

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



**ITEM  
1.6  
(ID # 3776)**

**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. 31633 - Applicant: SR Conestoga, LLC - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR), Community Development: Medium High Density Residential (CD:MHDR), Open Space: Conservation (OS: C), and Open Space: Recreation (OS:R) - Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres - Zoning: Specific Plan No. 293 (Winchester Hills) - APPROVED PROJECT DESCRIPTION: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel - REQUEST: SECOND and THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31633, extending the expiration date to March 29, 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. 31633 will now expire on March 29, 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. 31633 will now expire on March 29, 2018.

**ACTION: Consent**

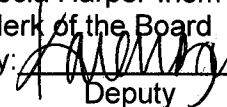
  
Charles Leach, Assistant TLMA Director 3/29/2017

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**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**

<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**

Tentative Tract Map No. 31633 was originally approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6866 and both were approved on March 29, 2005.

The Planning Commission approved the first Extension of Time on November 30, 2010.

The second Extension of Time was received on January 4, 2016, ahead of the expiration date of March 29, 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 January 11, 2017. 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. No conditions of approval will be imposed on the third extension of time.

The County Planning Department, as part of the review of the second and third Extension of Time requests recommends the addition of five (5) 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 Extensions of Time for Tentative Tract Map No. 31633 on February 15, 2017. The Planning Commission approved the projects by a 5-0 vote.

**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 the Planning Department and the Planning Commission.

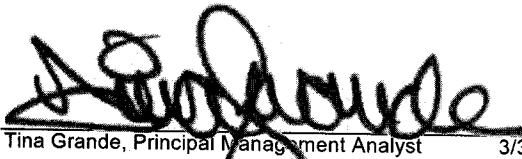
**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES 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 3/30/2017



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

**I. AGENDA ITEM 1.9**

**SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel.

**II. PROJECT DESCRIPTION:**

Second Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2017.


**III. PLANNING COMMISSION ACTION:**

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

**APPROVED** Second Extension of Time Request for Tentative Tract Map No. 31633 extending the expiration date to March 29, 2017.

Agenda Item No. 1.9  
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. 31633  
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 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel.

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. 31633**

### BACKGROUND:

Tentative Tract Map No. 31633 was originally approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6866 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on November 30, 2010.

The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 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 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 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 January 13, 2017) 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 March 29, 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 January 11, 2017).

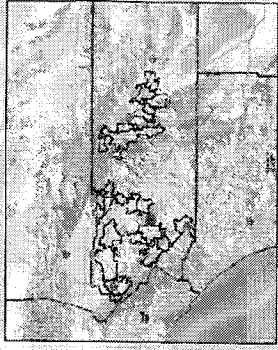
**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31633**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Washington  
District 3

# 2nd EOT for TR31633

Vicinity Map



**Legend**  
□ City Boundaries  
○ Cities

**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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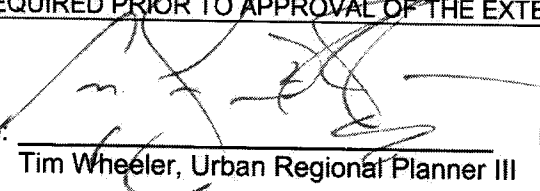


# Extension of Time Environmental Determination

Project Case Number: TR31633  
 Original E.A. Number: EA39242  
 Extension of Time No.: Second  
 Original Approval Date: March 29, 2005  
 Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court.  
 Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel.

On March 29, 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, <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:  Date: February 2, 2017  
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

## **Wheeler, Timothy**

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**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](mailto:sarah.kowalski@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**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 30, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31633

Mr. Wheeler:

I am the applicant for the EOT Case TR31633. 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.

50-E-TRANS.36 – EOT2-MAP-SIGNING & STRIPING PLAN

**2. Prior to Building Permit Issuance**

80-BS-GRADE.2 – EOT2-ROUGH GRADE APPROVAL

**3. Prior to Building Final Inspection**

90-TRANS.12 – EOT2 - LANDSCAPING

Regards,



Jim Lytle

02/03/17  
14:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    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. 6                    EOT2- WATER & SEWER WILL SERVE                    RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

TRANS DEPARTMENT

50.TRANS. 36                    MAP-SIGNING & STRPNG PLN EOT2                    RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2                    MAP -EOT2 ROUGH GRADE APPROVAL                    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 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

02/03/17  
14:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP -EOT2 ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

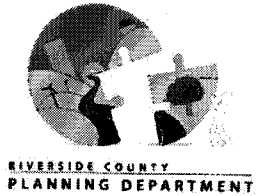
TRANS DEPARTMENT

90.TRANS. 12                    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), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road and Rice Road.



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

**I. AGENDA ITEM 1.10**

**THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) and Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel.

**II. PROJECT DESCRIPTION:**

Third Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2018.

**III. PLANNING COMMISSION ACTION:**


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

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 31633 extending the expiration date to March 29, 2018.

1.10

Agenda Item No.  
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. 31633  
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 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel.

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. 31633**

### BACKGROUND:

Tentative Tract Map No. 31633 was originally approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6866 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on November 30, 2010.

The Second Extension of Time is being processed concurrently with the Third Extension of time. The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 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 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 March 29, 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. 31633, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Washington  
District 3

### 3rd EOT for TR31633 Vicinity Map



**Legend**  
City Boundaries  
Cities

**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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REPORT PRINTED ON... 2/9/2017 2:48:03 PM





# Extension of Time Environmental Determination


Project Case Number: TR31633  
 Original E.A. Number: EA39242  
 Extension of Time No.: Third  
 Original Approval Date: March 29, 2005

Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court. \_\_\_\_\_

Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel. \_\_\_\_\_

On March 29, 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, <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:  \_\_\_\_\_ Date: February 8, 2017 \_\_\_\_\_  
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

02/03/17  
14:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   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. 6                   EOT2- WATER & SEWER WILL SERVE                   RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

TRANS DEPARTMENT

50.TRANS. 36                   MAP-SIGNING & STRPNG PLN EOT2                   RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2                   MAP -EOT2 ROUGH GRADE APPROVAL                   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 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

02/03/17  
14:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP -EOT2 ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 12                    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), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road and Rice Road.