

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



ITEM
1.7
(ID # 3274)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 24, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687 – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 – acre minimum) – Location: Easterly of Trade Winds Drive, northerly of Mapes Road, and westerly of Palomar Road – 40.17 Acres – Zoning: Rural Residential (R:RR) – APPROVED PROJECT DESCRIPTION: Schedule ‘B’ subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots - REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687. 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. 31687 will now expire on May 25, 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. 31687 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was approved on July 26, 2005.

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 second extension of time for Tentative Tract Map No. 31687 on November 2, 2016. The 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 1.4

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31687 – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 – acre minimum) – Location: Easterly of Trade Winds Drive, northerly of Mapes Road, and westerly of Palomar Road – 40.17 Acres – Zoning: Rural Residential (R:RR) – **APPROVED PROJECT DESCRIPTION:** Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687, extending the expiration date to May 25, 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. **1.4**
Area Plan: Harvest Valley/Winchester
Zoning Area: Romoland
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31687
SECOND EXTENSION OF TIME
Applicant: Watermarke Homes, 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 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space 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. 31687

BACKGROUND:

The Tentative Tract Map No. 31687 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was approved on July 26, 2005.

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 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 June 17, 2016) indicating the acceptance of the eight (8) 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 May 25, 2017. 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.

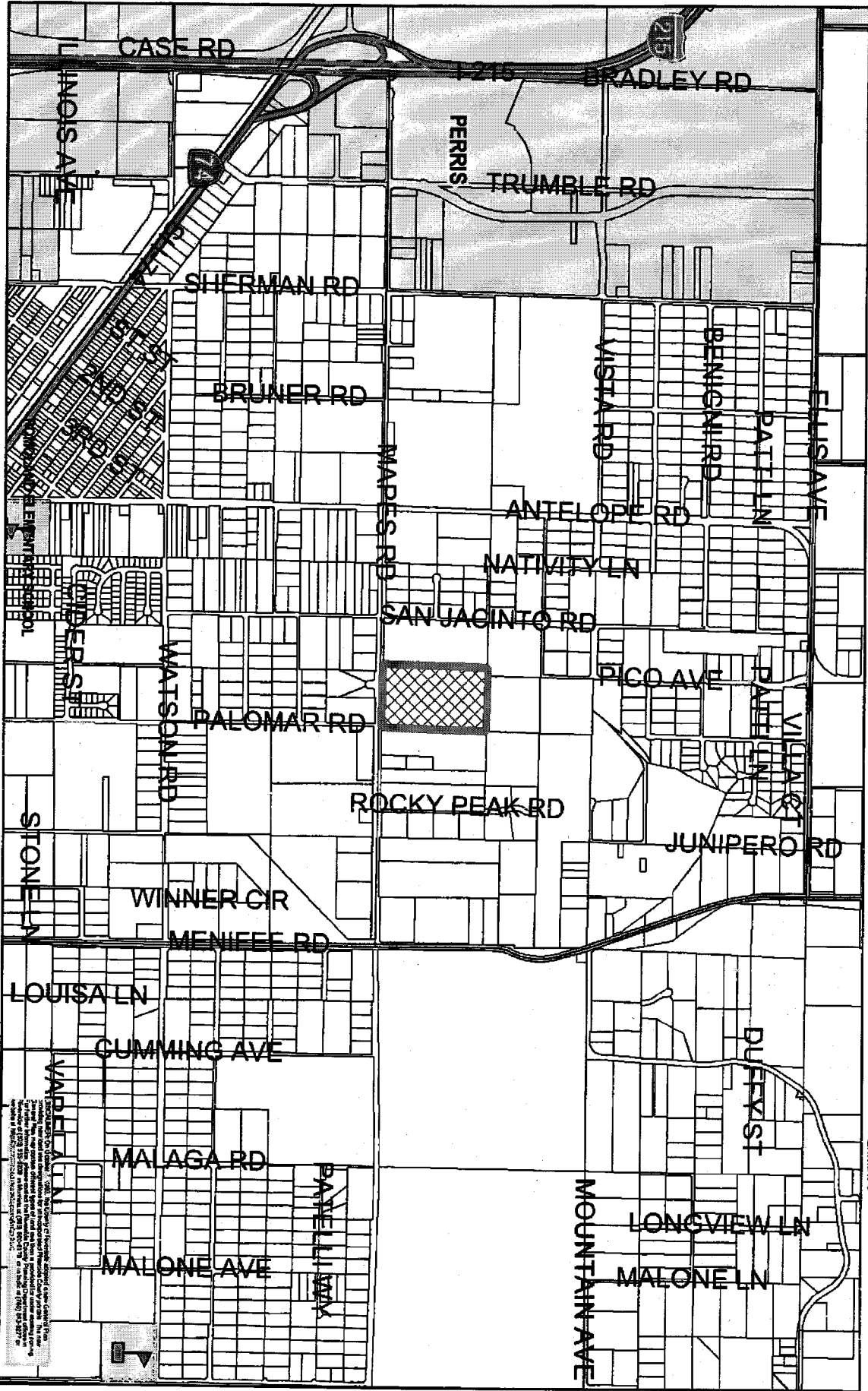
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and amended Conditions of Approval.

