

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



ITEM
1.6
(ID # 3326)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30399 – Applicant: Meridian Land Development – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD:VLDR) – Location: Northerly of Airport Blvd., easterly of Monroe St., westerly of Arabia St. – 40 acres - Zoning: One-Family Dwelling, Minimum of 30,000 sq. ft. (R-1-30000) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide 40 acres into 40 residential lots with separate common retention basin lots, horse/pedestrian trail lots, landscaped entry lot, a well site and private streets located within Assessor's Parcel Numbers 767-360-001 and 767-360-002. AMENDED BY BOARD CONDITIONS MAP – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30399. [Applicant Fees 100%]

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE Continued on page 2.

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 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**

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on November 16, 2016. The Tentative Tract Map No. 30399 will now expire on April 15, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No. 30399 was originally approved at Planning Commission on February 5, 2003. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6672 and General Plan Amendment No. 616 which were approved on April 15, 2003.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 fourth extension of time for Tentative Tract Map No. 30399 on November 16, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake 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.

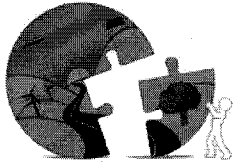
Supplemental

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 16, 2016**

I. AGENDA ITEM 1.5

FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30399 – Applicant: Meridian Land Development – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Very Low Density Residential (CD: VLDR) – Location: Northerly of Airport Blvd., easterly of Monroe St., and Westerly of Arabia St. – 40 acres – Zoning: One-Family Dwelling, Minimum of 30,000 sq. ft. (R-1-30000) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide 40 acres into 40 residential lots with separate common retention basin lots, horse/pedestrian trail lots, landscaped entry lot, a well site and private streets located within Assessor's Parcel Numbers 767-360-001 and 767-360-002. AMENDED BY BOARD CONDITIONS MAP.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 30399, extending the expiration date to April 15, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399, extending the expiration date to April 15, 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.

1.5
Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 30399
FOURTH EXTENSION OF TIME
Applicant: Meridian Land Development


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 to divide 40 acres into 40 residential 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:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 30399 was originally approved at Planning Commission on February 5, 2003. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6672 and General Plan Amendment No. 616 which were approved on April 15, 2003.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 27, 2016) indicating the acceptance of the three (3) 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 April 15th, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

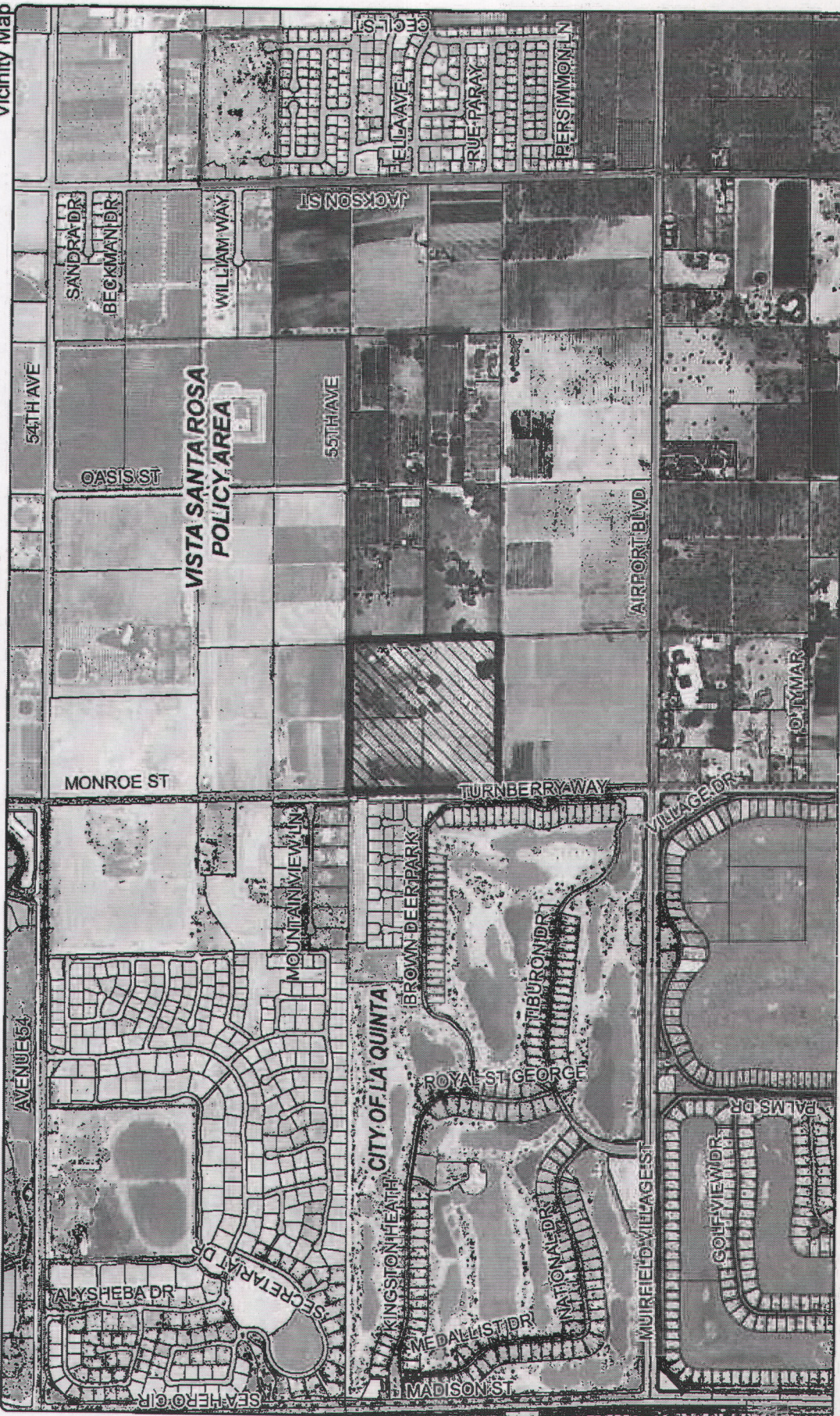
RECOMMENDATION:

APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30399, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 15th, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30399
VICINITY/POLICY AREAS**

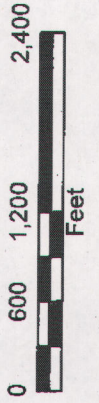
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is based on the General Plan and is not intended to be used for zoning purposes. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5300 (Main County) or in Palm Desert at (760) 940-9277 (Eastern County) or Website: www.riverside.ca.gov

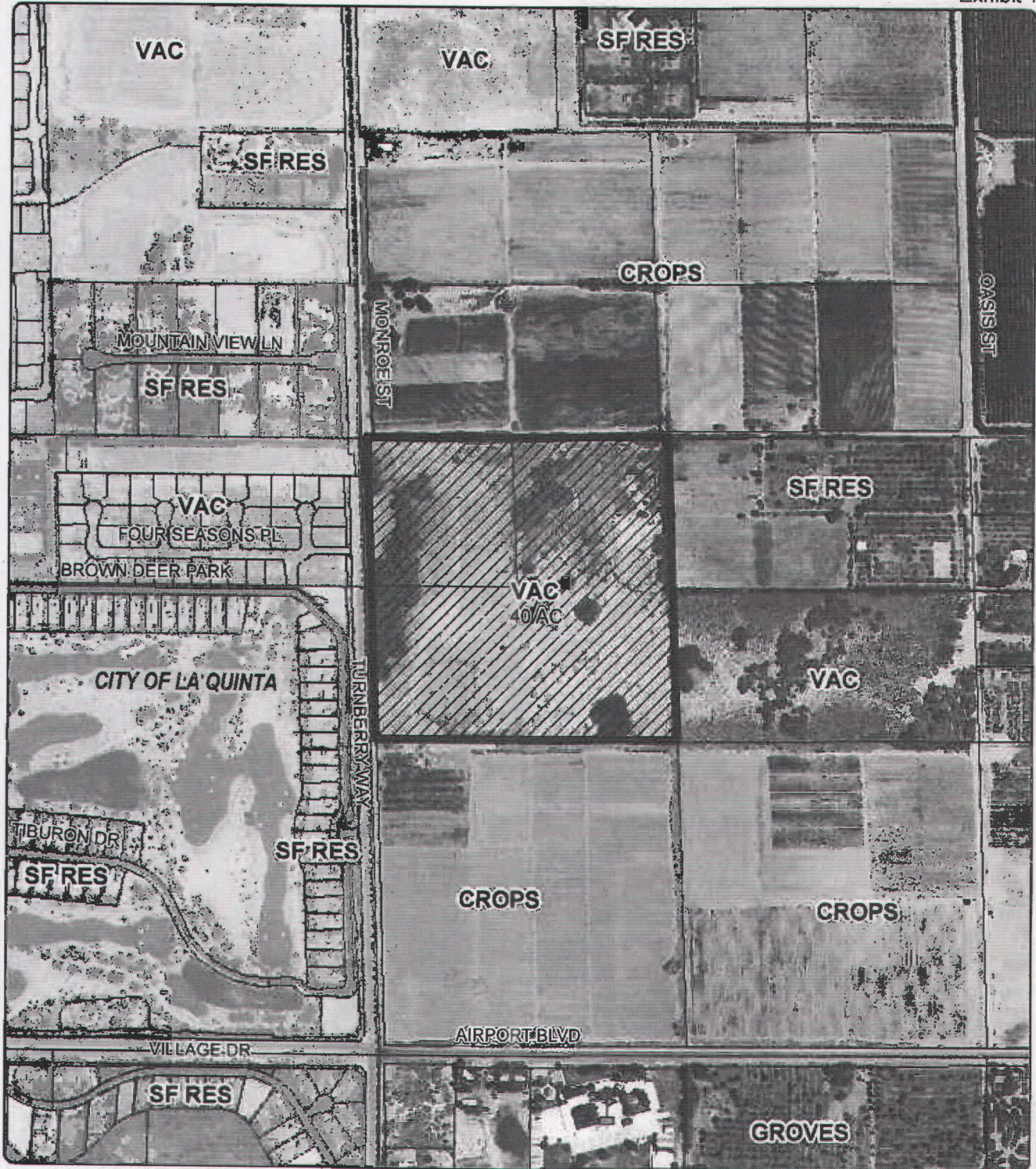
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30399

LAND USE

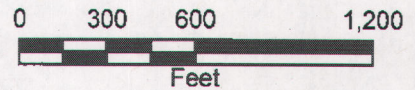
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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 type 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 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctcms.org>

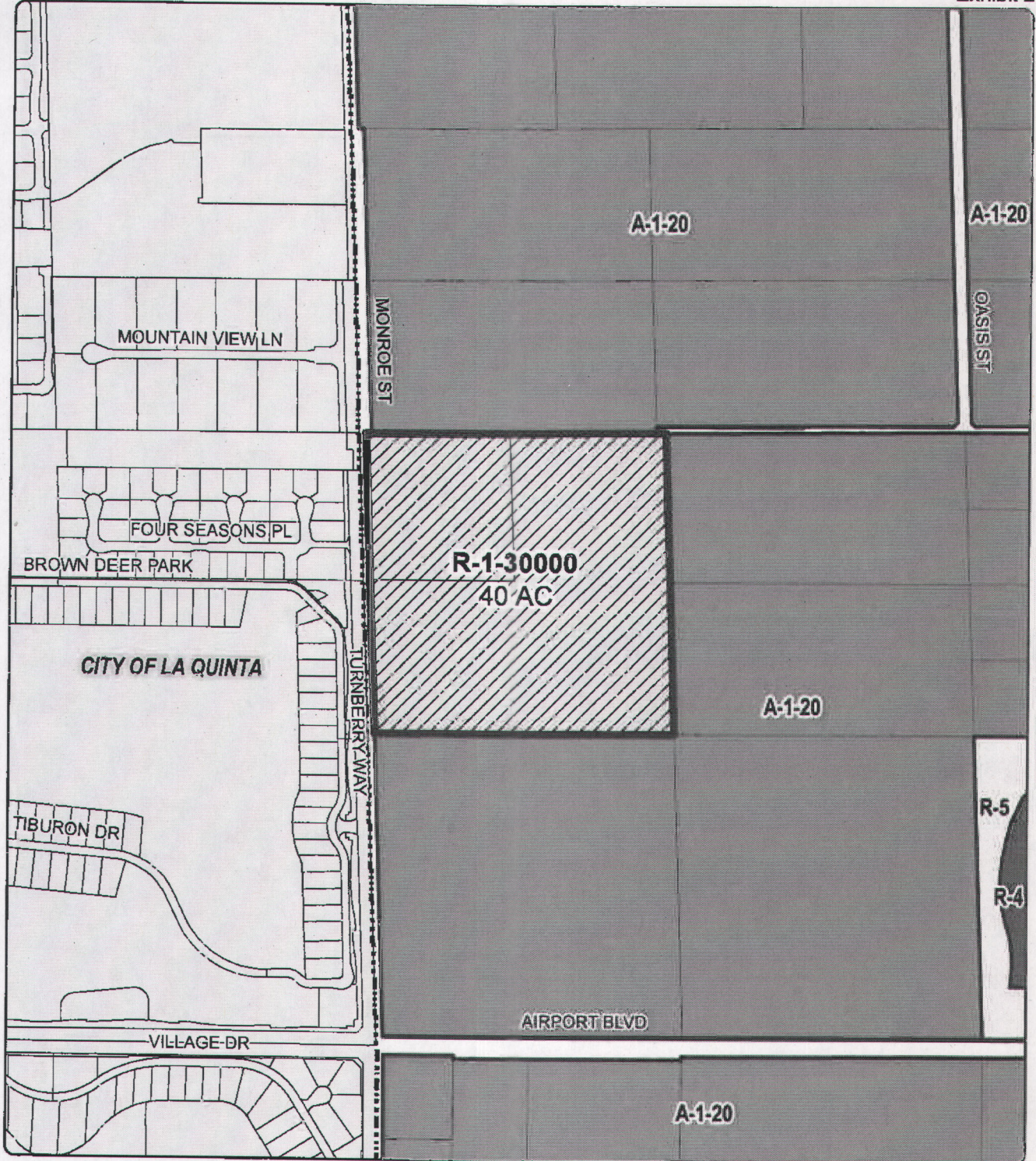
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30399

