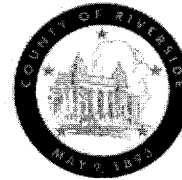


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.2  
(ID # 3480)

**MEETING DATE:**

Tuesday, April 11, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842 - Applicant: Adkan Engineers - First Supervisorial District – Lake Mathews/Woodcrest Area Plan: Woodcrest Zoning District - Location: Southerly of Mariposa Ave., easterly of Porter Ave. and westerly of Spain Ln. – Rural Community: Very Low Density Residential (RC:VLDR), Rural: Rural Mountainous (R:RM) – 73.13 Gross Acres - Zoning: Light Agricultural one acre minimum (A-1-1), Light Agricultural 10 acre minimum (A-1-10) - APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10 foot wide community trail along the westerly edge of the project site. FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842, extending the expiration date and to reflect SB1185 AB333 benefits to January 23, 2018. 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 January 18, 2017. The Tentative Tract Map No. 31842 will now expire on January 23, 2018.

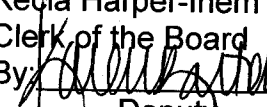
**ACTION:** Consent

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: April 11, 2017  
xc: Planning, Applicant

Keqia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 31842 was originally approved at Planning Commission on December 6, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7095 which was approved on January 23, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) 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. 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. 31842 on January 18, 2017. The Planning Commission approved the project by a 4-0 vote.

**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 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:**

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

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JANUARY 18, 2017**

**I. AGENDA ITEM 1.1**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842** – Applicant: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) – Location: South of Mariposa Ave., east of Porter Ave. and Spain Ln. – 73.13 Acres – Zoning: Light Agriculture – One Acre Minimum (A-1-1), Light Agriculture 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10 ft. wide community trail along the westerly edge of the project site.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 31842, extending the expiration date to January 23, 2018.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner, 2<sup>nd</sup> by Commissioner  
A vote of 4-0 (Commissioner Leach Abstained)


**APPROVED-** First Extension of Time Request for Tentative Tract Map No. 31842, extending the expiration date to January 23, 2018.

**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](mailto:mcstark@rctlma.org).

1 2 1

**Agenda Item No.**  
**Area Plan: Lake Mathews/Woodcrest**  
**Zoning District: Woodcrest**  
**Supervisory District: First**  
**Project Planner: Desiree Bowie**  
**Planning Commission Hearing: January 18, 2017**

**TENTATIVE TRACT MAP NO. 31842**  
**FIRST EXTENSION OF TIME**  
**Applicant: Adkan Engineers**

  
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 73.13 gross acres into 52 single family residential lots, one open space lot, and 10 foot wide community trail along the westerly edge of the project site.

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. 31842**

### **BACKGROUND:**

The Tentative Tract Map No. 31842 was originally approved at Planning Commission on December 6, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7095 which was approved on January 23, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) 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 December 16, 2016) indicating the acceptance of the seven (7) 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.

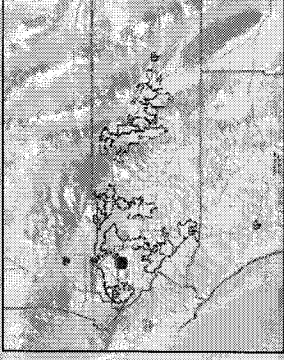
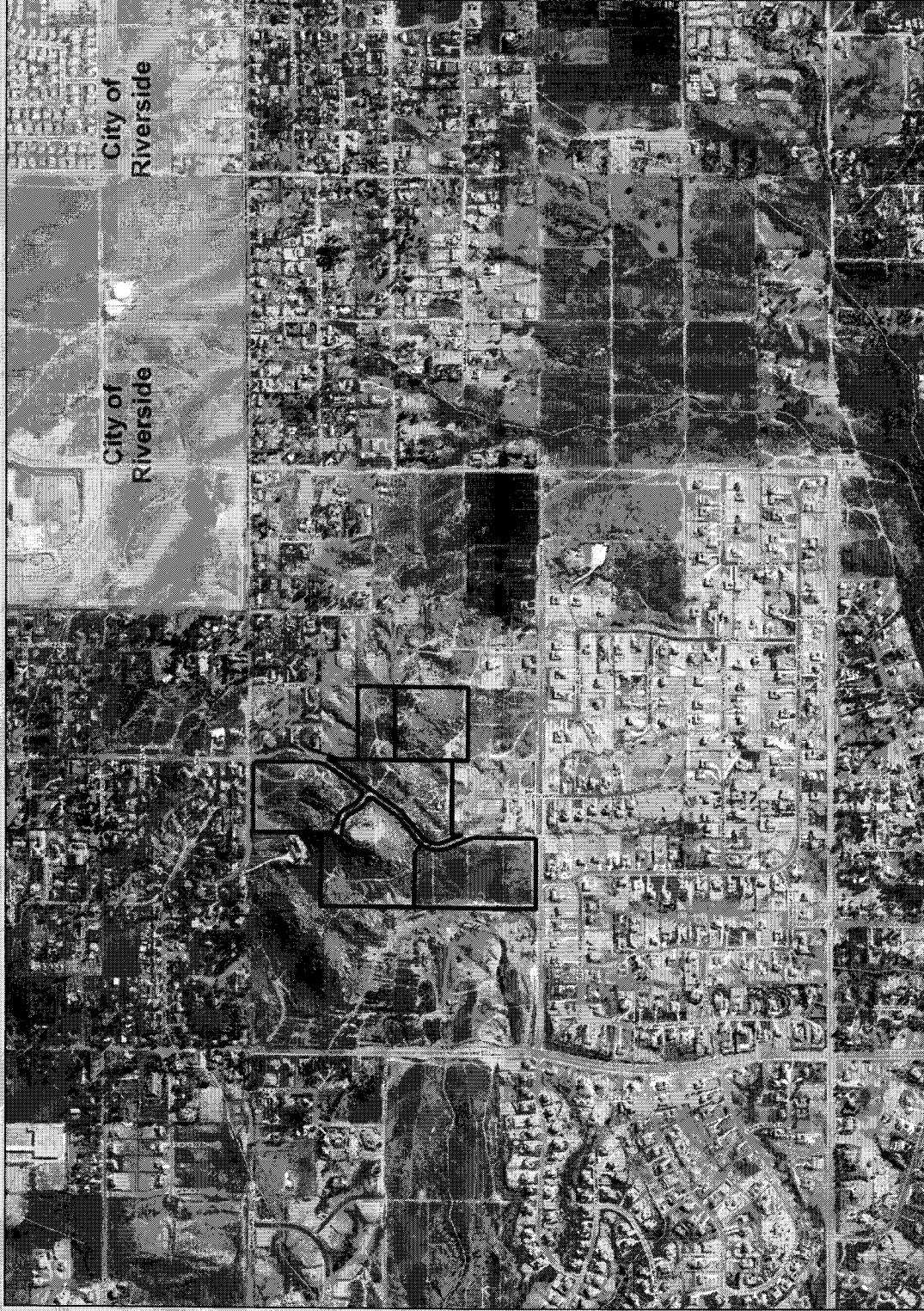
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 23, 2018. If a final map has not been recorded prior this date, a second 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. 31842**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 23, 2018, subject to all the previously approved and amended Conditions of Approval.

