

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



ITEM
1.4
(ID # 3980)

MEETING DATE:

Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026 - Applicant: Erik Lunde - First Supervisorial District - South Elsinore Zoning Area - Elsinore Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: Southerly of Grand Ave., westerly of Doolittle Ct. and easterly of Mountainous Dr. - 89.9 Gross acres - Zoning: One-Family Dwellings (R-1), One-Family Dwellings 10,000 sq. ft. Minimum (R-1-10,000), and Open Area Combining Zone - Residential Developments (R-5) - APPROVED PROJECT DESCRIPTION: Schedule A- subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32026, extending the expiration date to June 23, 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 August 3, 2016. The Tentative Tract Map No. 32026 will now expire on June 23, 2017.


ACTION: Consent


Charissa Leach, Assistant TLMA Director 4/13/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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 18, 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. 32026 originally was approved by the Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone 7032 and both were approved on June 23, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32026 on August 3, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

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

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

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
AUGUST 3, 2016**

I. AGENDA ITEM 1.2

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32026 – Applicant: Erik Lunde
– First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Rural Community: Very Low Density Residential (RC-VLDR), Community Development: Medium Density Residential – Location: Southerly of Grand Ave, westerly of Doolittle Ct., and easterly of Mountainous Dr. – 89.9 Gross acres – Zoning: One Family Dwelling (R-5) Five Acre Minimum, One-Family Dwellings, 10,000 sq. ft. Minimum (R-1-10,000) – Approved Project Description: Schedule A subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to June 23, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED FIRST EXTENSION OF TIME for Tentative Tract Map No. 32026.

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.

Agenda Item No. **1.2**
Area Plan: Elsinore
Zoning Area: South Elsinore
Supervisorial District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32026
FIRST EXTENSION OF TIME
Applicant: Erik Lunde


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 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

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. 32026

BACKGROUND:

The Tentative Tract Map No. 32026 originally was approved by the Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone 7032 and both were approved on June 23, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) 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 July 8, 2016) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 23, 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.

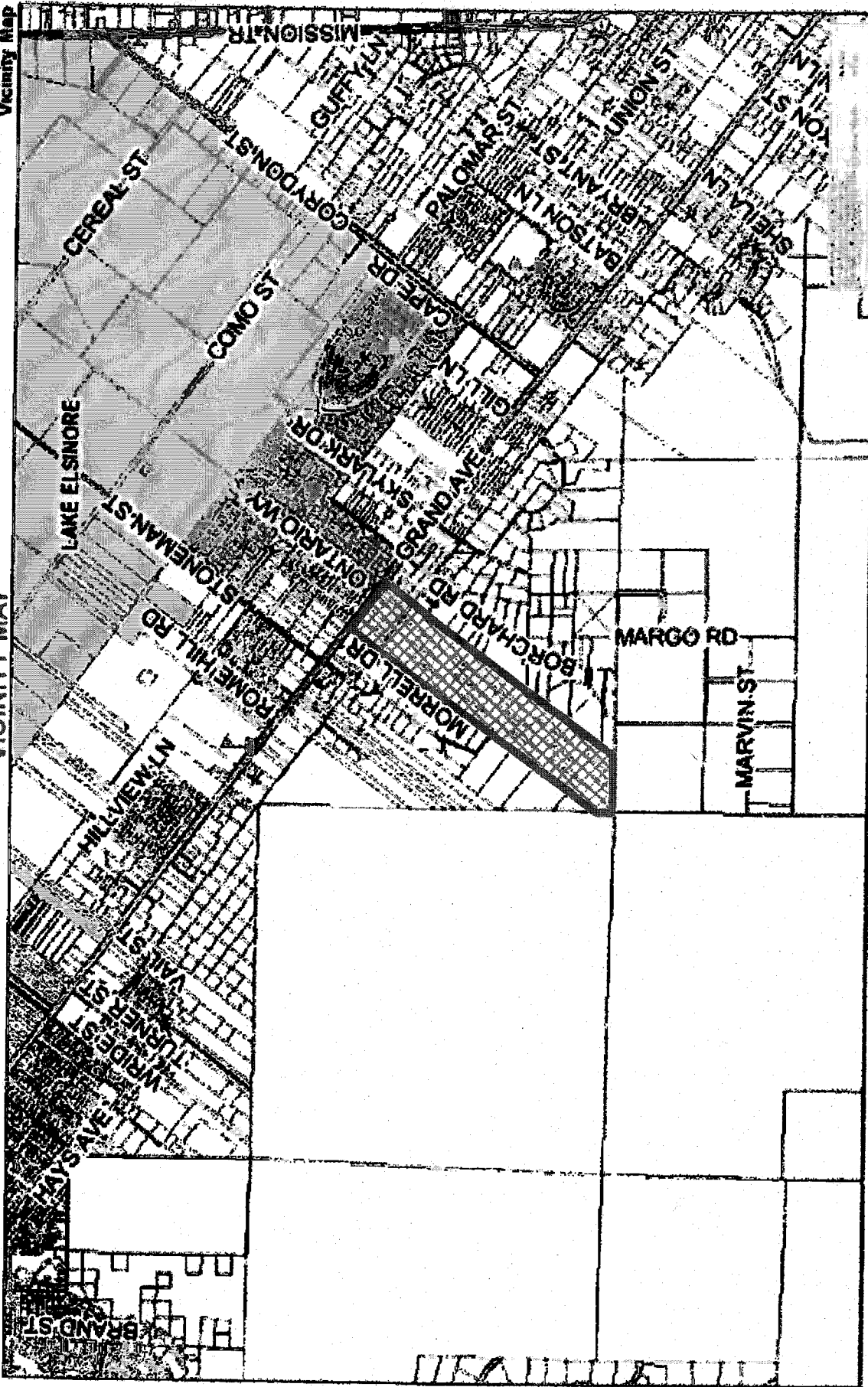
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 23, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Jeffries
District 1

