

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



ITEM
1.9
(ID # 3483)

MEETING DATE:

Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372 - Applicant: Richland Communities - Fifth Supervisorial District – Lakeview/Nuevo Area Plan: Nuevo/Perris Reservoir Zoning Area - Location: Southerly of of Ramona Expressway, northerly of Nuevo Road, and easterly of Foothill Ave. – Community Development: Very Low Density Residential (CD:VLDR), Community Development: Very High Density Residential (CD: VHDR), Community Development: Medium High Density Residential (CD: MHDR), Community Development: Medium Density Residential (CD:MDR), Open Space: Rural (OS:R) Community Development: Community Center (CD:CC), Community Development: Commercial Retail (CD:CR), Open Space: Water (OS:W) – 305.8 Gross Acres - Zoning: Specific Plan No. 246 Preissman and Specific Plan No. 239 Stoneridge - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 305.8 acres into 781 single family residential lots, two potential school sites, a 17.80 acre sports park, 21.3 acres of natural open space, and 21.3 acres of trails and landscaped open space. FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372, extending the expiration date and to reflect SB1185 and AB333 benefits to December 13, 2017. 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. 32372 will now expire on December 17, 2017.

ACTION: Consent

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

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

The Tentative Tract Map No. 32372 was originally approved at Planning Commission on December 13, 2006. The Map proceeded to the Board of Supervisors and was approved on March 3, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of nine (9) 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. 32372 on January 18, 2017. The Planning Commission approved the project by a 5-0 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's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

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 1.5

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32372 – Applicant: Richland Communities – Fifth Supervisorial District – Nuevo/Perris Reservoir District Zoning Area – Lakeview/Nuevo Area Plan: Location: Southerly of Ramona Expressway, northerly of Nuevo Road, and easterly of Foothill Avenue – 305.8 Acres – Zoning: SP (Specific Plan No. 246 Preissman and Specific Plan No. 239 Stoneridge) – Approved Project Description: Tentative Tract Map No. 32372 proposes to subdivide 305.8 gross acres into 781 single family residential lots, two potential school sites, a 17.80 sports acre park, 21.3 acres of natural open space, and 21.3 acres of trails and landscaped open space – Schedule A – **REQUEST:**.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED- First Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

1:5
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning District: Nuevo/Perris Reservoir
Supervisory District: Fifth
Project Planner: Desiree Bowie
Planning Commission Hearing: January 18, 2017

TENTATIVE TRACT MAP NO. 32372
FIRST EXTENSION OF TIME
Applicant: Richland Communities


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 'A' subdivision of 305.8 gross acres into 781 single family residential lots with a 17.80 acre sports park, 21.3 acres of natural open space, 21.3 acres of trails, and landscaped open space.

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. 32372

BACKGROUND:

The Tentative Tract Map No. 32372 was originally approved at Planning Commission on December 13, 2006. The Map proceeded to the Board of Supervisors and was approved on March 13, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of nine (9) 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 7, 2016) indicating the acceptance of the nine (9) 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 December 13, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

