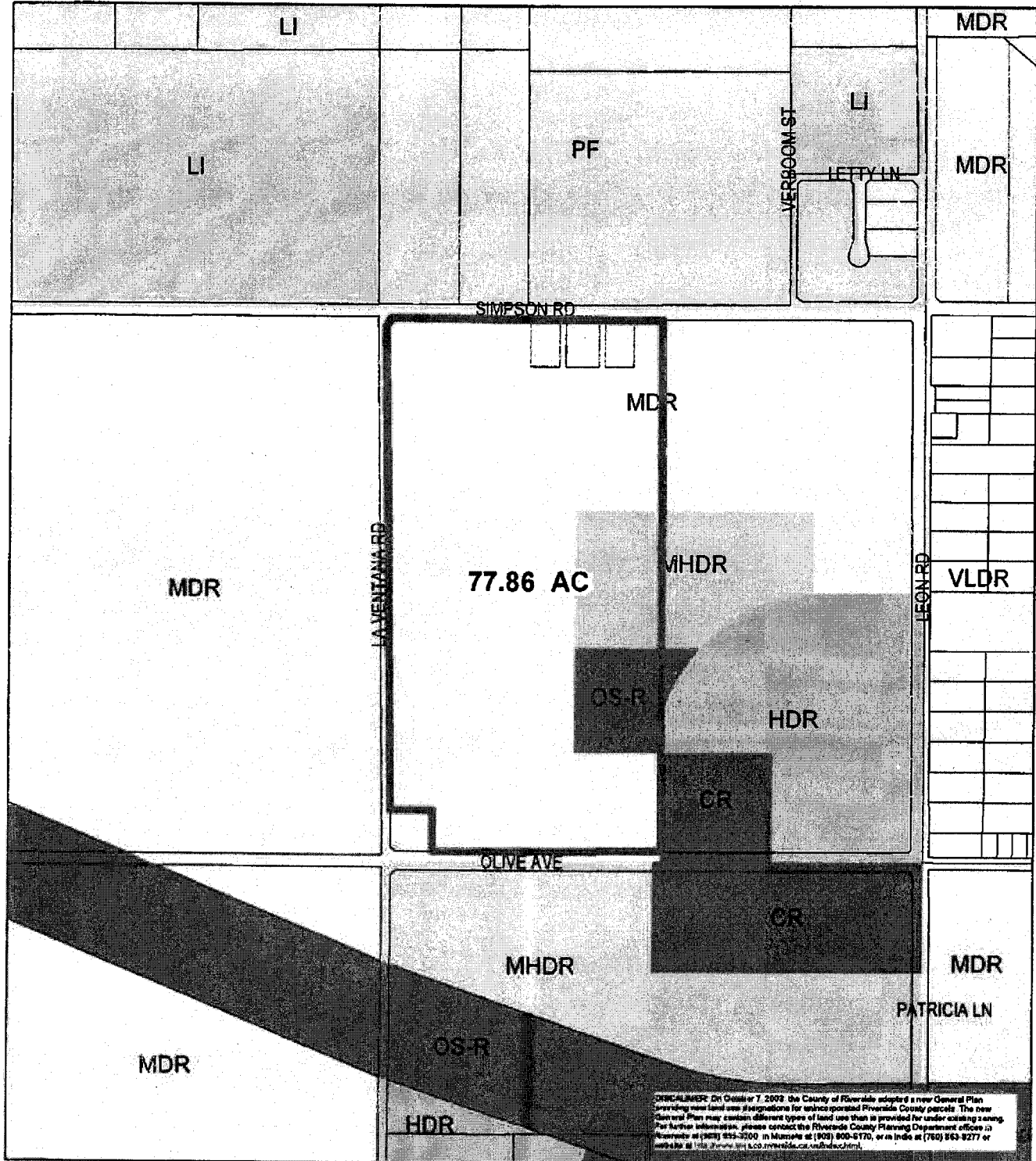


ASSESSORS
 BK. PG. 461-15
 THOMAS
 BROS.PG 839 A7

Supervisor Stone
District 3
DATE DRAWN: 3/13/06

TR31100 General Plan

Planner: Russell Brady
Date: 3/17/06
Exhibit 5

