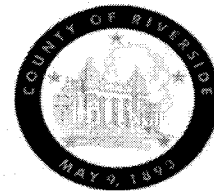


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.4
(ID # 3324)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 31, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31820 – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: One-Family Dwellings (R-1) - APPROVED PROJECT DESCRIPTION: Schedule A subdivision to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality. REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31820. [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. 31820 will now expire on May 2, 2017.

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
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 31, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map No. 31820 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6928 and General Plan Amendment No. 689 which were approved on May 2, 2006.

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 extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 31820 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.

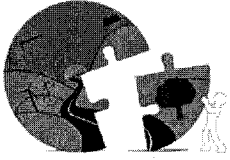
Supplemental

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**



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

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

I. AGENDA ITEM 1.7

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31820 – Applicant: Peter Pitassi – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Anna Lyn Lane, easterly of Branson Lane, southerly of Western View Drive, and westerly of Leon Road – 4.92 Acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A – to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31820, extending the expiration date to May 2, 2017.

III. PLANNING COMMISSION ACTION:

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


APPROVED FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31820, extending the expiration date to May 2, 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.

1.7

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31820
FIRST EXTENSION OF TIME
Applicant: Peter Pitassi


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 4.92 acres into 17 single family residential lots and one open space lot for water quality

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. 31820

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31820 was originally approved at Planning Commission on April 5, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6928 and General Plan Amendment No. 689 which were approved on May 2, 2006.

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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 18, 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 May 2, 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. 31820**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 2, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