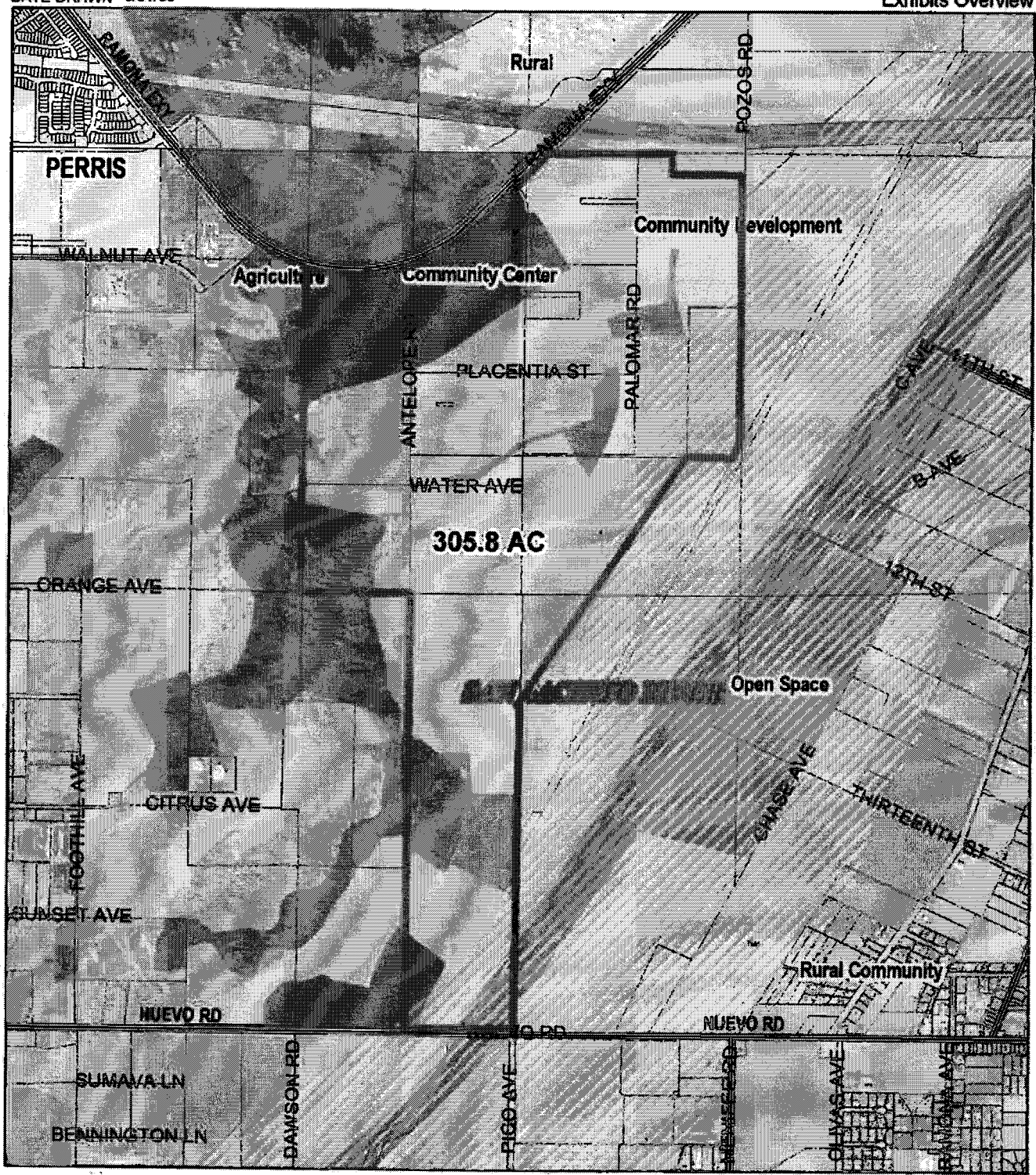
APPROVAL the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32372**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 2017, subject to all the previously approved and amended Conditions of Approval.

Supervisor Ashley
District 5

TR32372 PM31446 SP00239S1 DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 9/20/06
Exhibits Overview

DATE DRAWN 8/31/06



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Nuevo/Perris Reservoir**
Township/Range: T4SR3W
SECTION: 14, 23

