

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



ITEM
1.6
(ID # 3989)

MEETING DATE:

Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33303 - Applicant: EPC Holdings 781, LLC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR), Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres - Zoning: Residential Agricultural 2 1/2 Acre Minimum (R-A-2 1/2) - APPROVED PROJECT DESCRIPTION: Tentative Tract Map No. 33303 a Schedule A subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 square feet. - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33303, extending the expiration date to April 24, 2018. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on March 15, 2017. The Tentative Tract Map No. 33303 will now expire on April 24, 2018.

ACTION: Consent

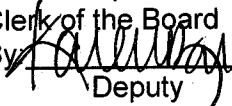
Charissa Leach, Assistant TLMA Director

4/3/2017

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:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 33303 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7436 and was approved on April 24, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was provided the recommended new conditions and is in concurrence with them.

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

The Planning Commission heard the second extension of time for Tentative Tract Map No. 33303 on March 15, 2017. The Planning Commission approved the project by a 4-0 vote.

Board Action

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



Tina Grande, Principal Management Analyst 4/11/2017



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

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33303 – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) – Highway 79 Policy Area Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Acres – Zoning: Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) – Approved Project Description: Tentative Tract Map No. 33303 a Schedule "A" Subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

III. PLANNING COMMISSION ACTION:

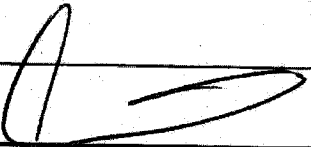
Motion by Commissioner Sanchez, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2018.

1.1

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: March 15, 2017

TENTATIVE TRACT MAP NO. 33303
FIRST EXTENSION OF TIME
Applicant: Richland Communities



Juan C. Perez,
Agency 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 9.7 gross acres into 24 single family residential lots with a minimum of 7,200 square feet.

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. 33303

BACKGROUND:

The Tentative Tract Map No. 33303 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7436 which was approved on April 24, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 16, 2017) indicating the acceptance of the seven (7) recommended conditions.

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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.

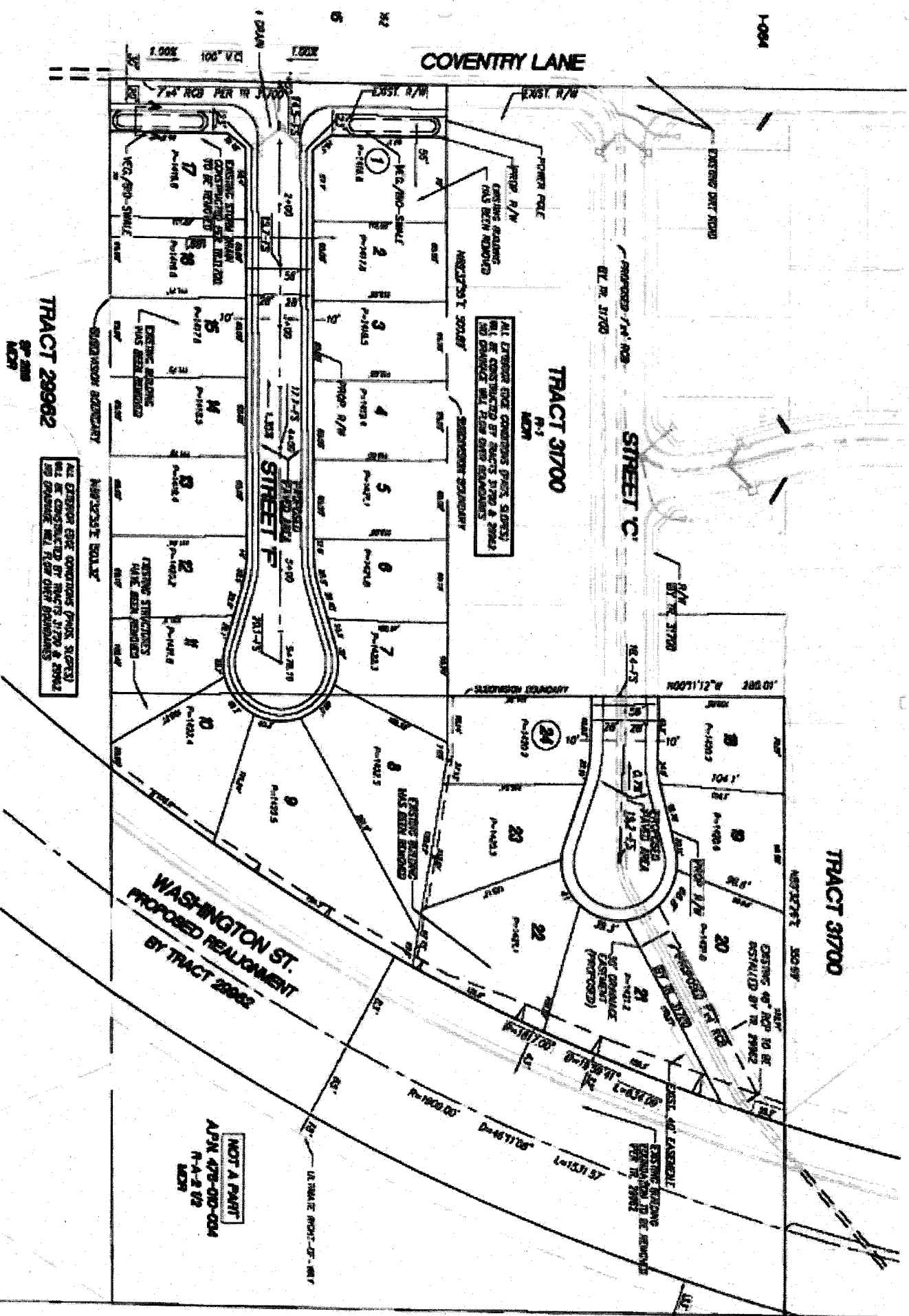
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 April 24, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVE the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33303**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 24, 2018, subject to all the previously approved and amended Conditions of Approval.

