

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



ITEM
1.3
(ID # 2898)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807 - Applicant: SR Conestoga, LLC c/o Jim Lytle - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR), Medium High Density Residential (CD-MHDR) - Location: Easterly of Leon Road, Westerly of State Highway 79 and Southerly of Domenigoni Parkway – 201.67Gross acres - Zoning: Specific Plan (SP293). APPROVED PROJECT DESCRIPTION: Schedule A - subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan. REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30807, extending the expiration date to July 28th, 2017. [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on page 2.

RECEIVE AND FILE Continued on page 2.

ACTION: Consent


Steven Weiss, Director 12/8/2016


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			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 31, 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**

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 October 19, 2016. The Tentative Tract Map No. 30807 will now expire on July 28, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No. 30807 was originally approved at Planning Commission on July 28, 2004. A first Extension of Time was approved at the Planning Commission on February 20, 2008. The second Extension of Time was approved at Planning Commission on October 26, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) 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 extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 30807 on October 19, 2016. The Planning Commission approved the project by a 4-0 vote. Commissioner Valdivia was 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 Planning Department and the Planning Commission.

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

**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
OCTOBER 19, 2016**

I. AGENDA ITEM 1.6

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807 – Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR), Medium High Density Residential (CD-MHDR) – Location: Easterly of Leon Road, Westerly of State Highway 79 and Southerly of Domenigoni Parkway – 201.67Gross acres – Zoning: Specific Plan (SP293) – **APPROVED PROJECT DESCRIPTION:** Schedule A – subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Hake, 2nd by Chair Leach
A vote of 4-0 (Commissioner Valdivia was absent)

APPROVED THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30807, extending the expiration date to July 28, 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.

1.6
Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: October 19, 2016

TENTATIVE TRACT MAP NO. 30807
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC c/o Jim
Lytle


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 to subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

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. 30807

BACKGROUND:

The Tentative Tract Map No. 30807 was originally approved at Planning Commission on July 28, 2004. A first Extension of Time was approved at the Planning Commission on February 20, 2008. The second Extension of Time was approved at Planning Commission on October 26, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a

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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 June 14, 2016) indicating the acceptance of the five (5) 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 28, 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:

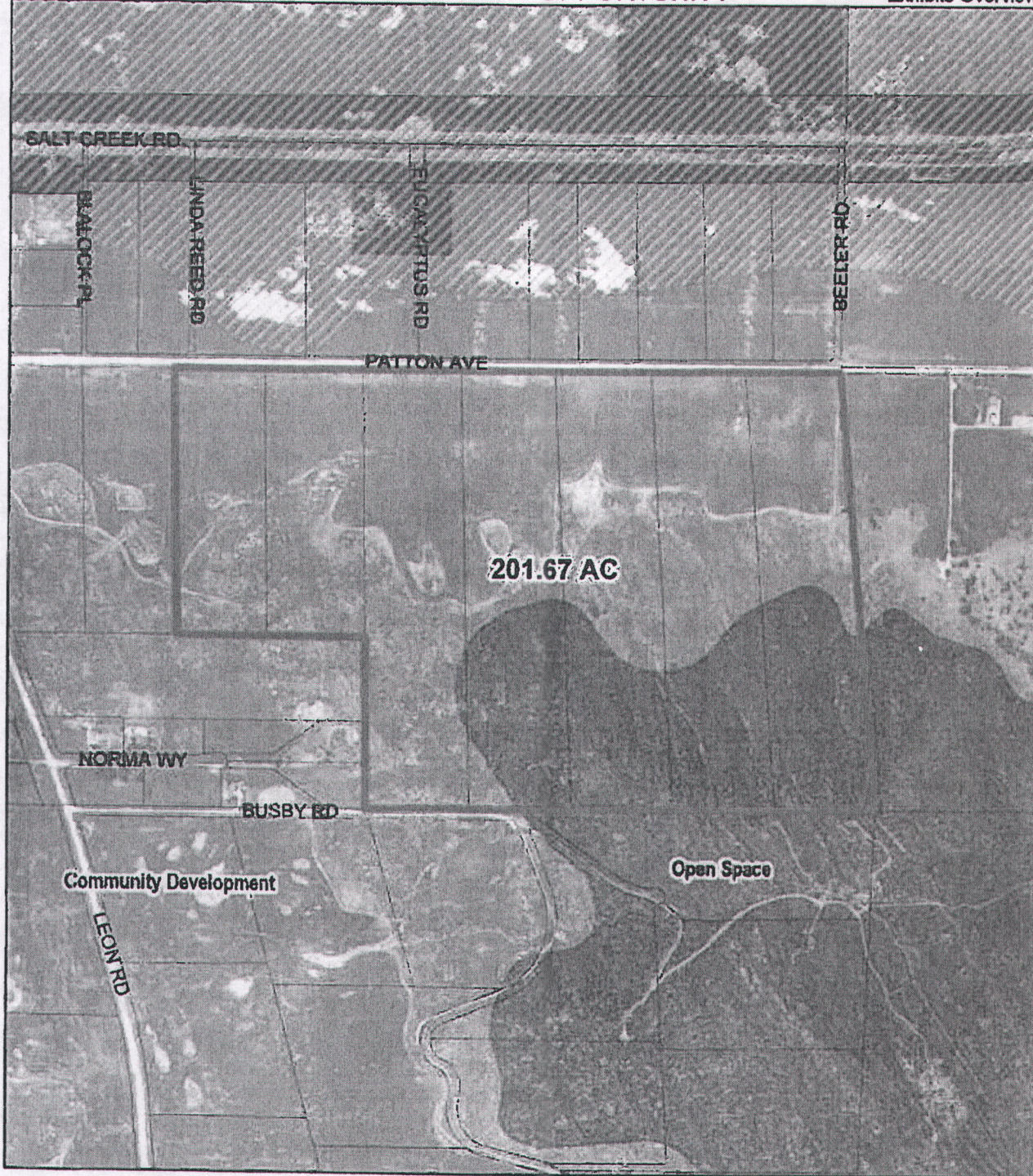
APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30807**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN 07/15/04