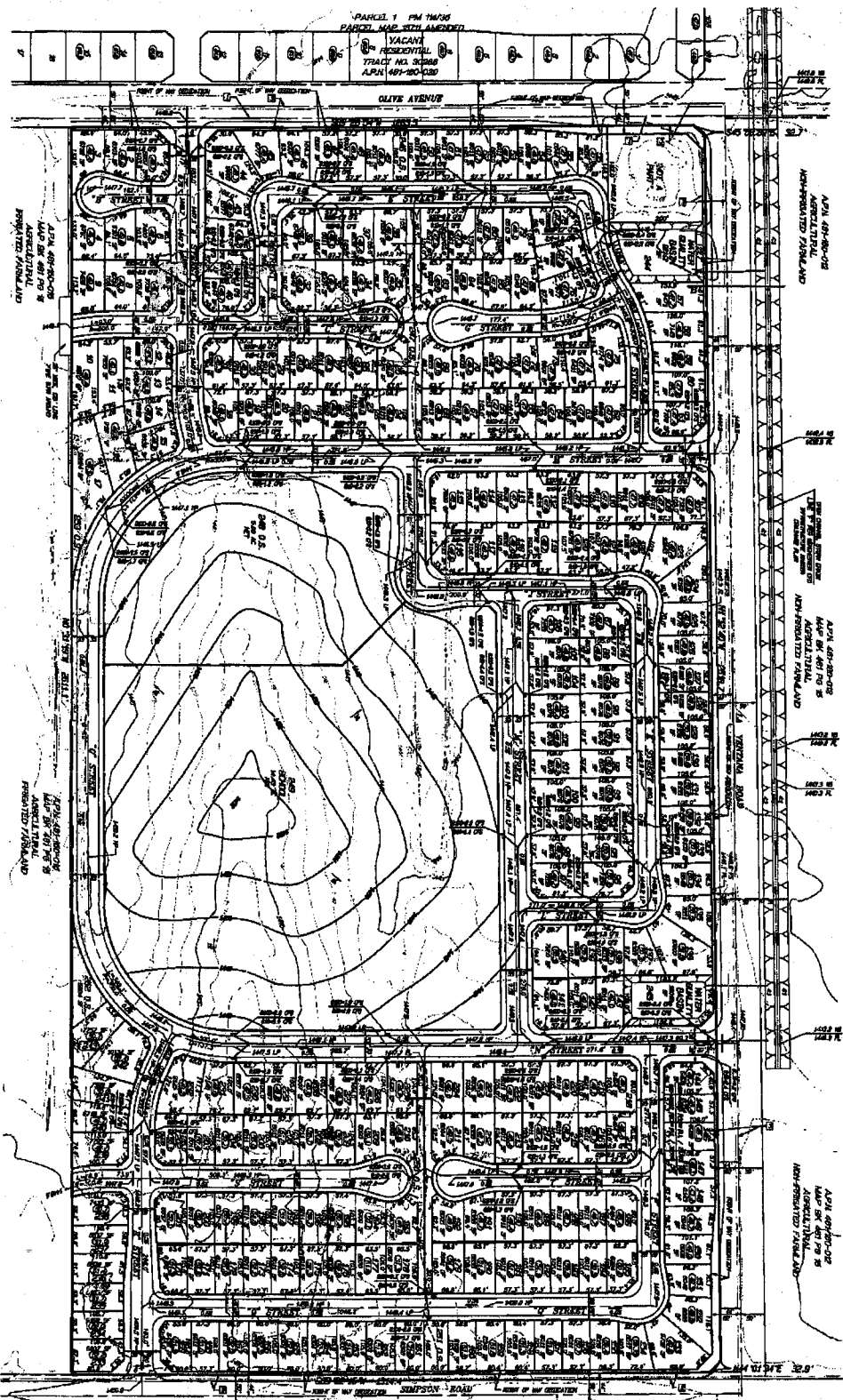


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 30



ASSESSORS
BK. PG. 461-15
THOMAS
BROS.PG 839 A7



PARTIAL 1 PM 12400
 PARCEL MAP WITH AMENDED
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