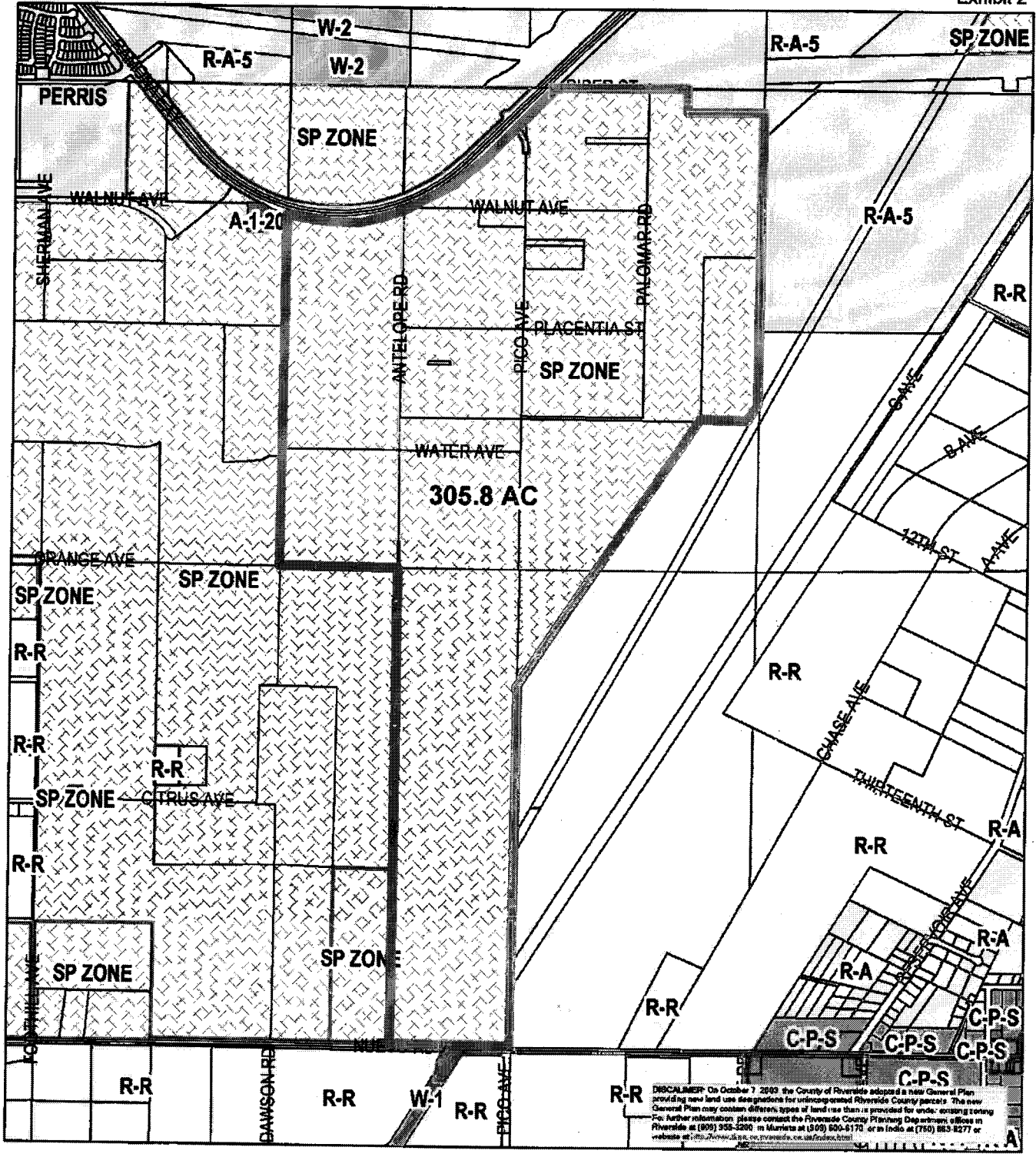


ASSESSORS BK. PG. 307-7, 11
THOMAS BROS.PG 778 E4

Supervisor Ashley
 District 5
 DATE DRAWN: 9/1/06

TR32372 PM31446 SP00239S1
EXISTING ZONING

Planner: Matt Straite
 Date: 9/20/06
 Exhibit 2



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information please contact the Riverside County Planning Department offices in Riverside at (951) 355-5200, in Murietta at (951) 800-6170, or in Indio at (760) 863-8277 or website at: <http://www.riverside.ca.gov/indio.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Nuevo/Perris Reservoir**
 Township/Range: **T4SR3W**
 Section : **14,23**