TR30807

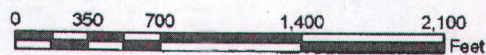
DEVELOPMENT OPPORTUNITY

Planner: Darryl Taylor
Date: 07/28/04
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**
Township/Range: T5SR2W
SECTION: 32

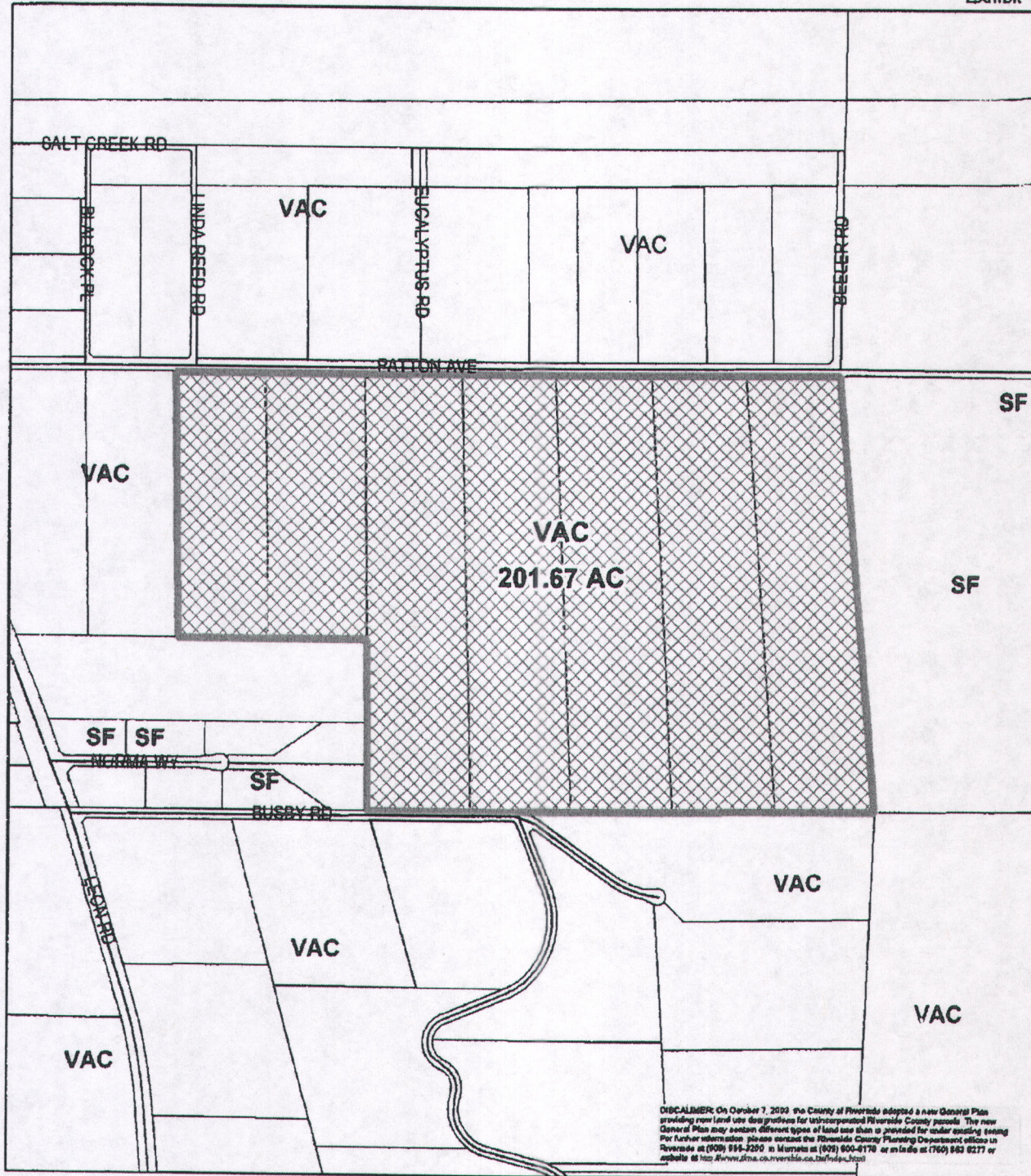


ASSESSORS 461-19
BK. PG.
THOMAS 869 C1
BROS.PG

Supervisor Venable
 District 3
 DATE DRAWN: 07/15/04

TR30807
 Land Use

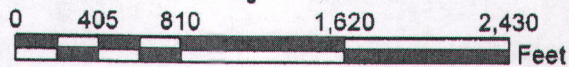
Planner: Darryl Taylor
 Date: 07/28/04
 Exhibit 1



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) 965-2200, in Murrieta at (909) 600-6170, or in Indio at (760) 943-9277 or online at <http://www.cira.ca.riverside.ca.gov/olofpa.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: T5SR2W
 Section : 32