# 1st EOT for TR31842

## Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

### Notes

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 1,699 3,398 Feet



REPORT PRINTED ON... 1/20/2017 9:34:00 AM

© Riverside County RCIT GIS

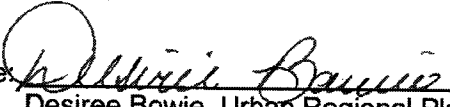
# Extension of Time Environmental Determination

Project Case Number: Tentative Tract Map No. 31842  
 Original E.A. Number: 39926  
 Extension of Time No.: First  
 Original Approval Date: December 6, 2006  
 Project Location: S/Mariposa Ave., E/of Porter Ave. & Spain Ln.

Project Description: Schedule B map of 73.13 acres into 52 single family residential lots, one open space lot, and 10 foot wide community trail along the westerly edge of the project.

On December 6, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Desiree Bowie, Urban Regional Planner

Date: December 19, 2016  
 For Steve Weiss, Planning Director



**Bowie, Desiree**

---

**From:** Bryan Ingersoll <BIngersoll@adkan.com>  
**Sent:** Friday, December 16, 2016 1:40 PM  
**To:** Bowie, Desiree  
**Cc:** 'Cathy Bodewin (acbodewin@att.net)'  
**Subject:** RE: EOT, Tract 31842

Good Afternoon Desiree,  
I have spoken with the client. We have reviewed the additional COA's and we ok with all of them. Please proceed accordingly.

Respectfully,

Bryan Ingersoll  
Project Manager  
adkan Engineers  
6879 Airport Drive  
Riverside, CA 92504  
Tel: 951.688.0241  
Fax: 951.688.0599  
[bingersoll@adkan.com](mailto:bingersoll@adkan.com)  
[www.adkan.com](http://www.adkan.com)

**From:** Bowie, Desiree [<mailto:DBOWIE@rctlma.org>]  
**Sent:** Monday, December 12, 2016 11:51 AM  
**To:** Bryan Ingersoll <[BIngersoll@adkan.com](mailto:BIngersoll@adkan.com)>  
**Cc:** 'Cathy Bodewin ([acbodewin@att.net](mailto:acbodewin@att.net))' <[acbodewin@att.net](mailto:acbodewin@att.net)>  
**Subject:** RE: EOT, Tract 31842

Good Morning,

Here is a copy of the conditions for TR 31842. Please let me know if you accept these conditions so I may move forward with the process.

Thank you,

*Desiree A. Bowie*  
*Urban Regional Planner*  
Riv. Cty. Planning Dept.  
[dbowie@rctlma.org](mailto:dbowie@rctlma.org)  
<http://planning.rctlma.org>  
4080 Lemon St.  
Riverside, CA 92502  
(951) 955-8254

12/09/16  
11:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31842

Parcel: 273-310-049

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT1- WATER WILL SERVE                   RECOMMND

Provide documentation that water service has been established to this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 6                   EOT1- SOLID WASTE SERVICE                   RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7                   EOT1- NOISE CLEARANCE                   RECOMMND

Provide information/documentation that a noise study has been reviewed by Industrial hygiene or submit 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - E.HEALTH CLEARANCE REQ.                   RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 2                   MAP-RESIDENTIAL FIRE SPRINKLER                   RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

12/09/16  
11:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31842

Parcel: 273-310-049

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1- PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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

90.BS GRADE. 4

EOT1- 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.

12/09/16  
11:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31842

Parcel: 273-310-049

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

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.

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.