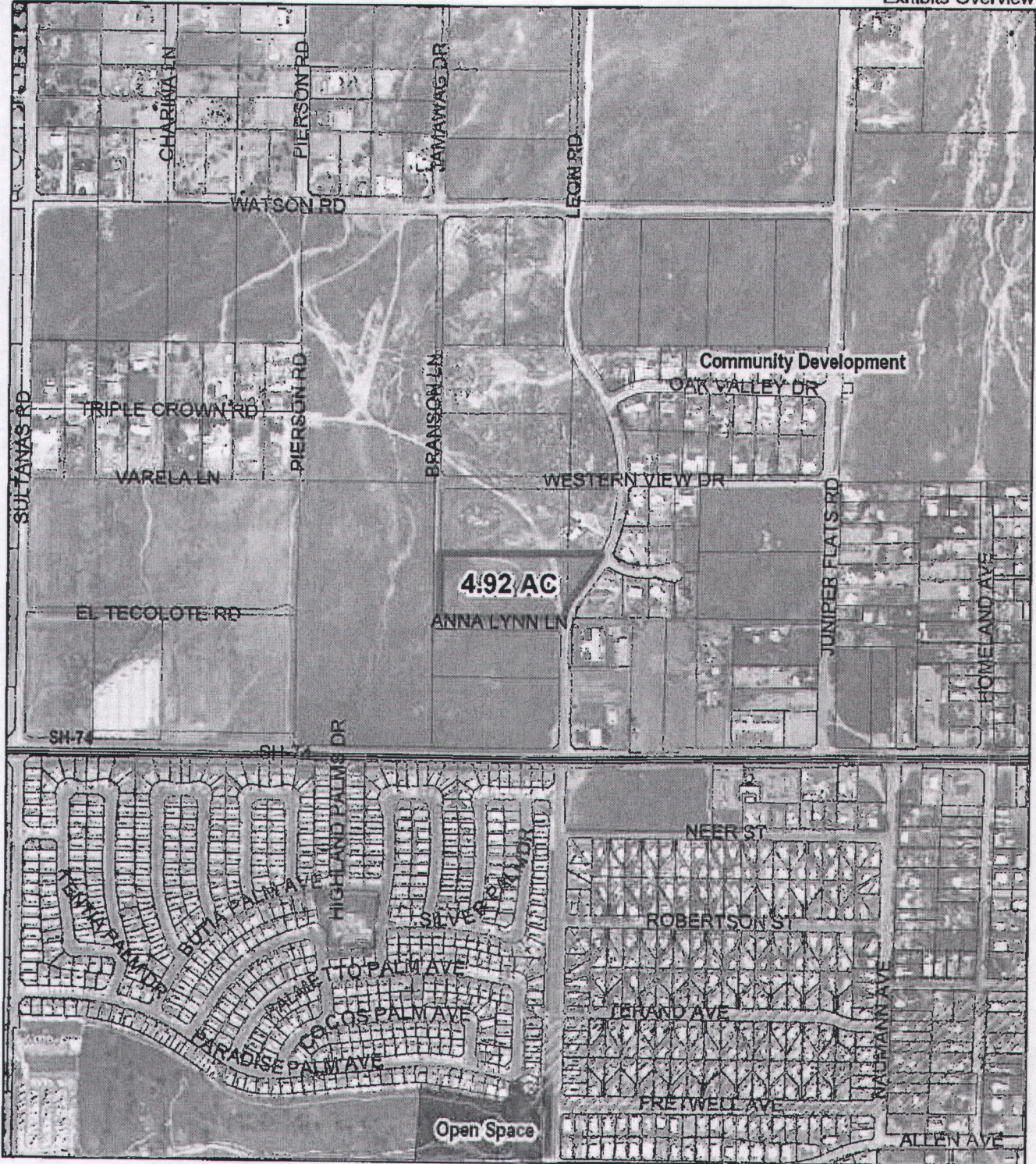
Supervisor Ashley
District 5

CZ06928 TR31820 GPA00689

DEVELOPMENT OPPORTUNITY

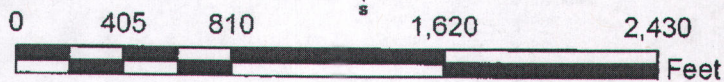
Planner: Russell Brady
Date: 3/17/06
Exhibits Overview