ASSESSORS
 BK. PG. **307-7,11**
 THOMAS
 BROS.PG **778 E4**

Supervisor Ashley
District 5

TR32372 PM31446 SP00239S1

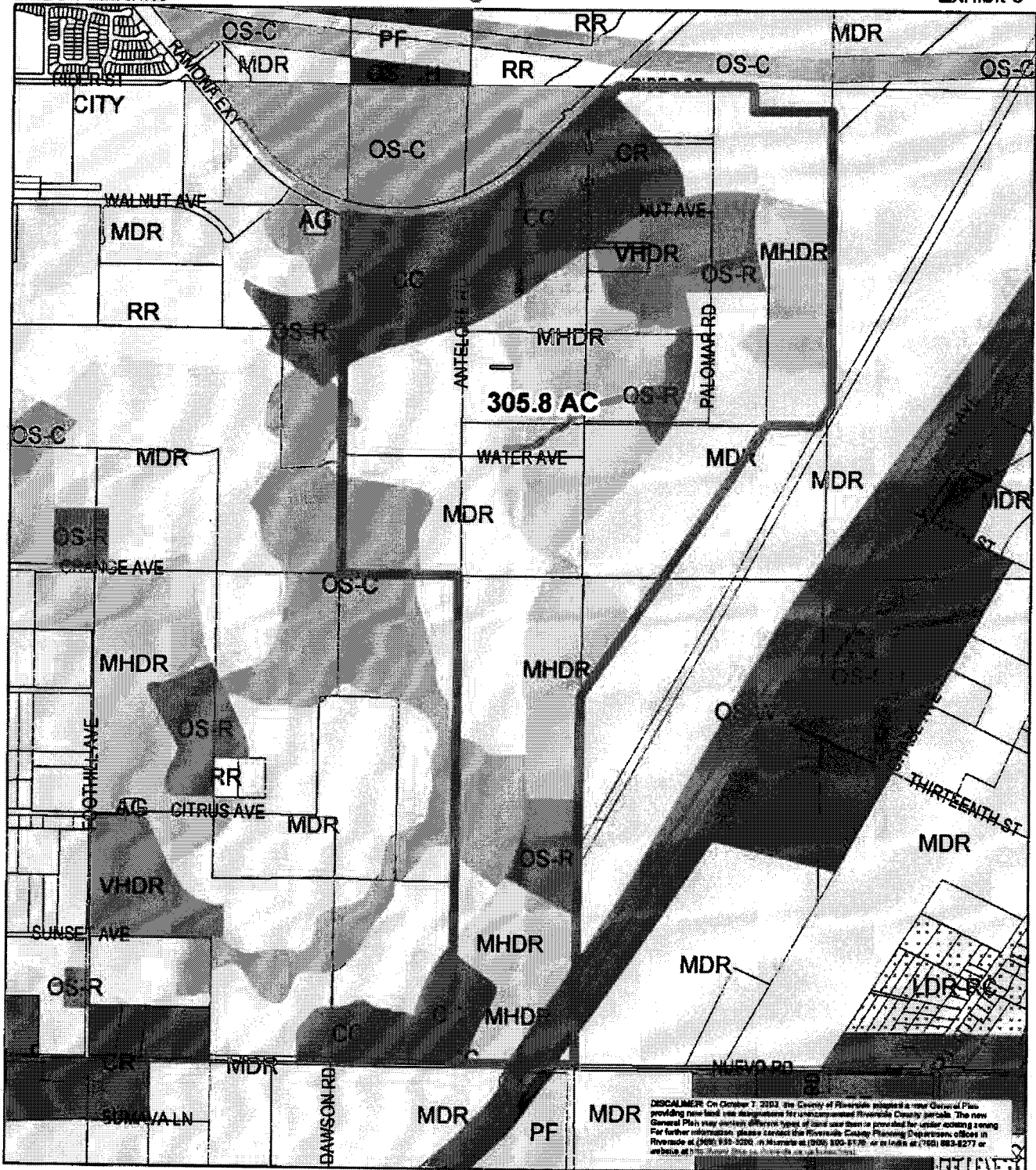
Planner: Matt Straite

Date: 9/20/06

DATE DRAWN: 9/1/06

Existing General Plan

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Nuevo/Perris Reservoir**
Township/Range: **T4SR3W**
Section: **14, 23**



