

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



**ITEM
1.8
(ID # 3420)**

MEETING DATE:
Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32694 - Applicant: Munger Farms - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Area Plan: Eastern Coachella Valley - Location: Westerly of I-86, easterly of Van Buren St., southerly of Avenue 62, northerly of Avenue 64 - 396.2 Acres - Zoning: One Family Dwelling (R-1), One Family Dwelling One Acre Minimum (R-1-1), One Family Dwelling Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone - Residential Developments (R-5) - REQUEST: Schedule A Tentative Tract Map to subdivide 396 acres into 547 residential lots. FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017. Applicant Fees 100%

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

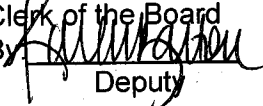
RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on January 4, 2017. The Tentative Tract Map No. 32694 will now expire on October 17, 2017.

ACTION: Consent

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. 32694 was originally approved at Planning Commission on June 28, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of 11 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. 32694 on January 4, 2017. The Planning Commission approved the project by a 3-0 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**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.3

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32694 – Applicant: Munger Farms – Fourth Supervisorial District – Lower Coachella Valley Zoning District –Eastern Coachella Valley – Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR) (2-5 Acres), Community Development: Public Facilities (CD:PF) (≤ 0.06 Far) – Location: Westerly of Interstate 86, easterly of Van Buren St., southerly of Avenue 62, and northerly of Avenue 64 – 396.2 Acres – Zoning: One Family Dwelling (R-1), One Family Dwelling, One Acre Minimum (R-1-1), One Family Dwelling, Five Acre Minimum (R-1-5), Planned Residential (R-4), Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 396 acres into 547 residential lots.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 2017.

V. PLANNING COMMISSION ACTION:


Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED First Extension of Time Request for Tentative Tract Map No. 32694, extending the expiration date and to reflect SB1185 and AB333 benefits to October 17, 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.

1.73
Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Desiree Bowie
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 32694
FIRST EXTENSION OF TIME
Applicant: Cliff Wooley


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 of Tentative Tract Map No. 32694 a Schedule A subdivision of 396 gross acres into 547 single family residential lots.

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. 32694

BACKGROUND:

The Tentative Tract Map No. 32694 was originally approved at Planning Commission on June 28, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7027 and was approved on October 17, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of eleven (11) 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 is the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated November 17, 2016) indicating the acceptance of the eleven (11) 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 October 17, 2017. If a final map has not been recorded prior to 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. 32694, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

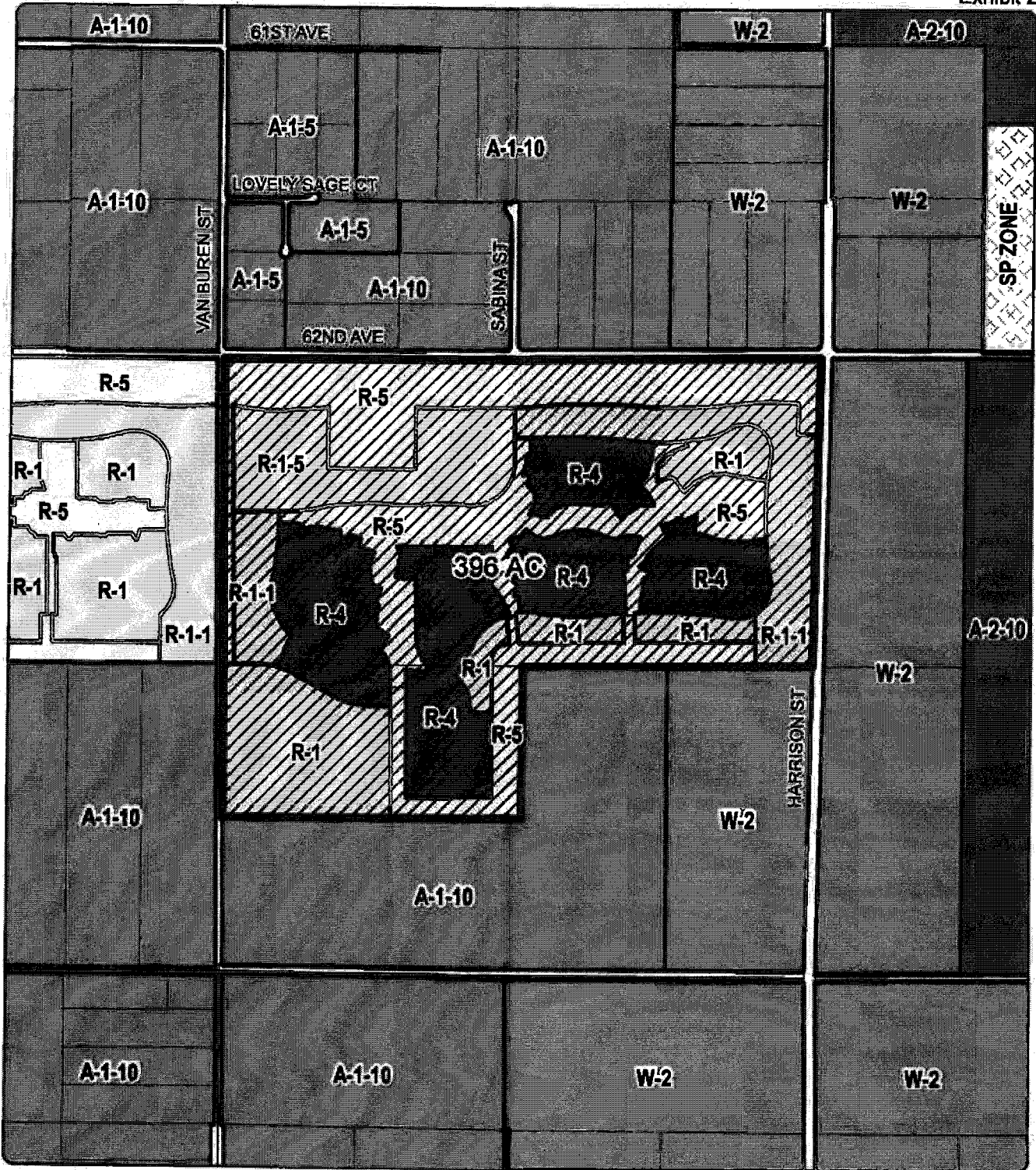
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32694

