

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



**ITEM
1.5
(ID # 3772)**

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND and THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31142 - Applicant: SR Conestoga, LLC - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres - Zoning: Specific Plan No. 293 (Winchester Hills) - APPROVED PROJECT DESCRIPTION: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293 - REQUEST: SECOND and THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31142, extending the expiration date to January 11, 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 second extension of time case acted on by the Planning Commission on February 15, 2017. The Tentative Tract Map No. 31142 will now expire on January 11, 2017.

RECEIVE AND FILE the Planning Commission Notice of Decision for the third extension of time case acted on by the Planning Commission on February 15, 2017. The Tentative Tract Map No. 31142 will now expire on January 11, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 3/29/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione 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

Kecia Harper-Ihem
Clerk of the Board
By
Deputy

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

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

BACKGROUND:

Summary

Tentative Tract Map No. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6846 and both were approved on January 11, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The second Extension of Time was received November 17, 2015, ahead of the expiration date of January 11, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

A third Extension of Time was filed December 5, 2016. The third Extension of Time appeared on the same agenda as the second Extension of Time, and was acted upon subsequent to this action by the Planning Commission.

The County Planning Department, as part of the review of the second and third Extension of Time requests recommends the addition of ten (10) new conditions of approval in order to be able to make a determination that these projects do 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 second and third extension of times for Tentative Tract Map No. 31142 on February 15, 2017. The Planning Commission approved the project by a 5-0 vote, as modified at hearing.

Board Action

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

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 these projects have been evaluated through the environmental review and public hearing process by 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 for Second Extension of Time**
- B. **PLANNING COMMISSION STAFF REPORT for Second Extension of Time**
- C. **PLANNING COMMISSION MINUTES for Third Extension of Time**
- D. **PLANNING COMMISSION STAFF REPORT for Third Extension of Time**



Tina Grande, Principal Management Analyst

3/29/2017



REVERSID COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 15, 2017**

I. AGENDA ITEM 1.7

SECOND EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2017.


III. PLANNING COMMISSION ACTION:

Motion by Commissioner Guillermo Sanchez, 2nd by Commissioner Charissa Leach
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Tract Map No. 31142 extending the expiration date to January 11, 2017, as modified at hearing.

Agenda Item No. **1.7**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31142
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142

BACKGROUND:

Tentative Tract Map No. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6846 and both were approved on January 11, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time was received November 17, 2015, ahead of the expiration date of January 11, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

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A third extension of time was filed December 5, 2016. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. No conditions of approval will be imposed on the third extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of ten (10) 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 January 13, 2017) indicating the acceptance of the ten (10) 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.

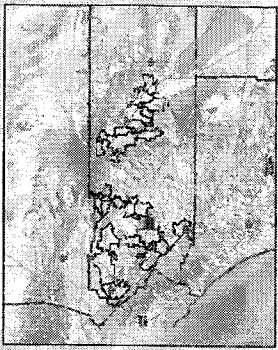
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on December 5, 2016).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31142**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31142

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrography
 - 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.



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Extension of Time Environmental Determination

Project Case Number: TR31142
Original E.A. Number: EA39171
Extension of Time No.: Second
Original Approval Date: January 11, 2005
Project Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop.
Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

On January 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____

Tim Wheeler, Urban Regional Planner III

Date: February 2, 2017 _____

For Steve Weiss, Planning Director

Wheeler, Timothy

From: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Sent: Friday, January 13, 2017 3:05 PM
To: Wheeler, Timothy
Cc: Brady, Russell; Ross, Larry; Jim Lytle; Jennell Lawrence; Fayres Hall; Bruce Davis; Deborah Saulina
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)
Attachments: Acceptance of EOT-2 Conditions of Approval for CASE TR31141 - 3-30-16.pdf; Acceptance of EOT-2 Conditions of Approval for CASE TR31633 - 3-30-16.pdf; TR31142 EOT 2 - Acceptance of Conditions Letter 3-25-16.pdf; Waste Management Letter to Service TR 31141, 31142 & 31633 3 30 16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Tim,

It has been decided to drop the request to revise some of the existing conditions, and move forward with excepting the new conditions with these EOTs. Attached are the original acceptance letters, as well as the previously provided Waste Management letter dated 3/16/16 that was sent to Kim to clear the LEA Conditions.

We would like to get these EOTs on an agenda ASAP since all three maps are close to being recorded . County Survey has already routed the three maps to the various departments to clear conditions.

Also, TR 31142 EOT2 would have expired on 1/11/17, and we have already applied for the next EOT. TR 31141 and 31633 EOT2 would both expire on 3/29/17.

Please let us know if you need anything else to get these three EOTs on an agenda.

Thanks,

Sarah K. Kowalski, PE - Senior Engineer
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6006
e: sarah.kowalski@webbassociates.com w: www.webbassociates.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

From: Fayres Hall
Sent: Thursday, December 22, 2016 10:28 AM
To: Wheeler, Timothy
Cc: Russell Brady; Larry Ross; Sarah Kowalski; Jim Lytle; Jennell Lawrence
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)

Thanks Tim!