DATE DRAWN 3/13/06



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Homeland**
Township/Range: **T5SR2W**
SECTION: **7 & 8**



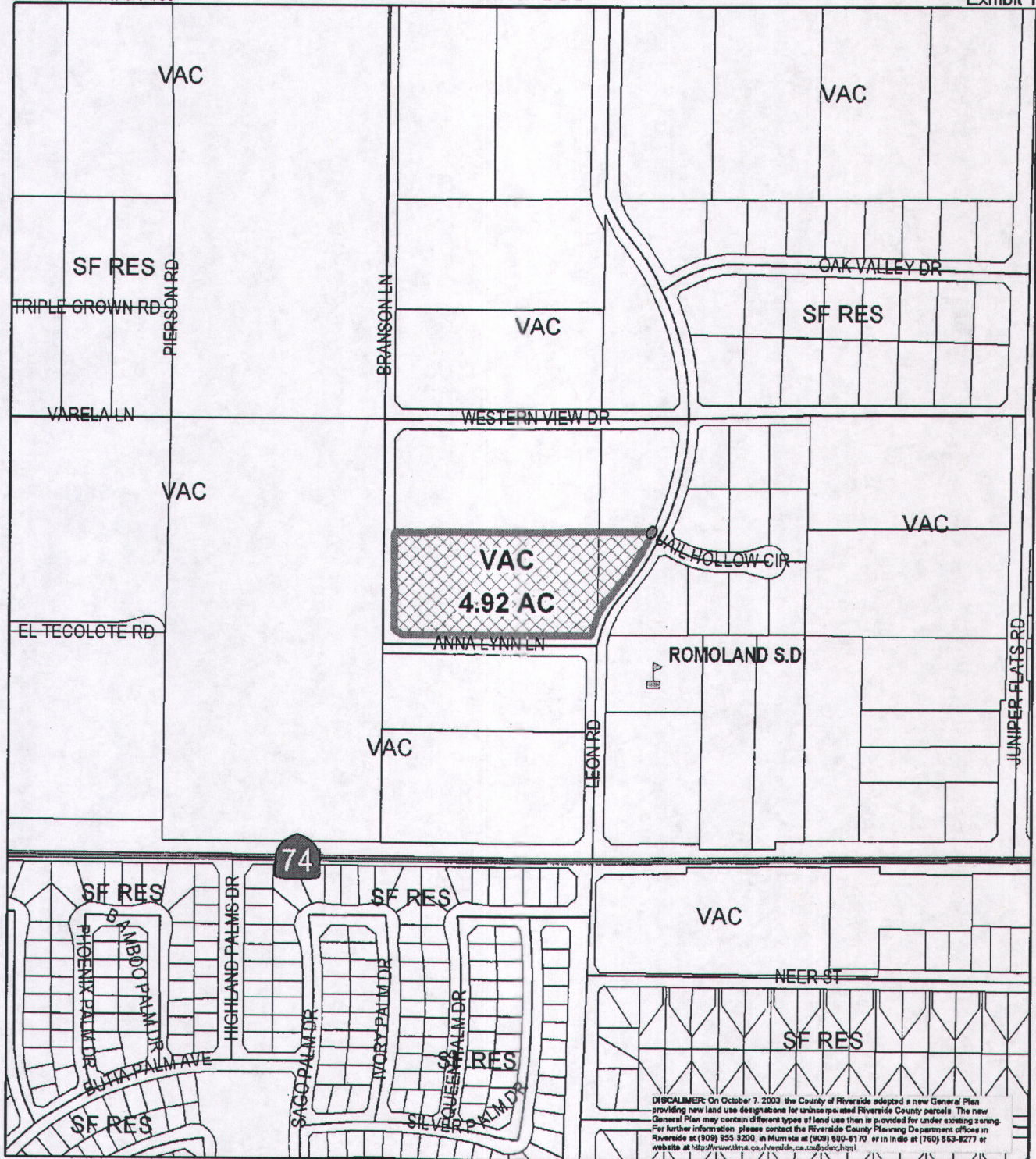
ASSESSORS
BK. PG. **457-35**
THOMAS
BROS.PG **839 D1**