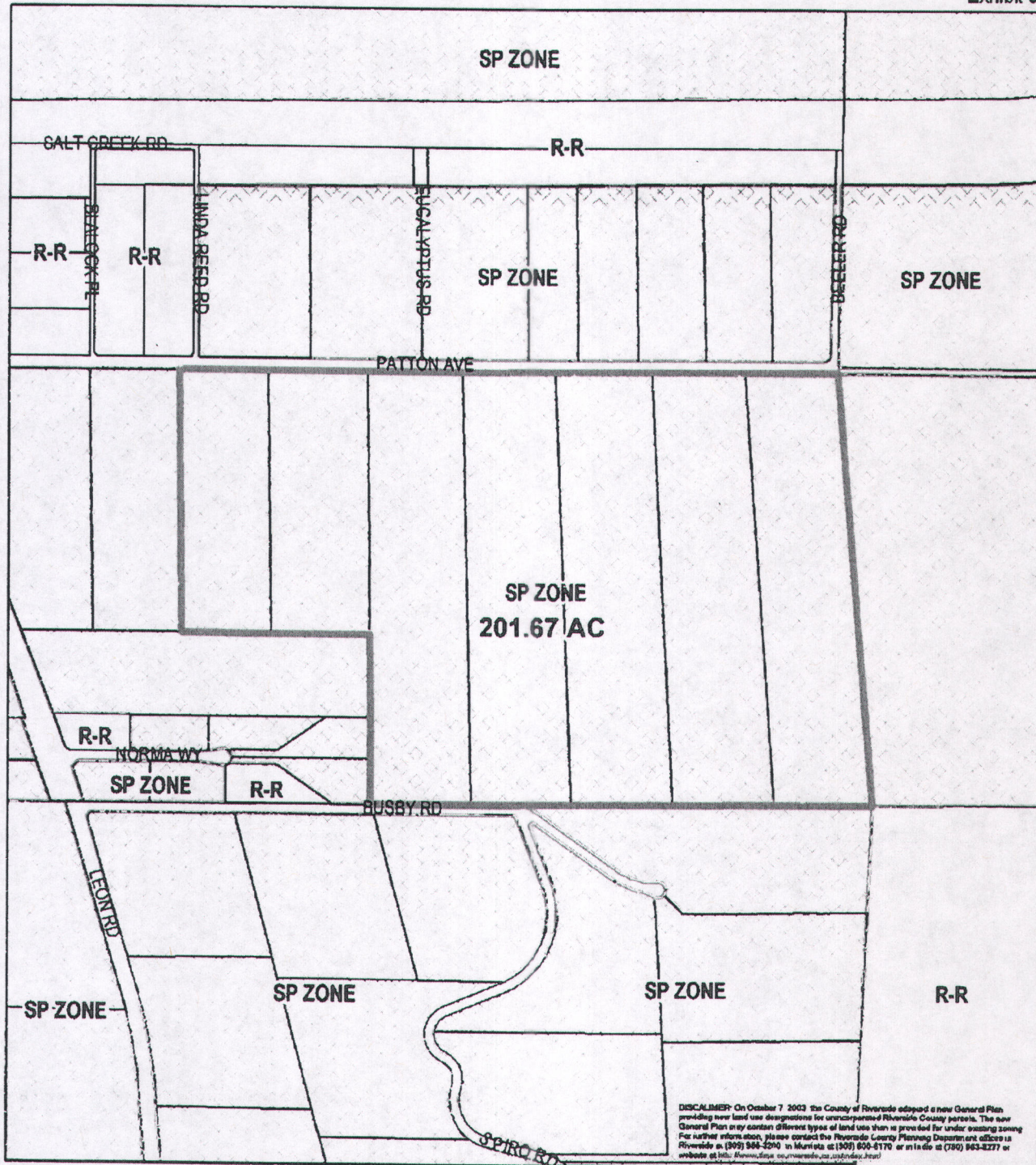


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Supervisor Venable
 District 3
 DATE DRAWN: 07/15/04

TR30807
 EXISTING ZONING

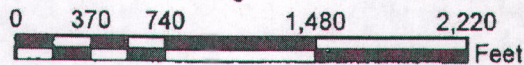
Planner: Darryl Taylor
 Date: 07/28/04
 Exhibit 3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for 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) 