Supervisor Ashley
 District 5
 DATE DRAWN: 12/29/04

CZ06892 TR31687 GPA715
 VICINITY MAP

Planner: Adam Rush
 Date: 01/19/05
 Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Romoland
 District: Romoland
 Township/Range: T5SR3W
 Section: 2



REGULATIONS ON ZONING: The City of Riverside, adopted a new Ordinance on 01/19/05, which amends the City's Zoning Ordinance. The Ordinance is available on the City's website at: www.ci.riverside.ca.us. The Ordinance is also available in printed form for a fee. For more information, please contact the Planning Department at (951) 952-2200.

ASSESSORS 327-34
 BK. PG.
 THOMAS 808 E6
 BROS. PG.

Supervisor Ashley
District 5

CZ06892 TR31687 GPA715

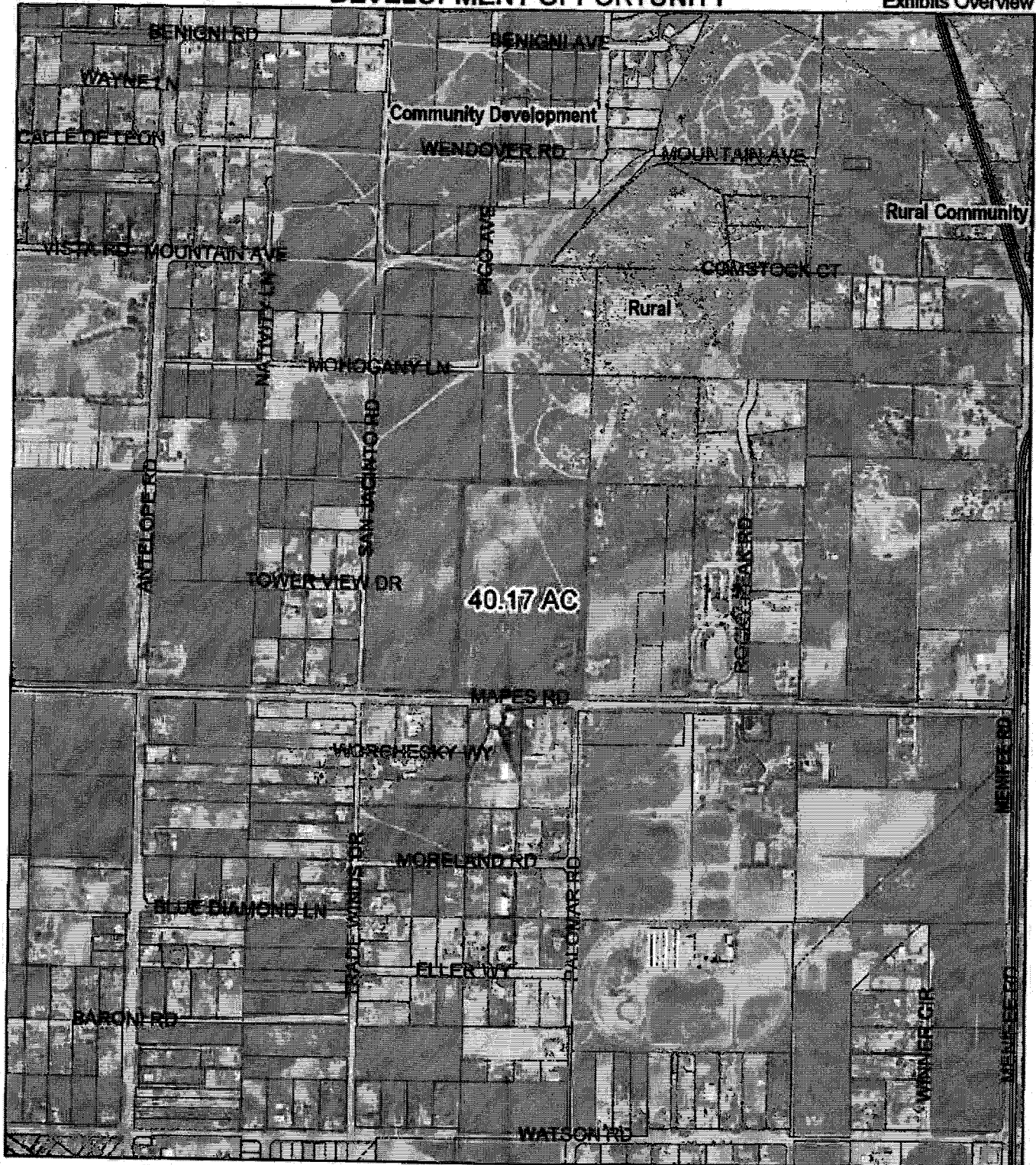
Planner: Adam Rush

DATE DRAWN 12/30/04

DEVELOPMENT OPPORTUNITY

Date: 01/19/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Romoland

Township/Range: T5SR3W
SECTION: 2



ASSESSORS 327-34
BK. PG.