APN 481-90-000
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

APN 481-90-000
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

APN 481-90-000
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

APN 481-90-000
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

APN 481-90-000
 VACANT
 RESIDENTIAL
 TRACT NO. 30888
 APN 481-90-020

VACANT
 RESIDENTIAL
 APN 481-90-002
 MAP BK 481 PG 14

VACANT
 RESIDENTIAL
 APN 481-90-006
 MAP BK 481 PG 14

VACANT
 RESIDENTIAL
 APN 481-90-008
 MAP BK 481 PG 14

GRAPHIC SCALE
 0 50 100 150
 1" = 100'

TENTATIVE MAP	
TRACT NO. 31100	
DRAWN BY: W. J. WEBB	
CHECKED BY: W. J. WEBB	
DATE: 1/1/14	
SCALE: AS SHOWN	
SHEET NO. 1 OF 1	
THE CITY ENGINEER'S OFFICE	
CITY OF LOS ANGELES	

AMENDED MAP NO. 4



Extension of Time Environmental Determination


Project Case Number: TR31100
 Original E.A. Number: 39229
 Extension of Time No.: First
 Original Approval Date: July 26, 2006

Project Location: – South of Simpson Road, east of La Ventana Road, north of Olive Road, and west of Leon Road.

Project Description: Schedule 'A' subdivision to divide a 77 acres into 286 residential lots (minimum lot size 6,000 sq. ft.) and 1 open space lot.

On July 26, 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

Date: 10/11/16

 For Steve Weiss, Planning Director

September 30, 2016

To: Dionne Harris

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR31100

Ms. Harris:

I am the applicant for the EOT Case TR31100. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.7 – EOT1-SOLID WASTE SERVICE
50-E-HEALTH.8 – EOT1-WATER & SEWER WILL SERVE
50-E-HEALTH.9 – EOT1-PHASE I ESA REQUIRED

2. Prior to Grading Permit Issuance

60-EPD.2 – EOT1 – MBTA SURVEY
60.FLOOD RI.7 – EOT1 – MAP WQMP CONDITIONS

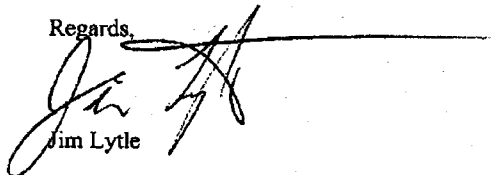
3. Prior to Building Permit Issuance

80.EPD.1 – EOT1 – MAP- MBTA REPORT

4. Prior to Building Final Inspection

90.BS-GRADE.6 – EOT1 – REQ'D GRADING INSPECTIONS
90.BS-GRADE.7 – EOT1 – PRECISE GRADING APPROVAL
90.BS-GRADE.8 – EOT1 – WQMP ANNUAL INSPECTION FEE

Regards,


Jim Lytle

09/30/16
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in

09/30/16
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY EOT1 (cont.)

RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 7

MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

MAP - MBTA REPORT EOT1

RECOMMND

Prior to the issuance of any building permits the biologist who conducted the MBTA surveys shall submit a written report to EPD for review. At a minimum the report shall provide survey results and will provide details regarding any mitigation that was employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6

EOT1- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance

09/30/16
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 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. 8 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. 9 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.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2 EPD - MBTA SURVEY EOT1 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 September 15th). 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, 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

09/30/16
12:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31100

Parcel: 461-150-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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.