Supervisor Ashley
District 5
DATE DRAWN: 3/14/06

CZ06928 TR31820 GPA00689

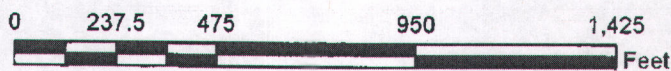
Planner: Russell Brady
Date: 3/17/06
Exhibit 1

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Homeland**
Township/Range: T5SR2W
Section : 7 & 8

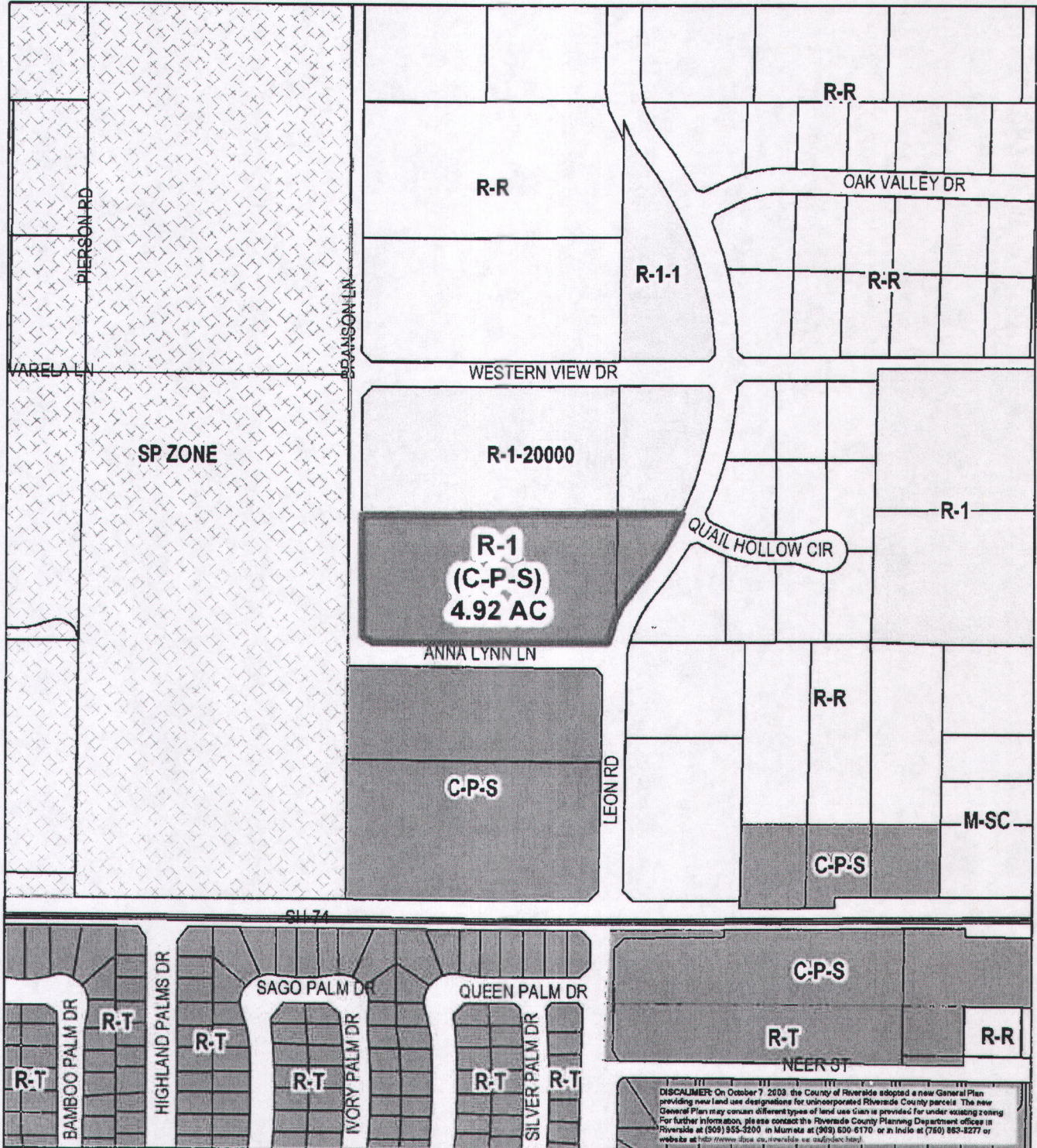


ASSESSORS
BK. PG. 457-35
THOMAS 839 D1