ASSESSORS
BK. PG. 307-7, 11
THOMAS
BROS. PG 778 E4

Supervisor Ashley
District 5

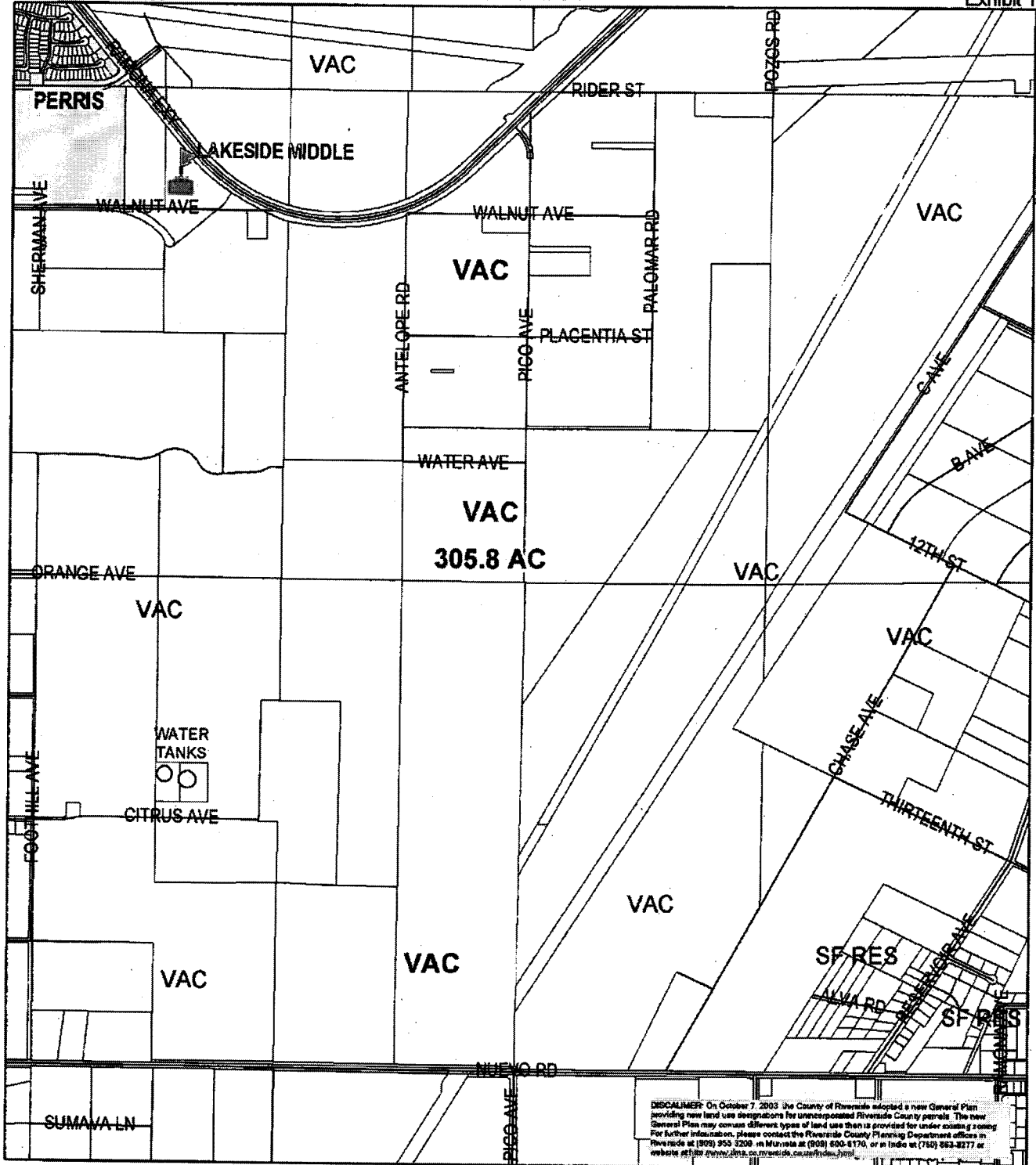
TR32372 PM31446 SP00239S1

Planner: Matt Straite
Date: 9/20/06

DATE DRAWN: 9/1/06

Land Use

Exhibit 1



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murietta at (909) 800-6170, or