CZ07032 TR32026 GPA00829
VICINITY MAP

Planner: Bulmoro Canseco
Date: 4/02/08
Vicinity Map



Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29

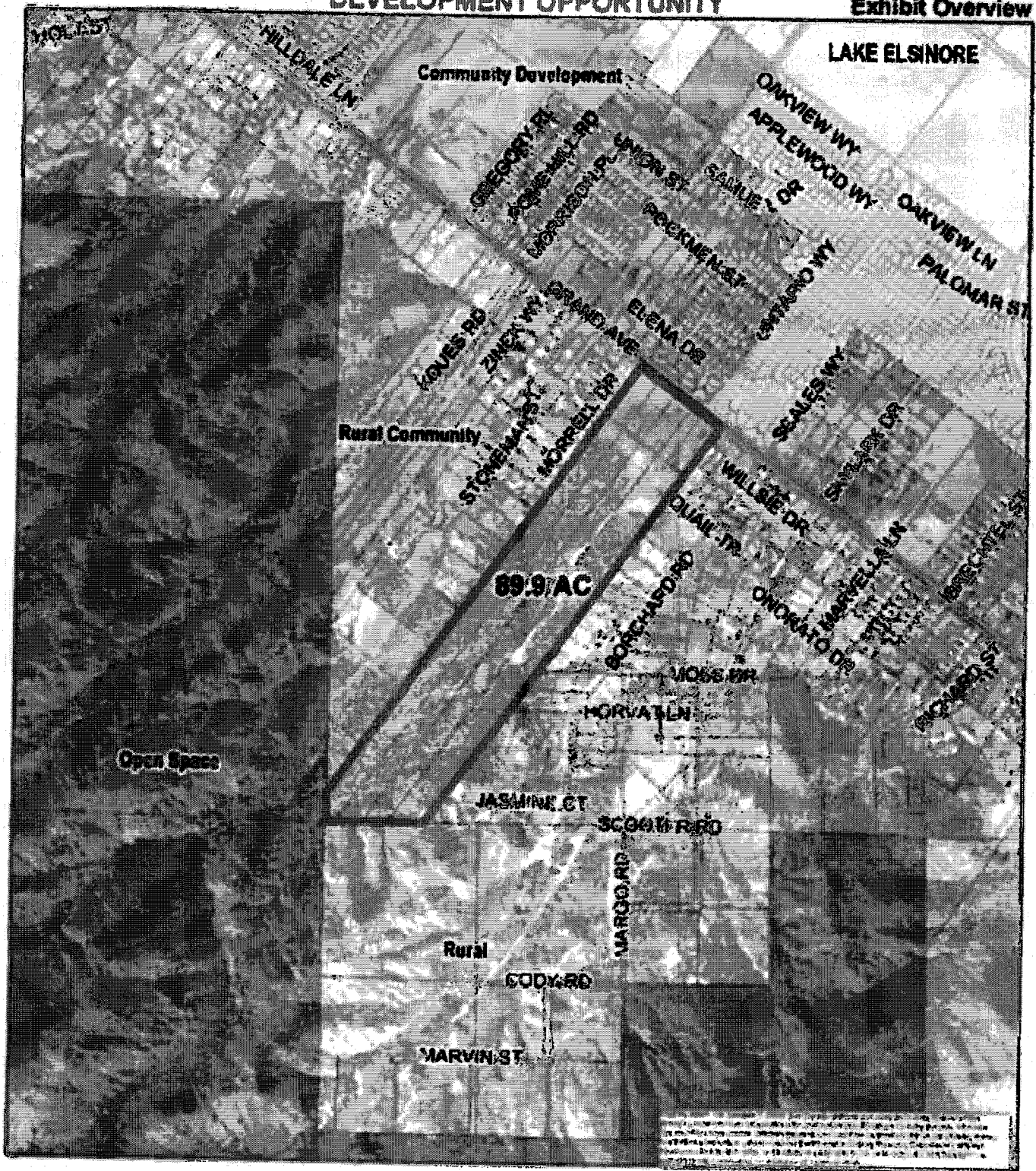
RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Blk. Pg. 370-18 & 19
Thomas 382-10
12,750
Bros. Pg. 596 F5