946-3290 in Murietta at (951) 600-6170 or in Indio at (760) 963-8277 or website at <http://www.sage.com/riverside.ca.us/planning.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Winchester**
 Township/Range: T5SR2W
 Section : 32



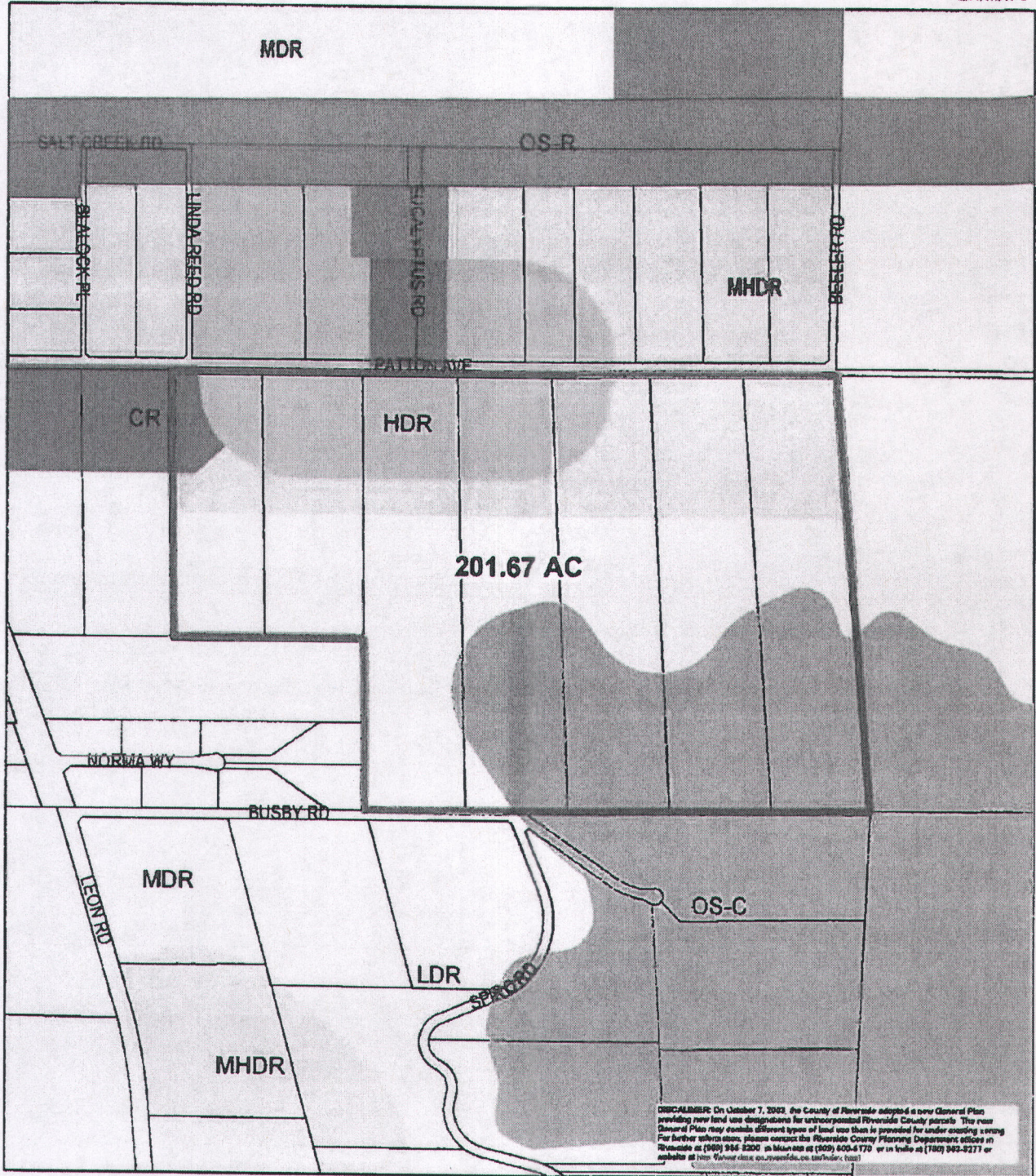
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Supervisor Venable
District 3
DATE DRAWN: 07/15/04