EXISTING ZONING

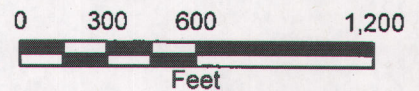
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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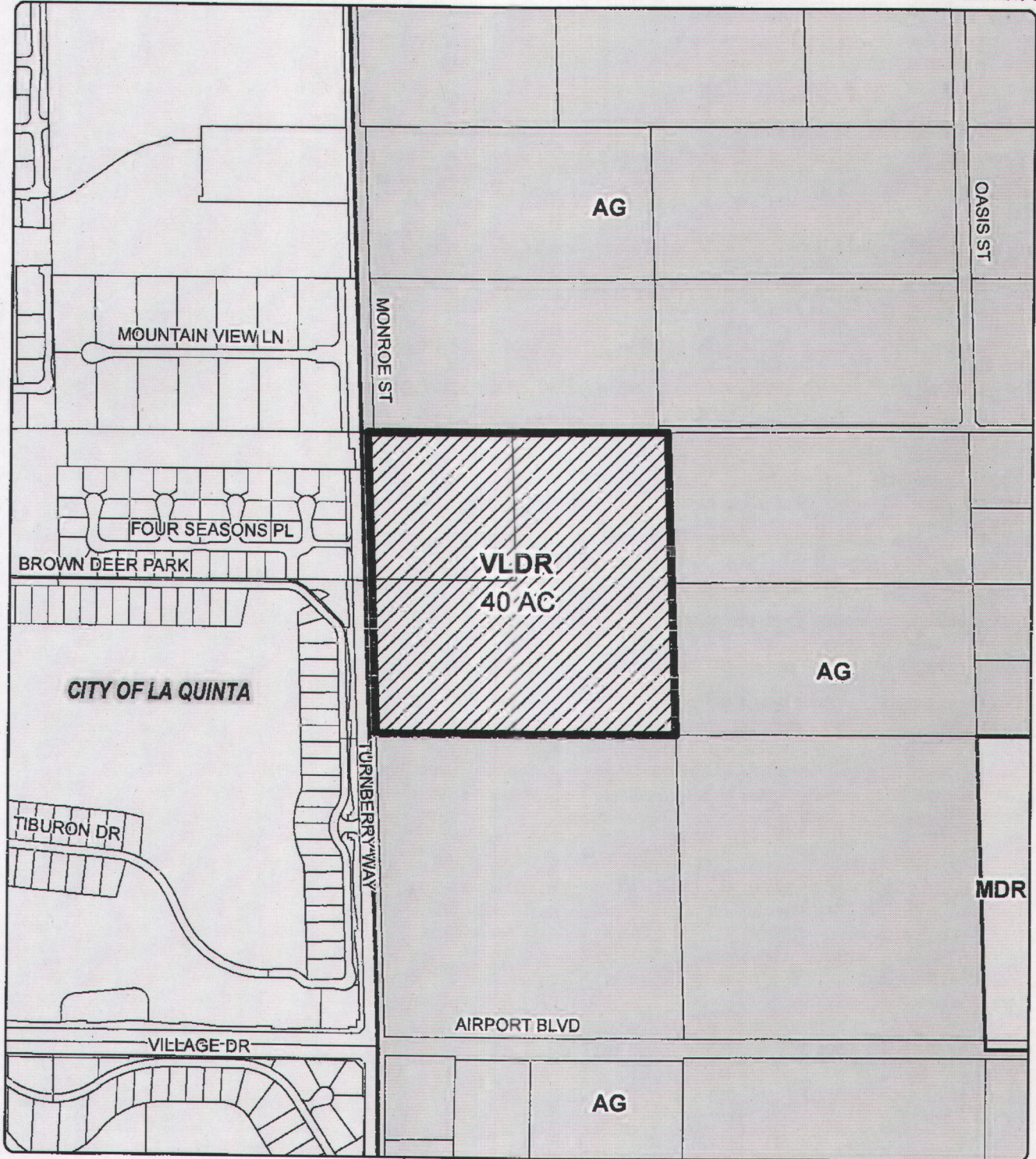
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30399