Supervisor Jeffries
District 1

CZ07032 TR32026 GPA00829 Planner: Bulmaro Canseco
Date: 4/02/08
DEVELOPMENT OPPORTUNITY
Exhibit Overview



Area
Plan: South Elsinore
Township/Range: T6SR4W
Section: 29

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 370-18 & 19
382-10
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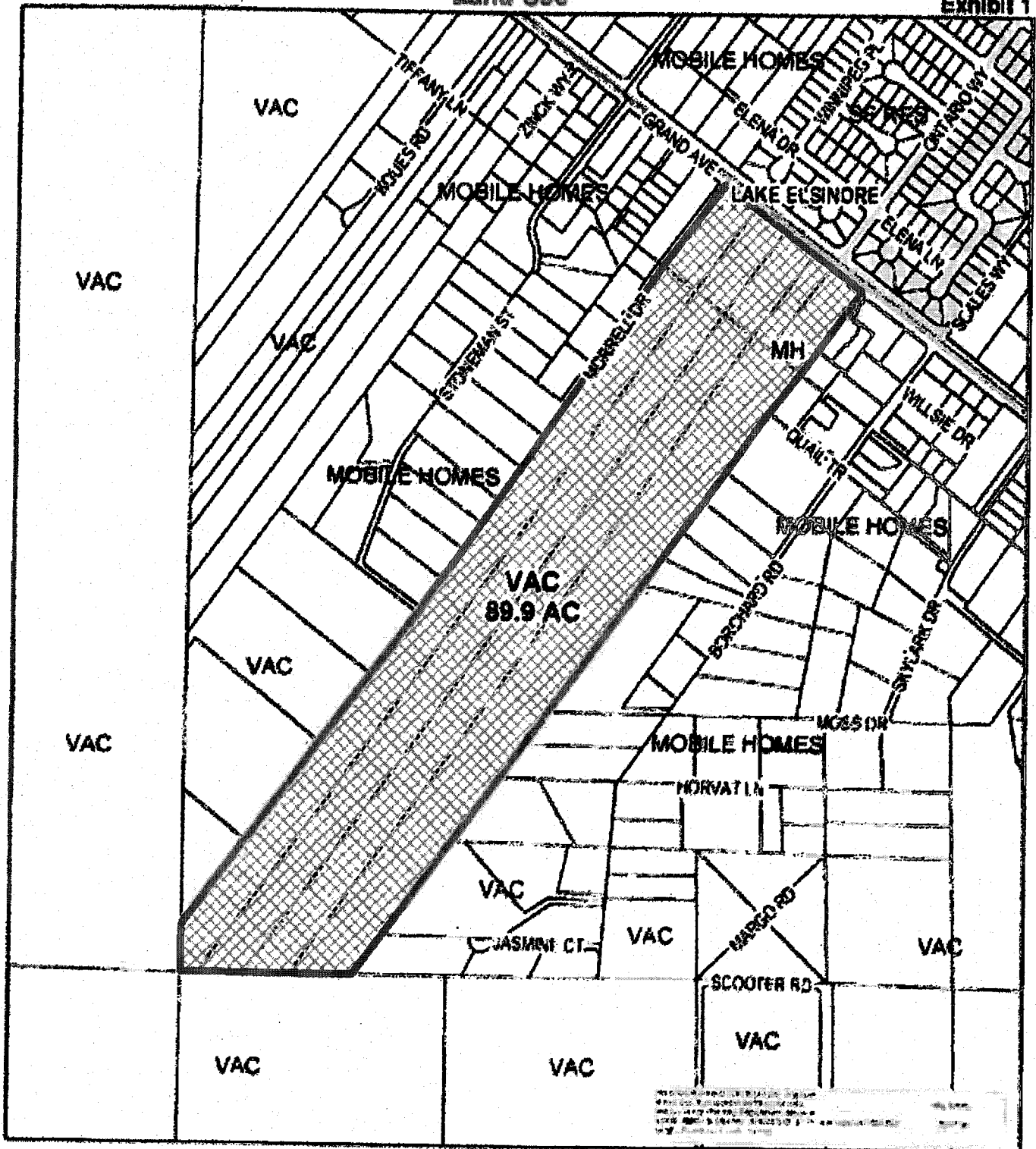
Supervisor Jeffries
District 1