TR30807

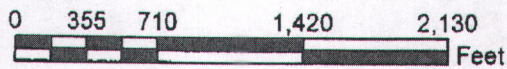
General Plan

Planner: Darryl Taylor
Date: 07/28/04
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section: **32**



ASSESSORS
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BROS.PG **869 C1**

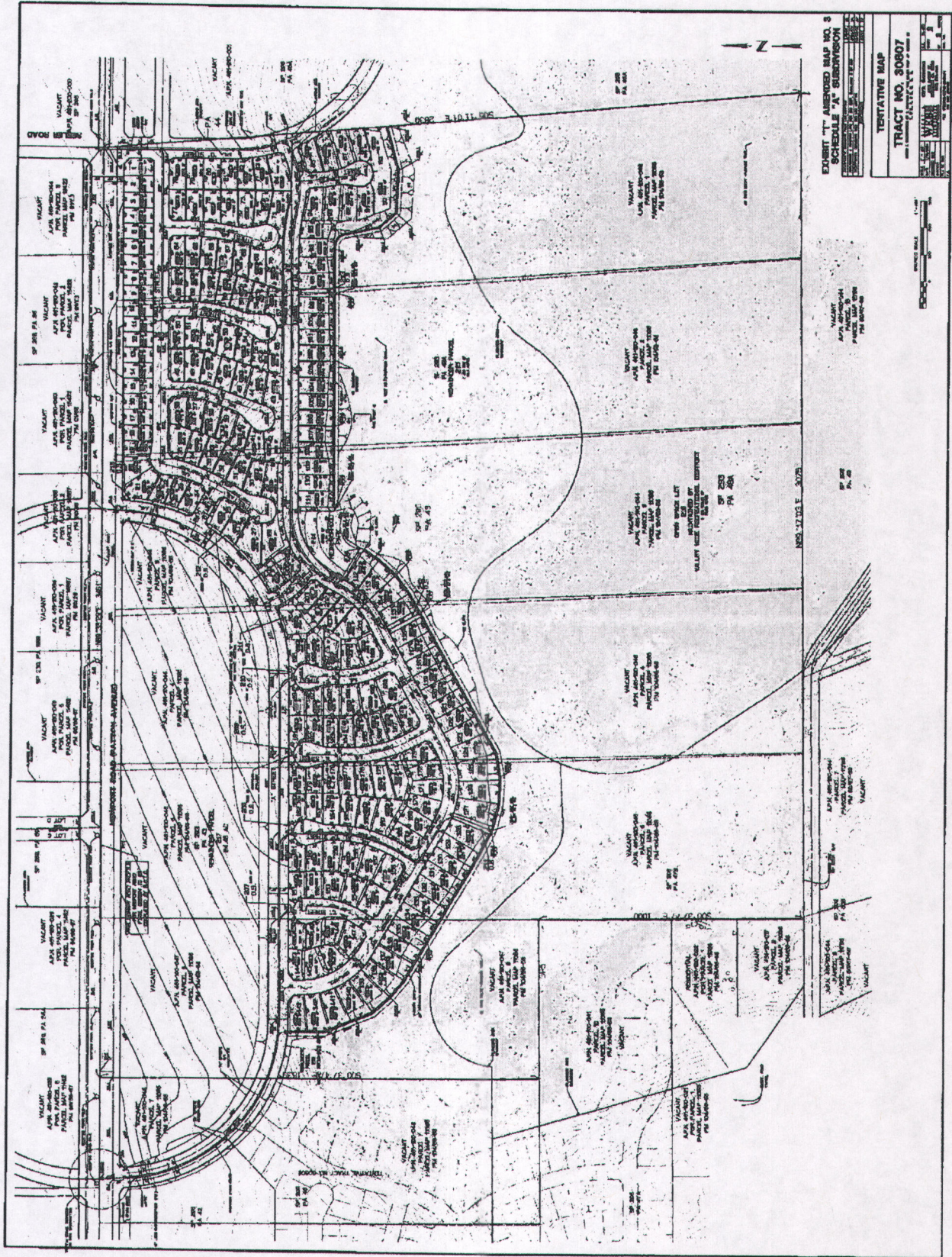


EXHIBIT "T" AMENDED MAP NO. 3
 SCHEDULE "A" SUBDIVISION

DATE OF ORIGINAL MAP	APRIL 1893
DATE OF AMENDMENT	APRIL 1904
DATE OF THIS MAP	APRIL 1904
DATE OF ORIGINAL SURVEY	APRIL 1893
DATE OF THIS SURVEY	APRIL 1904
DATE OF ORIGINAL RECORDING	APRIL 1893
DATE OF THIS RECORDING	APRIL 1904

TENTATIVE MAP
 TRACT NO. 30807
 IN THE COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA



NE 1/4 SEC. 30 T. 33 N. R. 23 W.

NE 1/4 SEC. 30 T. 33 N. R. 23 W.

NE 1/4 SEC. 30 T. 33 N. R. 23 W.

NE 1/4 SEC. 30 T. 33 N. R. 23 W.

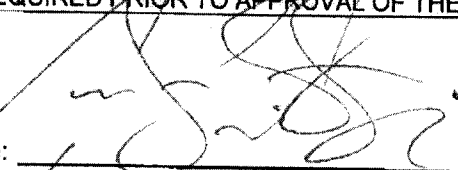
Extension of Time Environmental Determination

Project Case Number: TR30807
 Original E.A. Number: EA38777
 Extension of Time No.: Third
 Original Approval Date: July 28, 2004
 Project Location: East of Leon Road, West of State Highway 79 and South of Domenigoni Parkway. _____

Project Description: Schedule A - subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

On July 28, 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: 
 Tim Wheeler, Urban Regional Planner III

Date: October 5, 2016
 For Steve Weiss, Planning Director

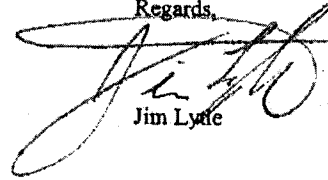