in Indio at (760) 963-8277 or website at <http://www.2010.ca.gov/riverside.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Nuevo/Perris Reservoir**
Township/Range: T4SR3W
Section : 14, 23



ASSESSORS
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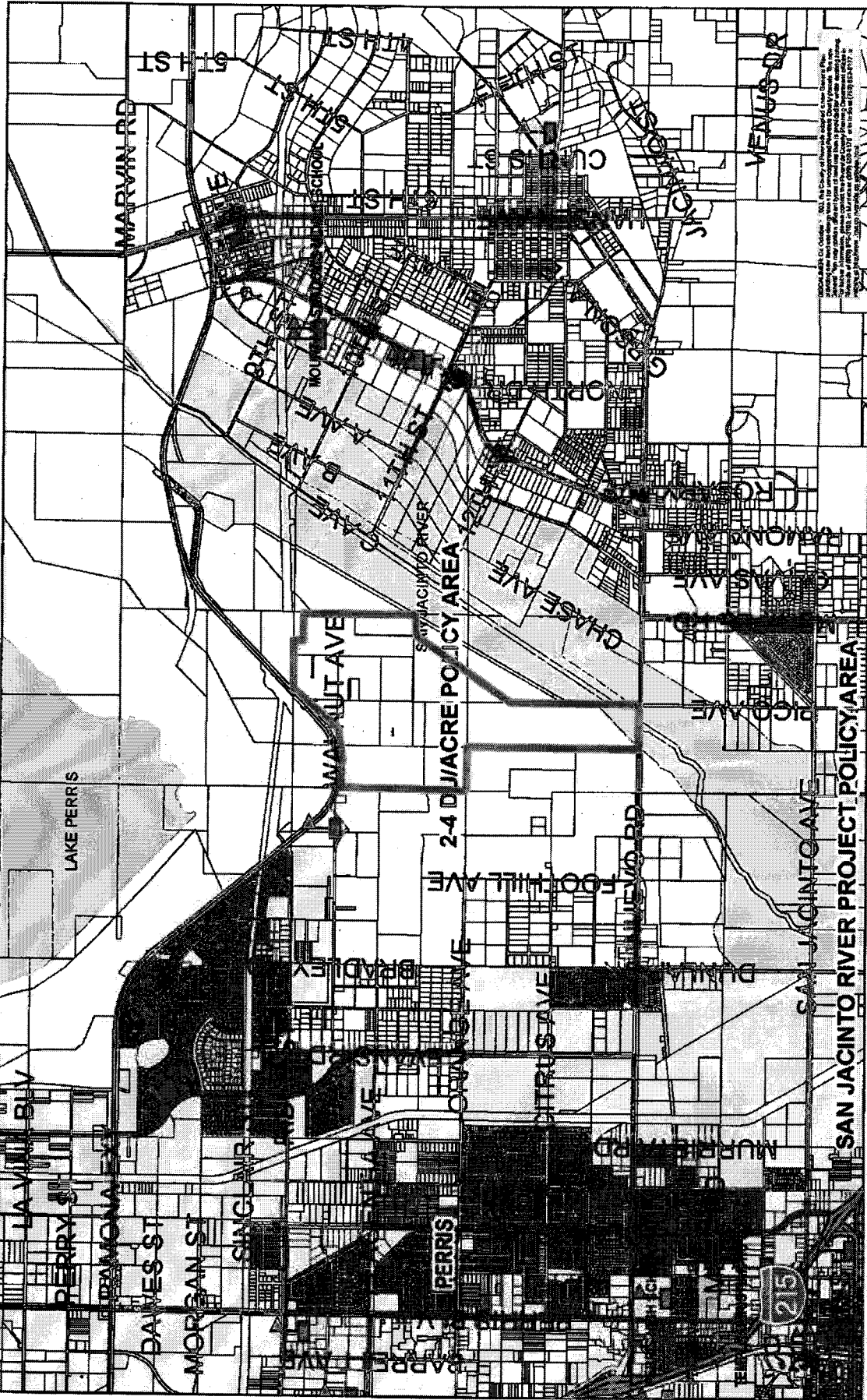