EXISTING ZONING

Supervisor: Benoit
District 4

Date Drawn: 12/08/2016
Exhibit 2



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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 type 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)965-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://rdm2008.rctreasure.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

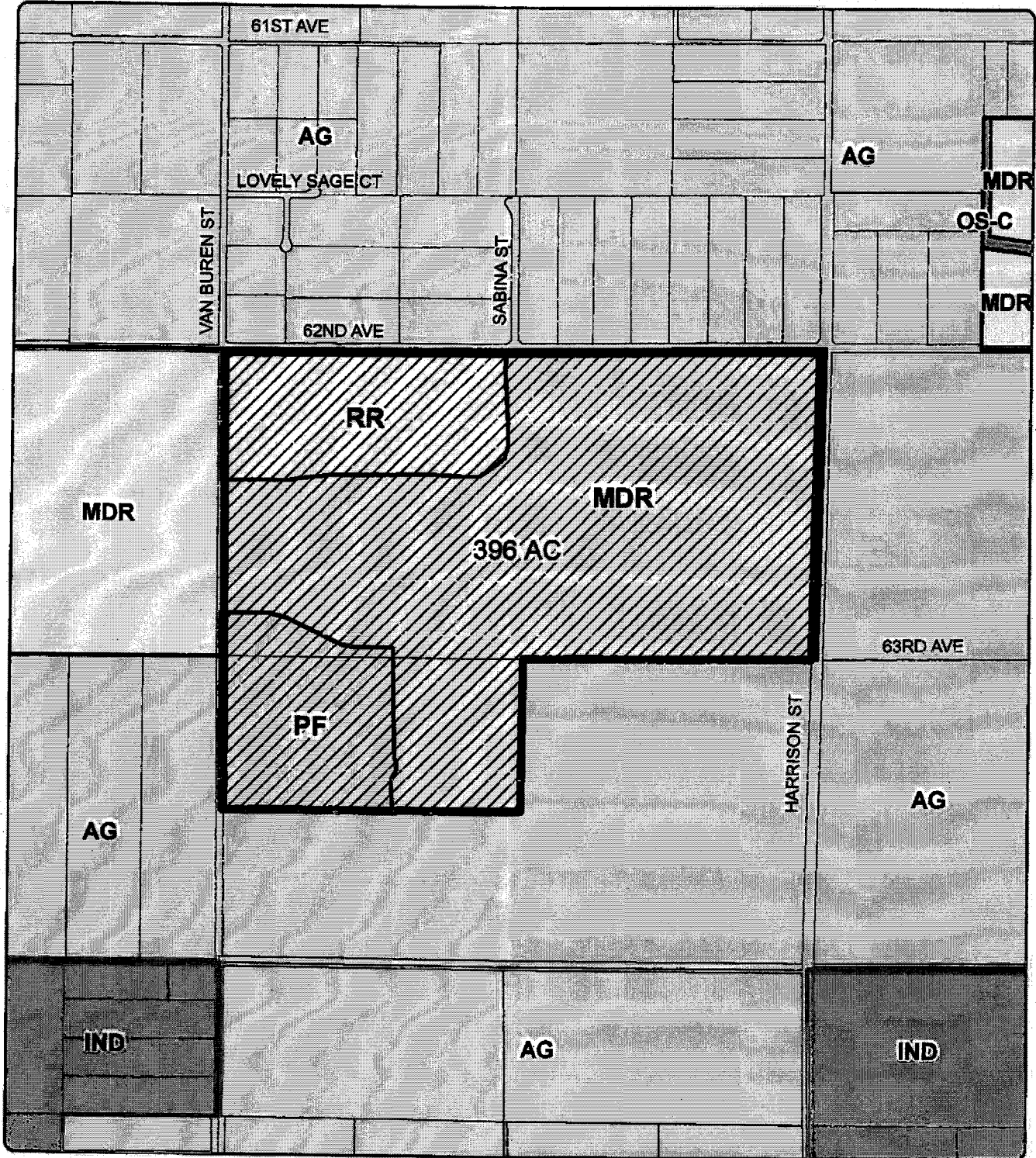
TR32694

EXISTING GENERAL PLAN

Supervisor: Benoit
District 4

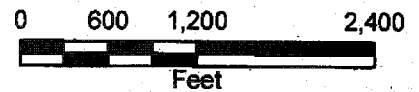
Date Drawn: 12/08/2016

Exhibit 5



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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 type 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)965-5900 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://riverside.mfnra.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32694

LAND USE

Supervisor: Benoit
District 4

Date Drawn: 12/08/2016

Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32694

VICINITY/POLICY AREAS

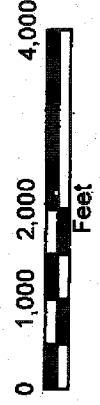
Supervisor: Benoit
District 4

Date Drawn: 12/08/2016
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



On October 7, 2003, the County of Riverside adopted a new General Plan. The new plan includes a new map of unincorporated Riverside County. For more information on the new plan, please contact the Riverside County Planning Department, 600 West 9th Street, Riverside, CA 92507. For more information on the new plan, please contact the Riverside County Planning Department, 600 West 9th Street, Riverside, CA 92507.

Extension of Time Environmental Determination

Project Case Number: TR32694
 Original E.A. Number: 39736
 Extension of Time No.: 1st Extension of Time
 Original Approval Date: June 28, 2006
 Project Location: W/ I-86 S/Van Buren St. E/Avenue 62 N/Avenue 64