SR CONESTOGA, LLC

March 25, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31142

Mr. Wheeler:

I am the applicant for the EOT Case TR31142. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Map Recordation**
50-E-HEALTH.4 – EOT2-LEA CLEARANCE /Working with Environmental Health to clear condition.
50-E-HEALTH.5 – EOT2-WATER & SEWER WILL SERVE/Working with Environmental Health to clear condition.
2. **Prior to Grading Permit Issuance**
60-BS-GRADE.14 – EOT2-NPDES/SWPPP
~~60-BS-GRADE.15 – EOT2-NPDES/SWPPP~~
3. **Prior to Building Permit Issuance**
80-BS-GRADE.2 – ROUGH GRADE APPROVAL
~~80-BS-GRADE.3 – EOT2-NPDES/SWPPP~~
4. **Prior to Building Permit Issuance**
80-E-HEALTH.1-NOISE STUDY REQUIRED
5. **Prior to Building Final Inspection**
90-BS-GRADE.3 – EOT2-WQMP BMP Inspection
90-BS-GRADE.4 – EOT2-WQMP BMP Cert Required
90-BS-GRADE.5 – EOT2-BMP GPS Coordinates
90-BS-GRADE.6 – EOT2-WQMP BMP Registration
6. **Prior to Building Final Inspection**
90-TRANS.10 LANDSCAPING (EOT2)

Regards,



Jim Lytle

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2- LEA CLEARANCE RECOMMND

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

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP -EOT2 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1

EOT2 - NOISE STUDY REQUIRED

RECOMMND

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

Please provide architectural and grading plans along with the noise study. Please contact Office of Industrial Hygiene for any associated fees.

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT2 WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP -EOT2 WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 5 MAP -EOT2 BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP -EOT2 WQMP BMP REGISTRATIO RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRANS DEPARTMENT

90.TRANS. 10 MAP - LANDSCAPING (EOT2) RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way),

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

MAP - LANDSCAPING (EOT2) (cont.)

RECOMMND

in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road
(Domenigoni Parkway).



**PLANNING COMMISSION
MINUTE ORDER
FEBRUARY 15, 2017**

I. AGENDA ITEM 1.8

THIRD EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2018.


III. PLANNING COMMISSION ACTION:

Motion by Commissioner Guillermo Sanchez, 2nd by Commissioner Charissa Leach
A vote of 5-0

APPROVED Third Extension of Time Request for Tentative Tract Map No. 31142 extending the expiration date to January 11, 2018, as modified at hearing.

Agenda Item No. 1.8
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31142
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

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. 31142

BACKGROUND:

Tentative Tract Map No. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6846 and both were approved on January 11, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time is being processed concurrently with the Third Extension of time. The Second Extension of Time was received November 17, 2015, ahead of the expiration date of January 11, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

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A third extension of time was filed January 11, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. No conditions of approval will be imposed on this third extension of time.

The County Planning Department, as part of the review of this Third Extension of Time request recommends no 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.

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 11, 2018. 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. 31142, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31142
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - anno
 - 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.

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GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