THOMAS 808 E6
BROS.PG



Supervisor Ashley
District 5

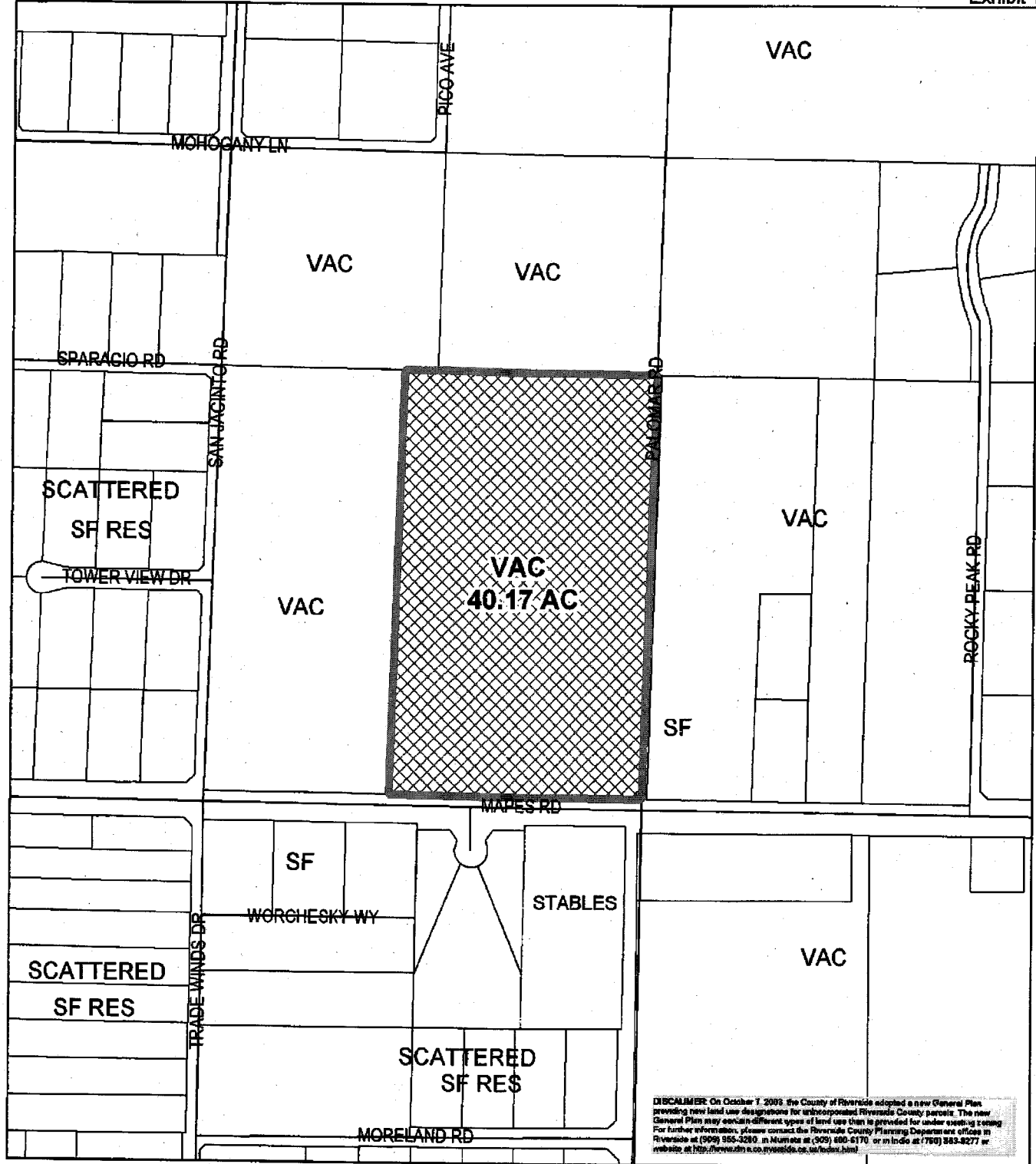
CZ06892 TR31687 GPA715

Land Use

Planner: Adam Rush
Date: 01/19/05

DATE DRAWN: 12/30/04

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Romoland**
Township/Range: T5SR3W
Section : 2



ASSESSORS 327-34
BK. PG.
THOMAS 808 E6
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Supervisor Ashley
District 5