EXISTING GENERAL PLAN

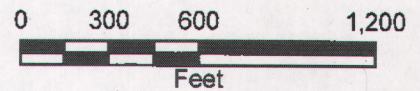
Supervisor: Benoit
District 4

Date Drawn: 10/31/2016
Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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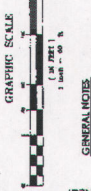
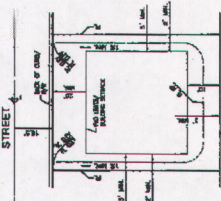
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 30399

AMENDMENT NO. 4
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, T.4S., R.7E.
SANTA BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
COACHELLA VALLEY ENGINEERS, INC.
AUGUST, 2003

SCHEDULE 'B'

- LEGEND**
- OWNER / ADJACENT**
 APN: []
 ADDRESS: []
 PHONE: []
- ENGINEER/REFEREE**
 NAME: []
 ADDRESS: []
 PHONE: []
- ASSESSOR'S BLOCK NUMBER**
 1
 2
 3
 4
- USE ADDRESS**
 1. AGRICULTURE
 2. SINGLE-FAMILY RESIDENTIAL
 3. SINGLE-FAMILY RESIDENTIAL (SFR)
 4. SINGLE-FAMILY RESIDENTIAL (SFR) WITH ACCESSORY BUILDING
 5. SINGLE-FAMILY RESIDENTIAL (SFR) WITH ACCESSORY BUILDING AND SWIMMING POOL
 6. SINGLE-FAMILY RESIDENTIAL (SFR) WITH ACCESSORY BUILDING AND SWIMMING POOL AND OUTDOOR SHOWER
 7. SINGLE-FAMILY RESIDENTIAL (SFR) WITH ACCESSORY BUILDING AND SWIMMING POOL AND OUTDOOR SHOWER AND PAVEMENT DRIVEWAY
- LEGISLATIVE**
 PUBLIC LAW NO. 55-457
 PUBLIC LAW NO. 85-624
 PUBLIC LAW NO. 91-171
 PUBLIC LAW NO. 94-142
 PUBLIC LAW NO. 95-600
 PUBLIC LAW NO. 98-617
 PUBLIC LAW NO. 101-508
 PUBLIC LAW NO. 102-246
 PUBLIC LAW NO. 102-264
 PUBLIC LAW NO. 102-272
 PUBLIC LAW NO. 102-282
 PUBLIC LAW NO. 102-293
 PUBLIC LAW NO. 102-316
 PUBLIC LAW NO. 102-321
 PUBLIC LAW NO. 102-332
 PUBLIC LAW NO. 102-341
 PUBLIC LAW NO. 102-352
 PUBLIC LAW NO. 102-361
 PUBLIC LAW NO. 102-372
 PUBLIC LAW NO. 102-381
 PUBLIC LAW NO. 102-392
 PUBLIC LAW NO. 102-401
 PUBLIC LAW NO. 102-412
 PUBLIC LAW NO. 102-421
 PUBLIC LAW NO. 102-432
 PUBLIC LAW NO. 102-441
 PUBLIC LAW NO. 102-452
 PUBLIC LAW NO. 102-461
 PUBLIC LAW NO. 102-472
 PUBLIC LAW NO. 102-481
 PUBLIC LAW NO. 102-492
 PUBLIC LAW NO. 102-501