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2. EXISTING CONCRETE

3. EXISTING BRICK

4. EXISTING MASONRY

5. EXISTING WOOD

6. EXISTING METAL

7. EXISTING GLASS

8. EXISTING ROOF

9. EXISTING FLOOR

10. EXISTING CEILING

11. EXISTING WALL

12. EXISTING DOOR

13. EXISTING WINDOW

14. EXISTING STAIR

15. EXISTING ELEVATOR

16. EXISTING MECHANICAL

17. EXISTING ELECTRICAL

18. EXISTING PLUMBING

19. EXISTING HVAC

20. EXISTING FIRE

21. EXISTING SECURITY

22. EXISTING LANDSCAPE

23. EXISTING UTILITIES

24. EXISTING STRUCTURE

25. EXISTING SITE

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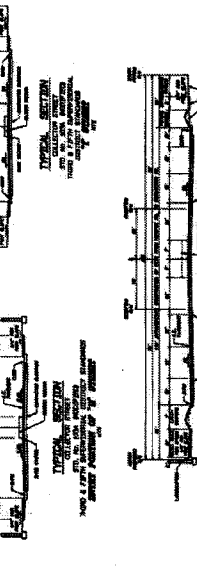
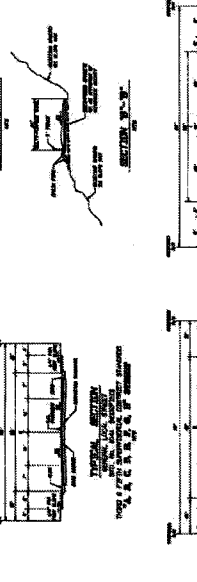
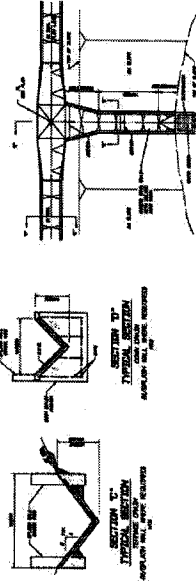
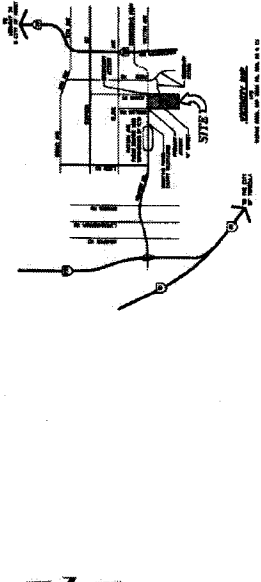
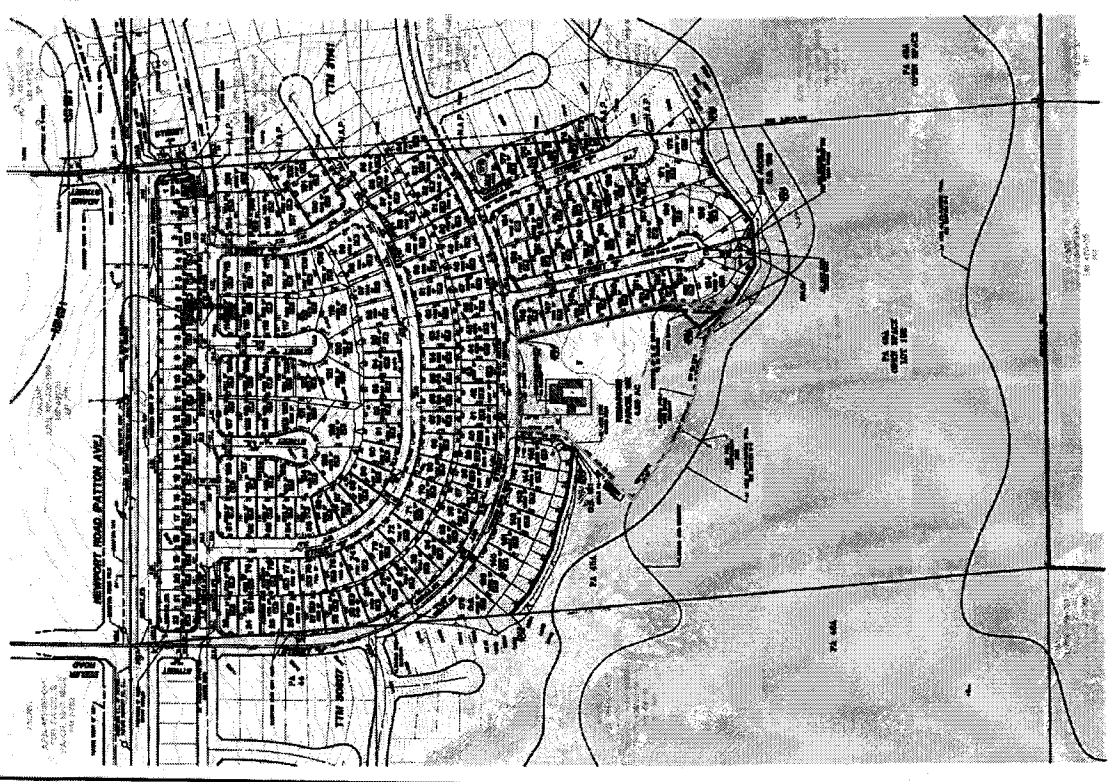
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TENTATIVE MAP

TRACT NO. 3142

SCHEDULE "A" SUBDIVISION

OWNER	DEVELOPER	ENGINEER	DATE



Extension of Time Environmental Determination

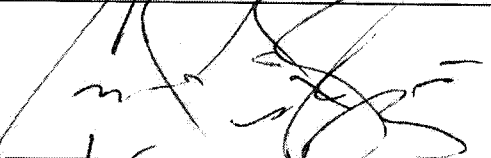
Project Case Number: TR31142
 Original E.A. Number: EA39171
 Extension of Time No.: Third
 Original Approval Date: January 11, 2005

Project Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop. _____

Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293. _____

On January 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature:  _____ Date: February 8, 2017 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2- LEA CLEARANCE RECOMMND

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

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP -EOT2 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

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10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1

EOT2 - NOISE STUDY REQUIRED

RECOMMND

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

Please provide architectural and grading plans along with the noise study. Please contact Office of Industrial Hygiene for any associated fees.

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT2 WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP -EOT2 WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 5 MAP -EOT2 BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP -EOT2 WQMP BMP REGISTRATIO RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRANS DEPARTMENT

90.TRANS. 10 MAP - LANDSCAPING (EOT2) RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way),

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

MAP - LANDSCAPING (EOT2) (cont.)

RECOMMND

in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road
(Domenigoni Parkway).