CZ07032 TR32026 GPA00829 Planner: Bulmaro Canseco

Date: 4/02/08

Land Use

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



Assessors
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Supervisor Jeffries
District 1

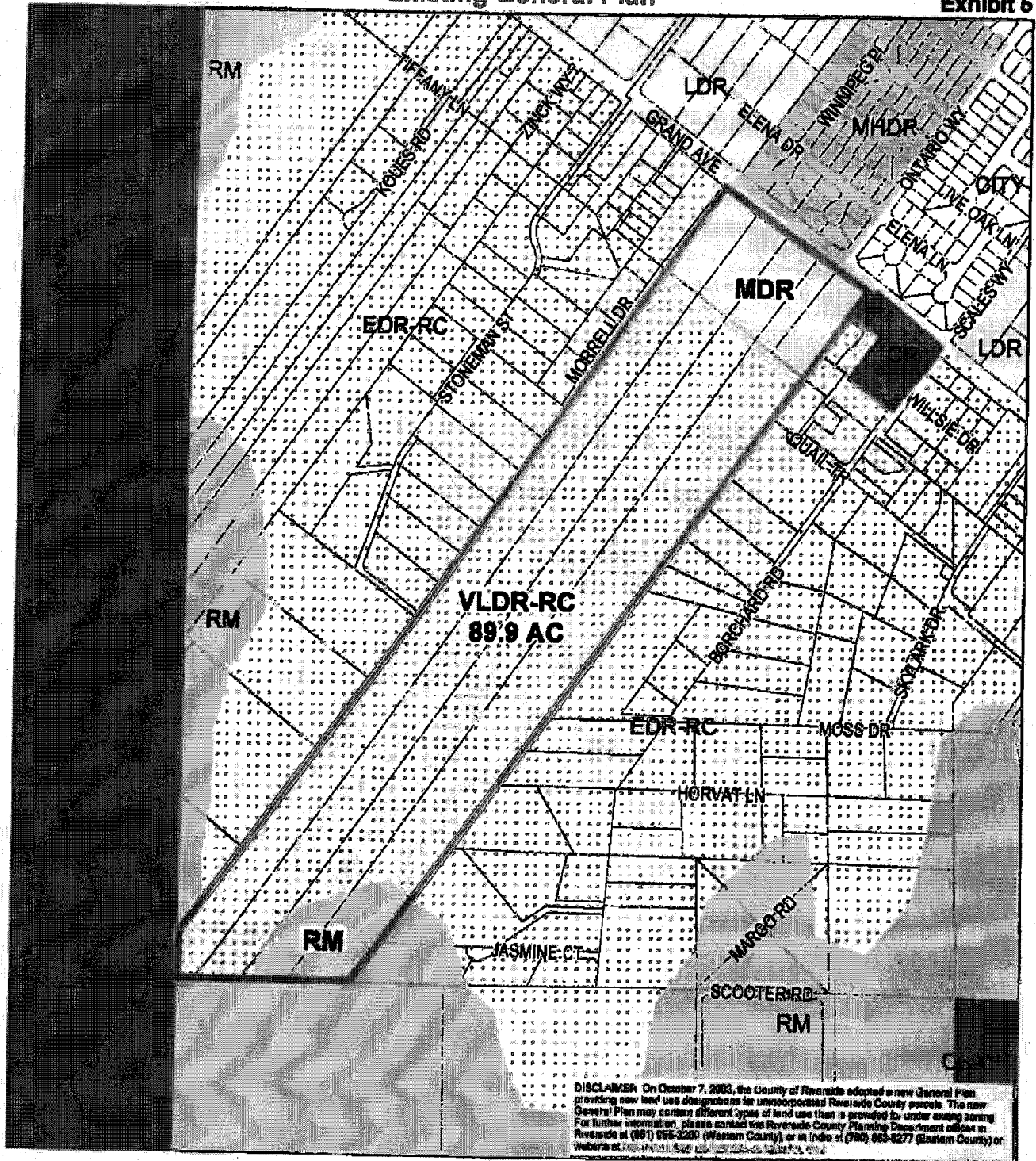