DATE DRAWN: 12/30/04

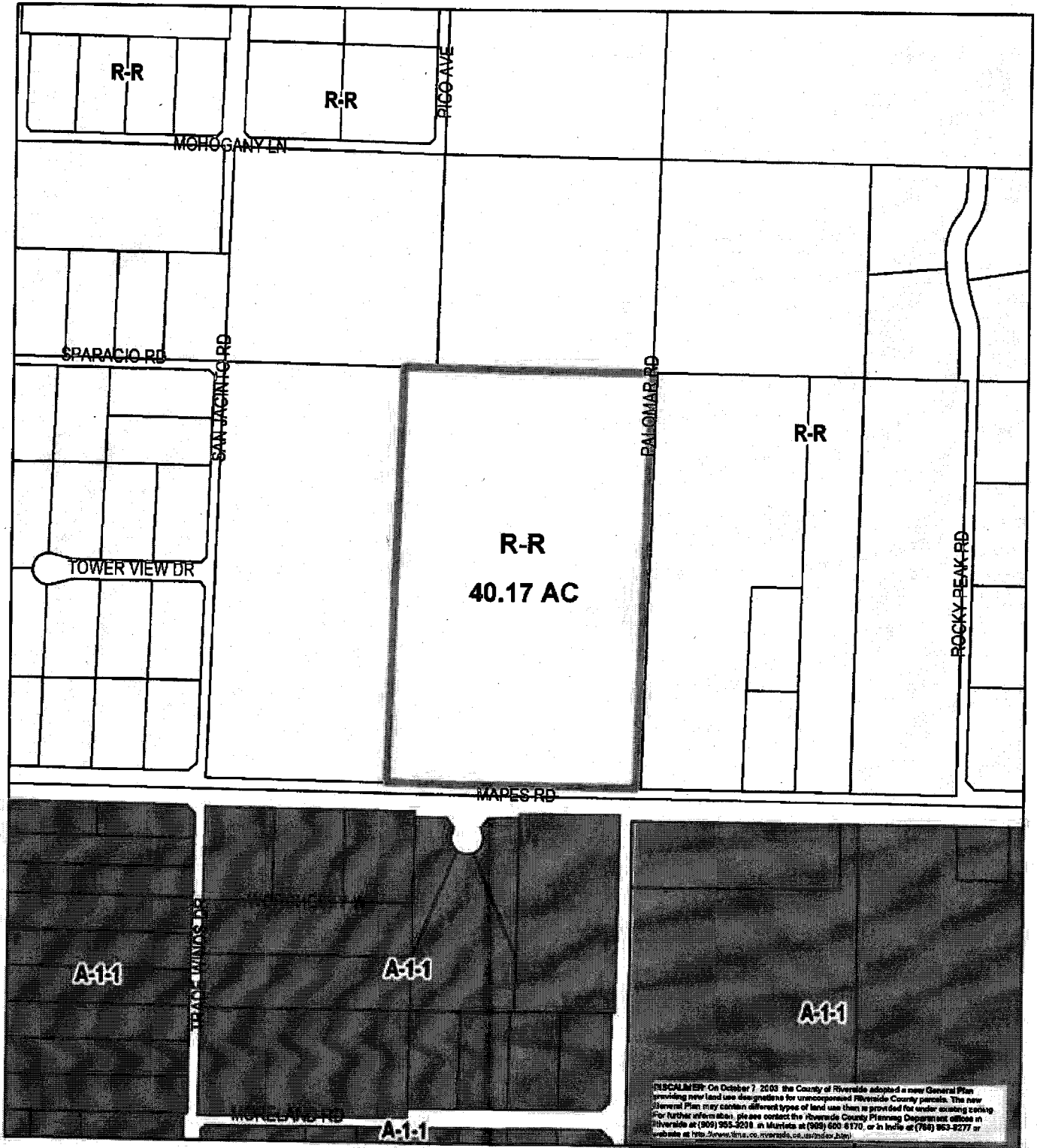
CZ06892 TR31687

EXISTING ZONING

Planner: Adam Rush

Date: 01/19/05

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 office in Riverside at (951) 955-3238 in Murietta at (951) 600-6170, or in Indio at (760) 953-3277 or website at <http://www.tmsa.co.riverside.ca.us/tmsa.asp>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Romoland**
Township/Range: **T5SR3W**
Section : **2**