GENERAL NOTES

1. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.
2. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.
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TOPOGRAHY

1. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.

FLOOD ZONE

1. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.

LEGAL DESCRIPTION

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IRREGULARITIES

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ADJACENTS

1. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.

ADJACENT TO THE TRACT

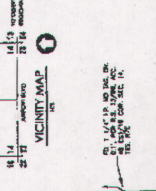
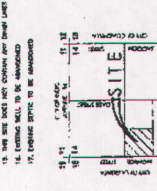
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ADJACENT TO THE TRACT

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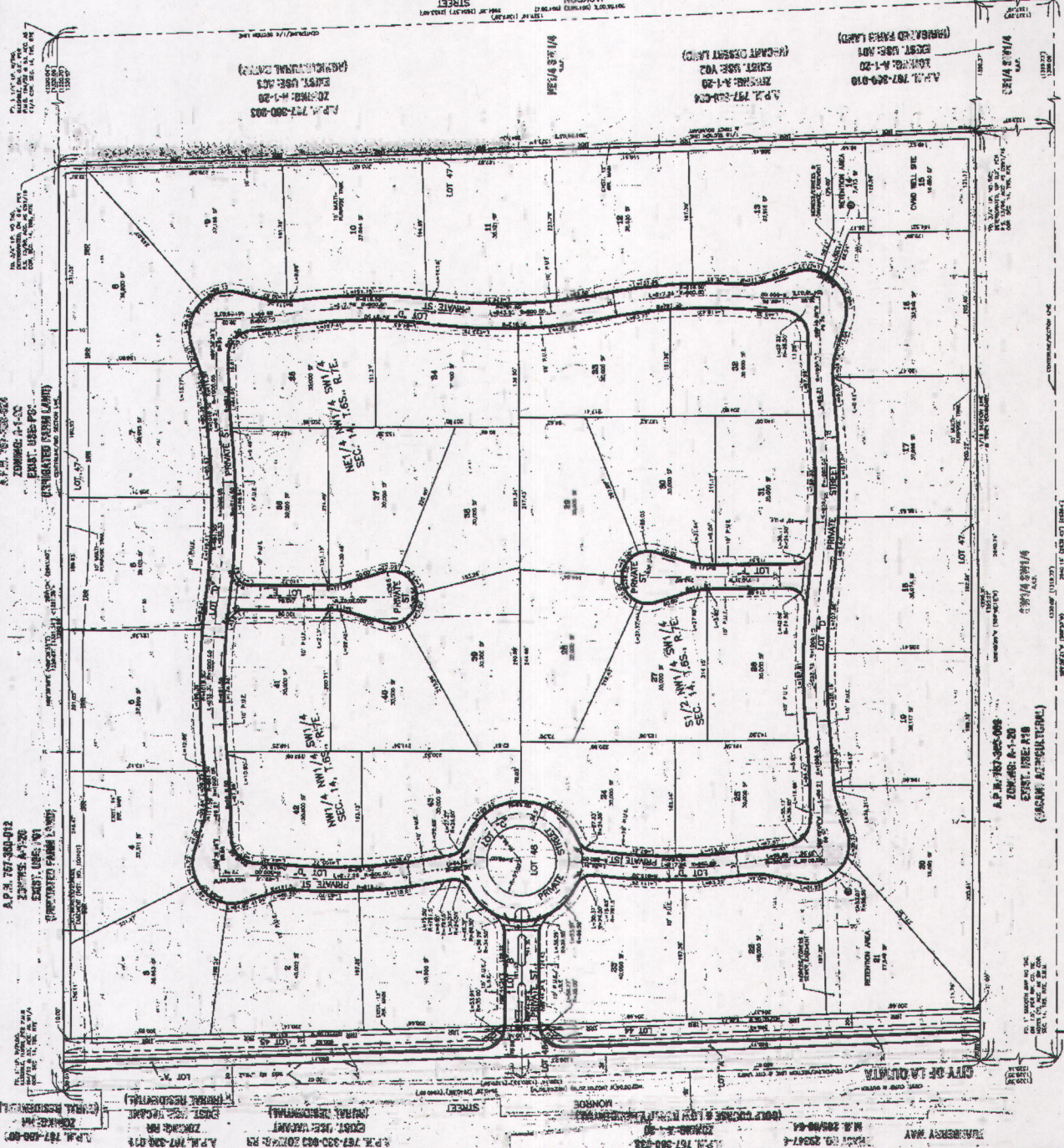
ADJACENT TO THE TRACT