BROS.PG

Supervisor Ashley
 District 5
 DATE DRAWN: 3/17/06

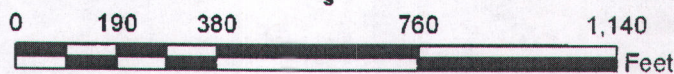
CZ06928 TR31820 GPA00689
PROPOSED ZONING

Planner: Russell Brady
 Date: 3/17/06
 Exhibit 2



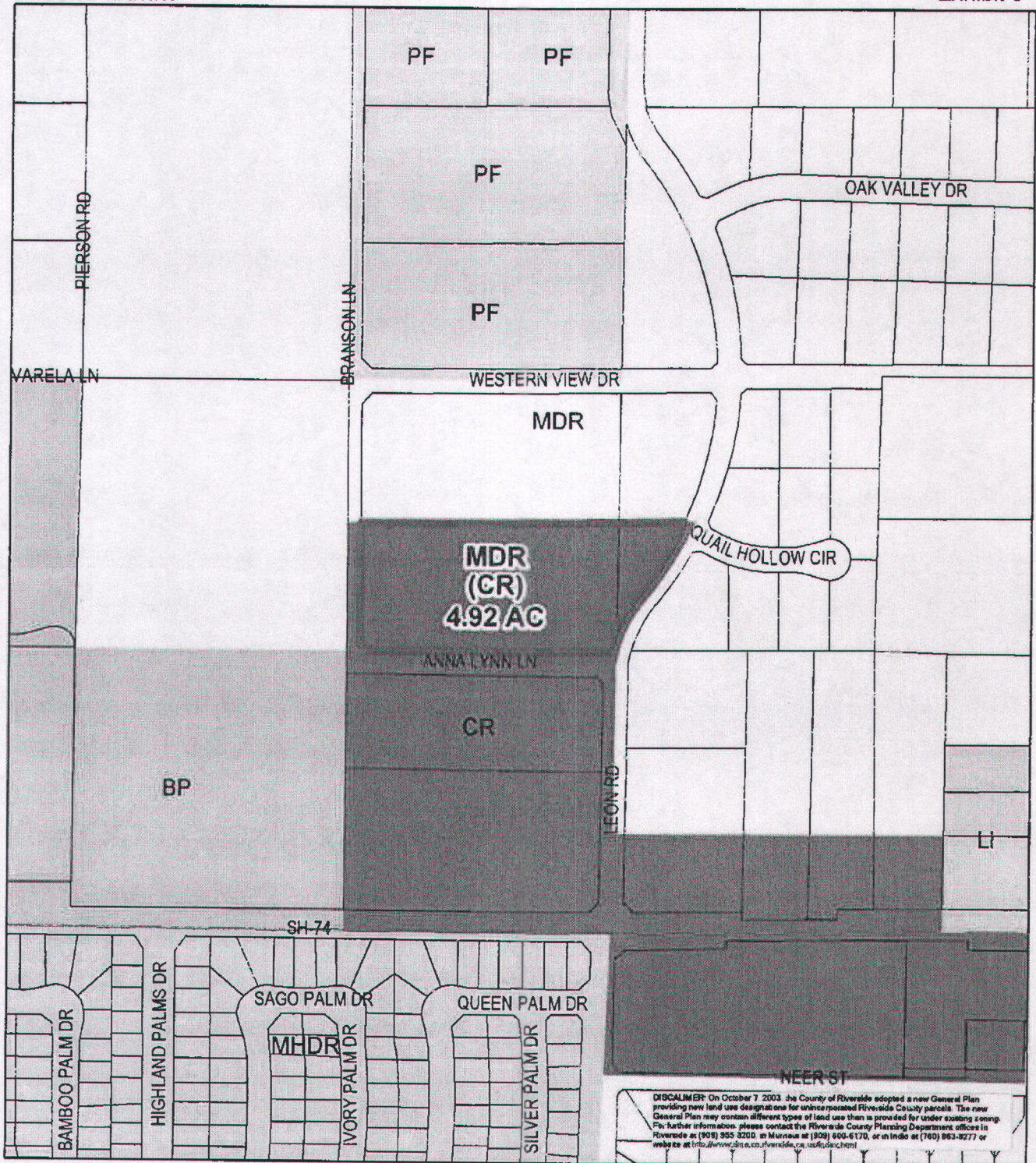
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: **Homeland**
 Township/Range: **T5SR2W**
 Section : **7 & 8**