To: Tim Wheeler
 From: Jim Lytle
 Date: June 14, 2016
 Re: Acceptance of EOT-3 Conditions of Approval for CASE TR30807

Mr. Wheeler:

I am the applicant for the EOT Case TR30807. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation
 [REDACTED]
 50-E HEALTH.7 - EOT 3 Water & Sewer Will Serve
 50-E HEALTH.8 - EOT 3 Phase I ESA Required
2. Prior to Grading Permit - Issuance
 60-BS-GRADE.16 - EOT 3 MAP Approved WQMP
 [REDACTED]
 [REDACTED]
 [REDACTED]
 60-EPD.2 - EOT 3 MBTA SURVEY
3. Prior to Building Permit - Issuance
 [REDACTED]
 [REDACTED]
4. Prior to Building Final Inspection
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 90-BS-GRADE.14 - EOT 3 MAP IF WQMP Required

Regards,

 Jim Lytle

10/05/16
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 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. 8 EOT3- 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

BS GRADE DEPARTMENT

60.BS GRADE. 16 MAP - 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.

EPD DEPARTMENT

60.EPD. 2 EPD - EOT3 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

10/05/16
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - EOT3 MBTA SURVEY (cont.)

RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 14

MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

10/05/16
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 14

MAP - EOT3 IF WQMP REQUIRED (cont.)

RECOMMND

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.