CZ07032 TR32026 GPA00829

Planner: Bulmaro Canseco

Date: 4/02/08

Existing General Plan

Exhibit 5



Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29



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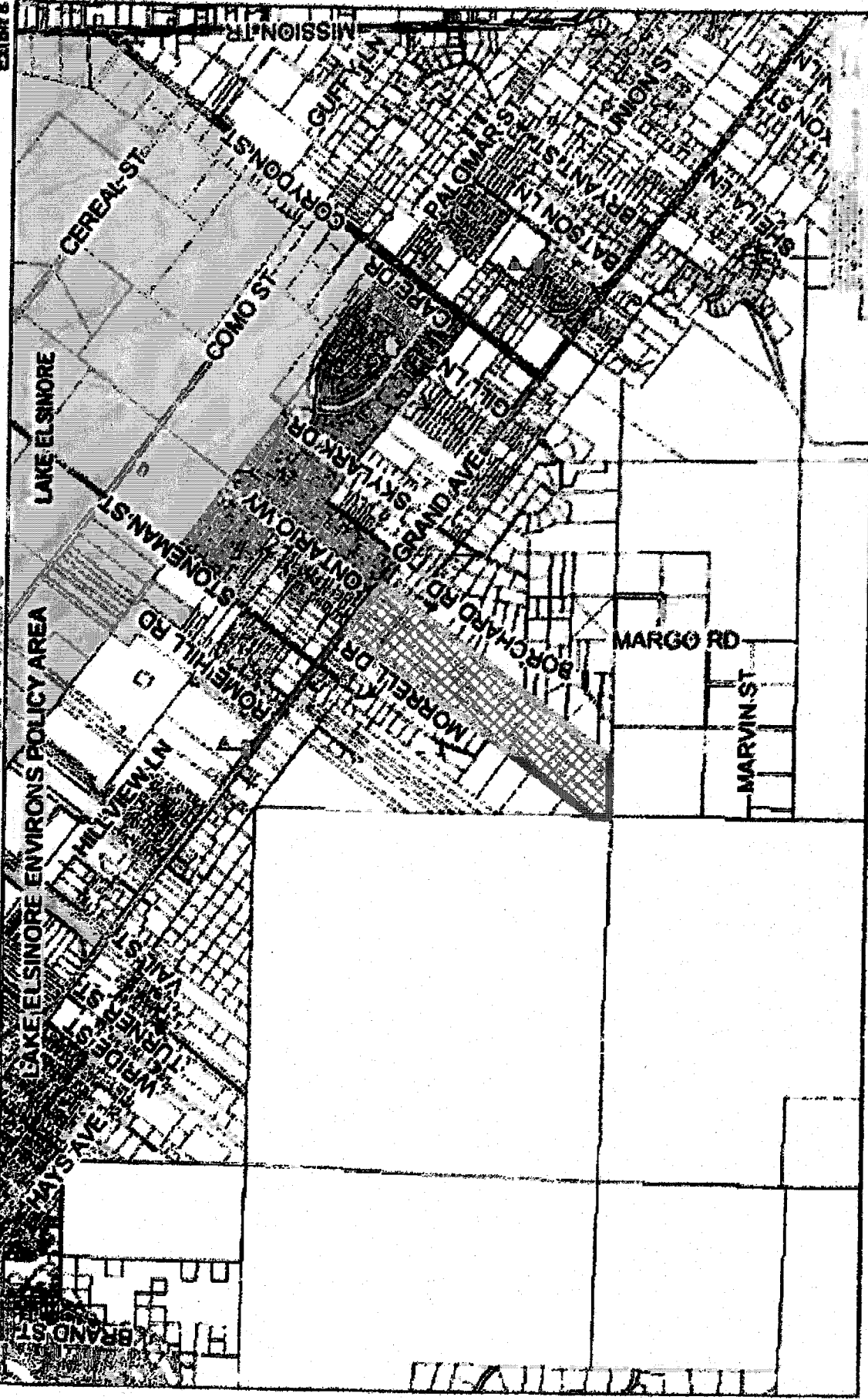