1. THE TRACT MAP IS A TENTATIVE MAP AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY CLERK AND THE COUNTY ENGINEER.



APPROVED BY: [Signature]
DATE: []

APPROVED BY: [Signature]
DATE: []



OWNER / ADJACENT		APPROVED BY:		APPROVED BY:		APPROVED BY:	
ENGINEER/REFEREE		DATE:		DATE:		DATE:	
ASSESSOR'S BLOCK NUMBER		DATE:		DATE:		DATE:	
USE ADDRESS		DATE:		DATE:		DATE:	
LEGISLATIVE		DATE:		DATE:		DATE:	
IRREGULARITIES		DATE:		DATE:		DATE:	
ADJACENTS		DATE:		DATE:		DATE:	
ADJACENT TO THE TRACT		DATE:		DATE:		DATE:	
ADJACENT TO THE TRACT		DATE:		DATE:		DATE:	
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ADJACENT TO THE TRACT		DATE:		DATE:		DATE:	

Underground Service Alert
 Call: TOLL FREE 1-800-227-2800

Two Working Days Before You Dig

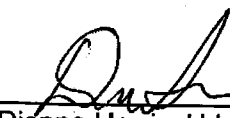
Extension of Time Environmental Determination

Project Case Number: 30399
 Original E.A. Number: 38604
 Extension of Time No.: Fourth
 Original Approval Date: April 15, 2003
 Project Location: North of Airport Blvd., east of Monroe St., west of Arabia St.

Project Description: Schedule 'A' subdivision to divide 40 acres into 40 residential lots.

On April 15, 2003, 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: 10/28/16
 For Steve Weiss, Planning Director

Harris, Dionne

From: Jonathan Weldy <jweldy@meridianldc.com>
Sent: Thursday, October 27, 2016 9:35 AM
To: Harris, Dionne
Cc: Tom Nieves (t_nieves@cascinc.com)
Subject: RE: Acceptance of COA for TR30399

Dionne,

Thank you for your follow up call. On behalf of SoCal Portfolio I, LP the proposed three (3) conditions of approval are acceptable. Please let me know if anything additional is required.

Regards,

Jonathan Weldy

Meridian Land Development Co.
19153 Town Center Drive, 106
Apple Valley, CA 92308
O: 760-240-5511 ext. 222
C: 909-380-9919
jweldy@meridianldc.com

From: Harris, Dionne [<mailto:DHarris@rctlma.org>]
Sent: Thursday, October 20, 2016 3:19 PM
To: Jonathan Weldy <jweldy@meridianldc.com>
Subject: Acceptance of COA for TR30399

Attn: Jonathan Weldy
Meridian Land Development
19153 Town Center Dr.
Apple Valley, CA 92308

SOCAL Portfolio I, LP
19153 Town Center Dr.
Apple Valley, CA 92308

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30399.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 23, 2016. The LDC has determined it necessary to recommend the addition of three (3) 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these

09/29/16
16:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30399

Parcel: 767-360-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 11 EOT4- 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. 12 EOT4- 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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.