Supervisor Ashley
District 5

DATE DRAWN: 9/1/06

TR23272 PM31446 SP00239S1 POLICY AREAS

Planner: Matt Straite
Date: 9/20/06
Exhibit 8



Zone: Nuevo/Perris Reservoir
Area: T4SR3W
Township/Range: 14, 23
Section: 14, 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS 307-7, 11
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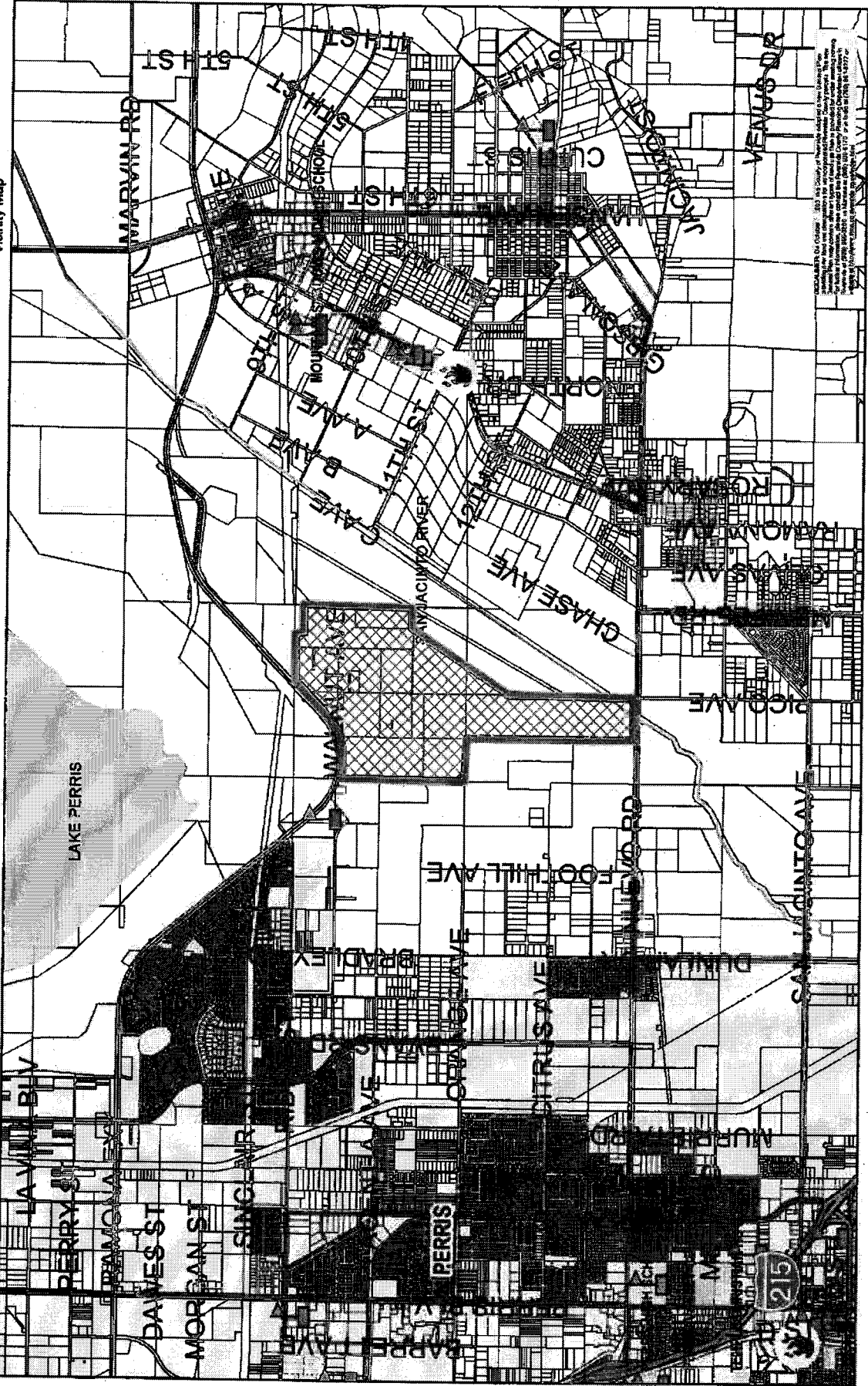
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Supervisor Ashley
District 5