0 185 370 740 1,110



Feet

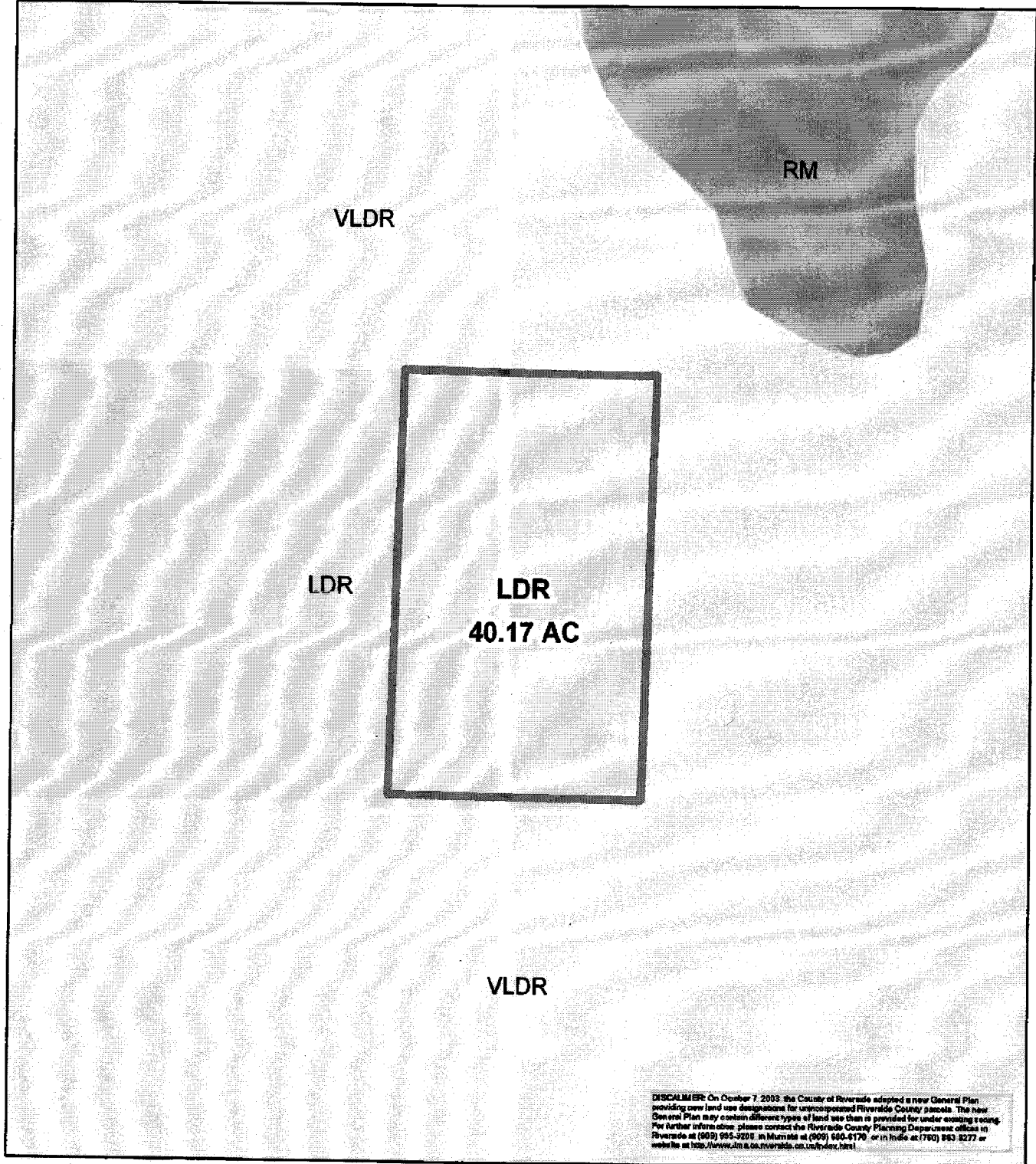
ASSESSORS
BK. PG. 327-34
THOMAS
BROS.PG 808 E6

Supervisor Ashley
District 5
DATE DRAWN: 12/30/04

CZ06892 TR31687

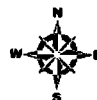
General Plan

Planner: Adam Rush
Date: 01/19/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Romoland
Township/Range: T5SR3W
Section: 2



ASSESSORS
BK. PG. 327-34
THOMAS
BROS.PG 808 E6

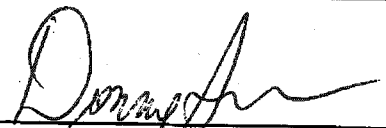
Extension of Time Environmental Determination

Project Case Number: TR31687
 Original E.A. Number: 39303
 Extension of Time No.: Second
 Original Approval Date: May 25, 2005
 Project Location: – East of Trade Winds Dr., north of Mapes Rd. and west of Palomar Rd.

Project Description: Schedule 'B' subdivision of 40.17 acres into 65 single family residential lots and 2 open space lots.

On May 25, 2005, 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



June 17, 2016

Dionne Harris
Urban Regional Planner I
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31687.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above referenced Tentative Tract Map as set forth by the Riverside County LMS on 06/13/16.

As the Extension of Time Applicant, we hereby accept the following conditions:

- 10. E Health #1
- 50. E Health #5
- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 50. E Health #30
- 60. EPD #1
- 90. Trans #9

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

06/13/16
09:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT2- EMWD WATER AND SEWER

RECOMMND

TR31687 is proposing potable water service from and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT2- WATER & SEWER WILL SERVE

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

50.E HEALTH. 7 EOT2- NOISE CLEARANCE

RECOMMND

Provide documentation showing clearance from the Office of Industrial Hygiene, or otherwise provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

50.E HEALTH. 8 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.

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 30

MAP-SIGNING & STRPNG PLN EOT2

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - EOT 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 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 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.

06/13/16
09:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9

MAP - LANDSCAPING (EOT2)

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Maps Road.