COVENTRY LANE



TRACT 29962
 99-288
 MCM

TRACT 31700
 M-3
 MCM

TRACT 3700
 M-3
 MCM

ALL EXISTING EDGE CONCRETE (PARK, SLOPES) WILL BE CONSTRUCTED BY TRACTS 29962 & 31700 AND REMOVED AND RECONSTRUCTED BY TRACT 3700.

ALL EXISTING EDGE CONCRETE (PARK, SLOPES) WILL BE CONSTRUCTED BY TRACTS 31700 & 3700 AND REMOVED AND RECONSTRUCTED BY TRACT 29962.

EXISTING 48" RCP TO BE INSTALLED BY TR. 3700

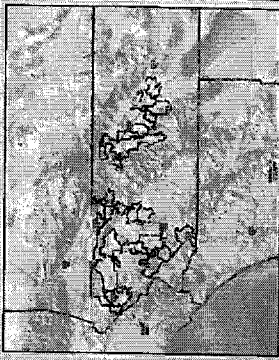
WASHINGTON ST. PROPOSED REALIGNMENT BY TRACT 29962

WASHINGTON ST. EXISTING ALIGNMENT

NOT A PART
 APN 478-00-004
 7-4-8-02
 MCM

BY TRACT 31700 (WEST SIDE)

1st EOT for TR33303 VICINITY MAP



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

REPORT PRINTED ON... 2/16/2017 12:10:45 PM

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Extension of Time Environmental Determination

Project Case Number: TR33303
Original E.A. Number: 40326
Extension of Time No.: 1ST
Original Approval Date: 2/21/2007
Project Location: Southerly of Keller Rd., easterly of Coventry Lane, westerly of Washington

Project Description: Subdivide 7.4 acres into 24 single family residential lots

On February 21, 2007, 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: 2/16/2017
For Juan C. Perez, Interim Planning Director

Bowie, Desiree

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Thursday, February 16, 2017 11:00 AM
To: Bowie, Desiree
Subject: RE: 1st Extension of Time for TR33303

Desiree-

All conditions are acceptable.

Mike Byer
Vice President
Richland Communities, INC

3161 Michelson Drive, Suite 425
Irvine, CA 92612

Tel: 949.383.4137
Mob: 415.608.2525

From: Bowie, Desiree [mailto:DBOWIE@RIVCO.ORG]
Sent: Wednesday, February 15, 2017 1:57 PM
To: Mike Byer <mbyer@richlandinvestments.com>
Subject: 1st Extension of Time for TR33303

Good Afternoon Mike,

Thank you for your continued patience regarding the EOT process. I have enclosed the documentation for you to review. If you accept, please respond to this email stating you accept all conditions. If you have any questions, please let me know.

Thank you,

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

03/07/17
09:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33303

Parcel: 476-010-051

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 40 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33303

Parcel: 476-010-051

50. PRIOR TO MAP RECORDATION

50.TRANS. 40

EOT1 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT1 - REQ BMP SWPPP WQMP

RECOMMND

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

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 4

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - 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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 6 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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09:40

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33303

Parcel: 476-010-051

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)