DATE DRAWN: 8/1/06

TR32372 PM31446 SP00239S1
VICINITY MAP

Planner: Matt Straite
Date: 9/20/06
Vicinity Map



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Nuevo/Perris Reservoir
Area: T4SR3W
Township/Range: 14, 23
Section: 14, 23



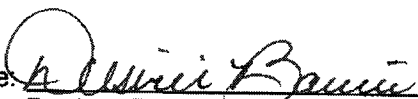
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Extension of Time Environmental Determination

Project Case Number: TR32372
 Original E.A. Number: 39713
 Extension of Time No.: 1st Extension of Time
 Original Approval Date: December 13, 2006
 Project Location: Northerly of Nuevo Rd., southerly of Ramona Expwy, easterly of Perris Blvd., and westerly of Lakeview Ave.
 Project Description: Schedule A subdivision of 305.8 acres into 781 single family residential lots.

On December 13, 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: 
 Desiree Bowie, Urban Regional Planner

Date: 12/15/16
 For Steve Weiss, Planning Director

Bowie, Desiree

From: Craig Cristina <ccristina@richlandcommunities.com>
Sent: Wednesday, December 07, 2016 4:38 PM
To: Bowie, Desiree
Cc: Jennifer Gillen
Subject: RE: First Extension of Time for TR32372

Yes, ready to move forward.

Thanks,

Craig Cristina
Vice President – Land Entitlement

Richland Communities
3161 Michelson Drive, Suite 425 - Irvine, CA 92612
Direct: 949.383.4124
Office: 949.261.7010
Mobile: 949.439.0525
CCristina@RichlandCommunities.com

From: Bowie, Desiree [<mailto:DBOWIE@rctlma.org>]
Sent: Wednesday, December 07, 2016 1:28 PM
To: Craig Cristina <ccristina@richlandcommunities.com>
Cc: Jennifer Gillen <jennifer.gillen@webbassociates.com>
Subject: RE: First Extension of Time for TR32372

Are you ready to move forward or do you still need time to review?

Desiree A. Bowie

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

11/30/16
09:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

The project must provide documentation from an approved waste hauler in regards to solid waste service, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

50.E HEALTH. 8 EOT1- PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 9 EOT1- 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

11/30/16
09:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT1- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 EOT1- WQMP BMP REGISTRATION 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.

90.BS GRADE. 8 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)

11/30/16
09:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT1- PRECISE GRDG APPROVAL (cont.)

RECOMMND

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. 9

EOT1- WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.