Supervisor Jeffries
District 1

CZ07032 TR32026 GPA00829

POLICY AREAS

Planner: Bulmaro Canseco
Date: 4/02/06
Exhibit 8



Zone
Area: South Elsinore
Township/Range: T6SR4W
Section: 29

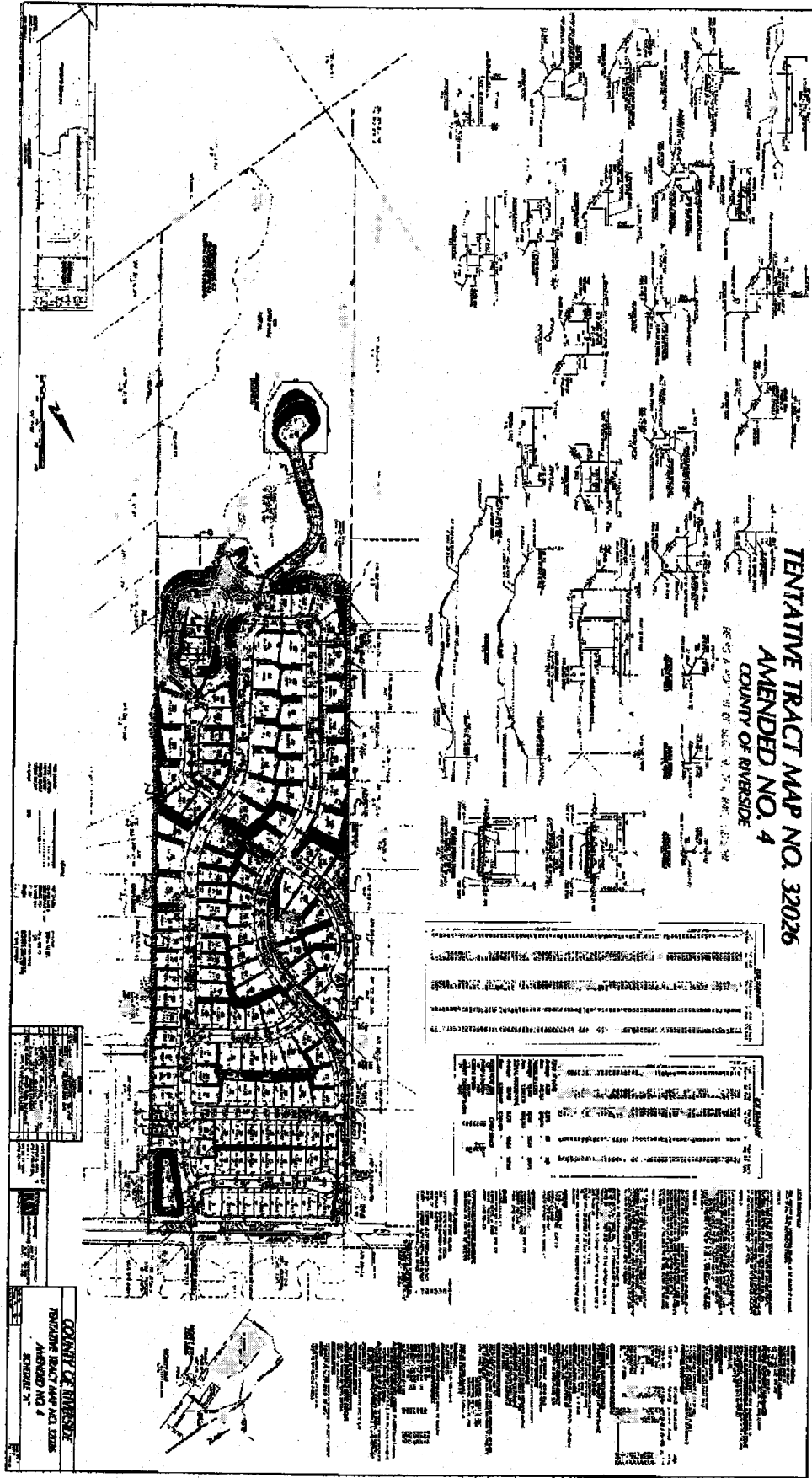
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 370-18 & 19
Thomas
382-10
Bros. Pg. 896 F5