ASSESSORS
 BK. PG. **457-35**
THOMAS
 BROS.PG **839 D1**

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) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-3277 or website at <http://www.sba.ca.riverside.ca.us/index.html>



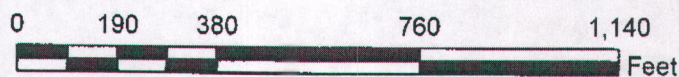
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: **Homeland**
 Township/Range: **T5SR2W**
 Section : **7 & 8**



ASSESSORS
 BK. PG. **457-35**
THOMAS
 BROS.PG **839 D1**



GENERAL NOTES

DATE PREPARED

LAND OWNER / APPLICANT

PROJECT DESCRIPTION

APPROVED BY

DATE

PROJECT LOCATION

ASSISTING PROJECT MANAGERS

LEGAL DESCRIPTION

COMMITMENT SERVICE DISTRICT

ZONING AND LAND USE

UTILITIES

SCHOOL DISTRICT

ADDITIONAL NOTES

REMARKS

APPROVED BY

DATE

PROJECT LOCATION

ASSISTING PROJECT MANAGERS

LEGAL DESCRIPTION

COMMITMENT SERVICE DISTRICT

ZONING AND LAND USE

UTILITIES

SCHOOL DISTRICT

ADDITIONAL NOTES

REMARKS

APPROVED BY

DATE

PROJECT LOCATION

ASSISTING PROJECT MANAGERS

LEGAL DESCRIPTION

COMMITMENT SERVICE DISTRICT

ZONING AND LAND USE

UTILITIES

SCHOOL DISTRICT

ADDITIONAL NOTES

REMARKS

APPROVED BY

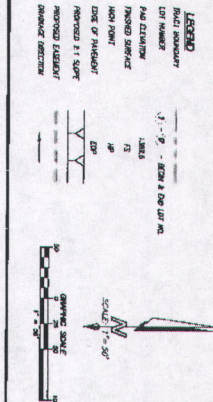
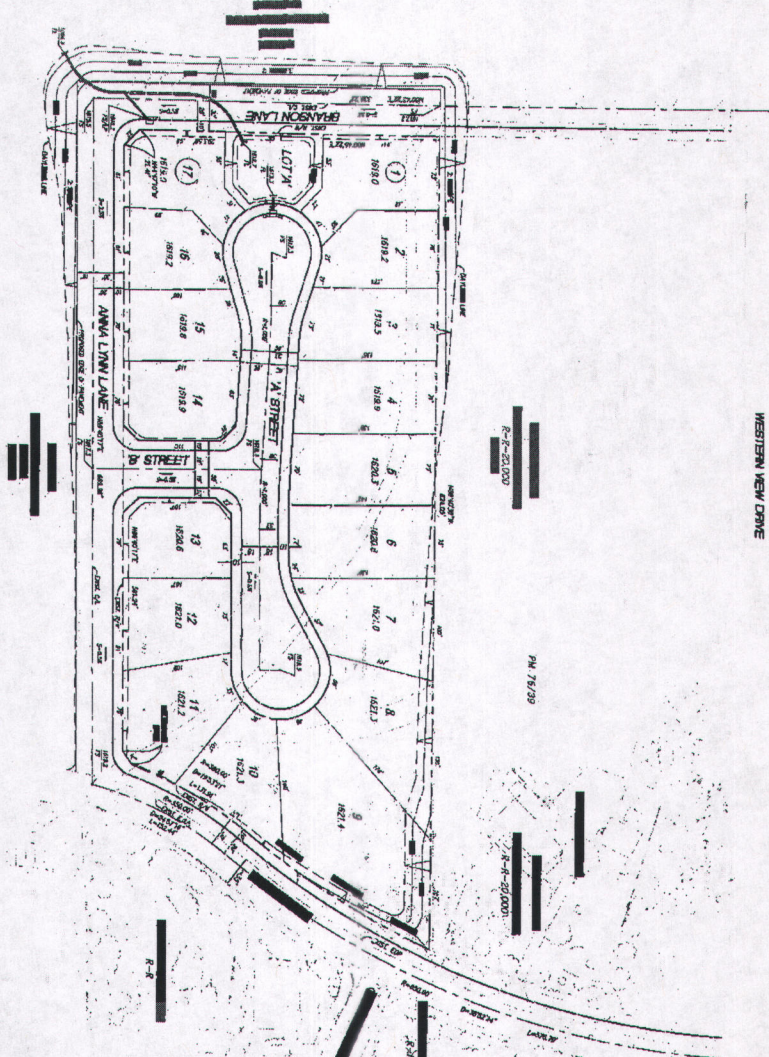
DATE

PROJECT LOCATION

ASSISTING PROJECT MANAGERS

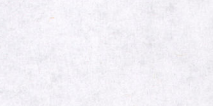
TENTATIVE TRACT MAP NO. 31820
IN THE COUNTY OF RIVERSIDE, CA
(AMENDED MAP NO. 2)

WESTERN NEW DRIVE



LOT	ACRES	NET AREA
1	0.12	0.12
2	0.12	0.12
3	0.12	0.12
4	0.12	0.12
5	0.12	0.12
6	0.12	0.12
7	0.12	0.12
8	0.12	0.12
9	0.12	0.12
10	0.12	0.12
11	0.12	0.12
12	0.12	0.12
13	0.12	0.12
14	0.12	0.12
15	0.12	0.12
16	0.12	0.12
17	0.12	0.12

SHEET TITLE
TITLE / GRADING
SHEET
COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 31820



Extension of Time Environmental Determination

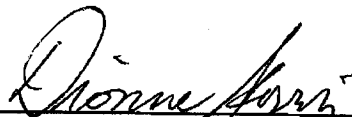
Project Case Number: TR31820
 Original E.A. Number: 39419
 Extension of Time No.: First
 Original Approval Date: May 2, 2006

Project Location: North of Anna Lyn Lane, east of Branson Lane, south of Western View Drive, and west of Leon Road.

Project Description: Schedule 'A' to subdivide 4.92 acres into 17 single family residential lots and one open space lot for water quality.

On May 2, 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)

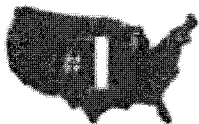
Good Morning Dionne,

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**

10/17/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31820

Parcel: 457-350-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- 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 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. 7 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 27 MAP WQMP REQUIRED 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

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils

10/17/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31820

Parcel: 457-350-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - EOT1 ROUGH GRADE APPROVA (cont.)

RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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