TENTATIVE TRACT MAP NO. 32026
AMENDED NO. 4
COUNTY OF RIVERSIDE

FOR A COPY OF THE ORIGINAL TRACT MAP NO. 32026



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.10	6,918
2	0.10	6,918
3	0.10	6,918
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100	0.10	6,918

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 32026
AMENDED NO. 4
RIVERSIDE, CALIF.

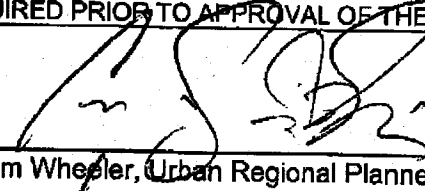
Extension of Time Environmental Determination

Project Case Number: TR32026
 Original E.A. Number: EA39748
 Extension of Time No.: First
 Original Approval Date: June 23, 2009
 Project Location: Southerly of Grand Ave., westerly of Doolittle Ct. and easterly of Mountainous Dr.

Project Description: Schedule A - subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, a 1.74-acre Reservoir site, a 0.16-acre Water Pump Station site, a 6.02-acre Debris Basin, a 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement.

On June 23, 2009, 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: July 8, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

From: Erik Lunde <erikwlunde@gmail.com>
Sent: Monday, July 18, 2016 11:02 AM
To: Wheeler, Timothy
Cc: gblock@blockgaunce.com; Harris, Dionne; Ross, Larry
Subject: RE: REVISED recommended COA for 1st EOT on TR32026

Tim,

Please accept this email as our formal acceptance of the conditions of approval.


Erik W. Lunde
Pacific Coves Investments, LLC
1200 Quail Street, Suite 220 | Newport Beach, CA | 92660

P: 714.318.3500
✉: ErikLunde@msn.com

DRE License No. 01159007

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 Please consider the environment before printing this e-mail

From: Wheeler, Timothy [<mailto:TWHEELER@rctima.org>]
Sent: Friday, July 8, 2016 10:18 AM
To: Erik Lunde (erikwlunde@gmail.com)
Cc: gblock@blockgaunce.com; Harris, Dionne; Ross, Larry
Subject: REVISED recommended COA for 1st EOT on TR32026
Importance: High

Erik,

Here are the REVISED conditions for this EOT. There were redundant conditions (I removed them) from Health and a few additional ones regarding WQMP (usually standard ones) from BS Grading. I am prepping the paperwork for this EOT to go on the PC agenda calendar on July 20th with your acceptance of these conditions I believe I can meet that goal. I will be out of the office next week on vacation, Dionne & Larry can assist during my absence.

Sorry for the inconvenience

Attn: Erik Lunde
Lakeside Estates, LLC
c/o Pacific Coves Investments, LLC
1200 Quail St., STE 220
Newport Beach, CA 92660

Gregory Block

225 W. Plaza St. STE 105
Solana Beach, CA 92075

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 32026.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 50. E Health #11
- 60. BS Grade #14
- 60. BS Grade #15
- 90. BS Grade #7

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

07/08/16
10:04

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- 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. 7 EOT1- WATER & SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8 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

50.E HEALTH. 11 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP - 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.

60.BS GRADE. 15 MAP - EOT1 BMP CONST NPDES PER

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

07/08/16
10:04

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32026

Parcel: 382-100-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - EOT1 BMP CONST NPDES PER (cont.)

RECOMMND

Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT1 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.