Tract Map No. 32694 is a Schedule A subdivision of 396 gross acres into 547 residential lots.

On June 28, 2006 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: 11/21/16
 For Steve Weiss, Planning Director

TR32694

50.TRANS.999

MAP* - FINAL WQMP

DRAFT

This condition would apply when the final map is recorded prior to obtaining a grading permit. 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. R7-2013-0011 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. The project is located in the Whitewater watershed. For any questions, please contact (951) 712-5494.

50.TRANS.999

MAP* - WQMP ACCESS AND MAINT

DRAFT

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

60.TRANS.999

MAP* - FINAL WQMP FOR GRADING

DRAFT

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. R7-2013-0011 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. The project is located in the Whitewater watershed. For any questions, please contact (951) 712-5494.

80.TRANS.999

MAP* - IMPLEMENT WQMP

DRAFT

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.

80.TRANS.999

MAP* - ESTABL WQMP MAINT ENTITY

DRAFT

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.

90.TRANS.999

MAP* - WQMP COMPLETION

DRAFT

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 established.

90.TRANS.999

MAP* - WQMP REGISTRATION

DRAFT

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

CT MAP Tract #: TR32694

Parcel: 753-110-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 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 EOT1- IF WQMP REQUIRED

RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin

11/02/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CT MAP Tract #: TR32694

Parcel: 753-110-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA SURVEY (cont.)

RECOMMND

within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2

EPD - BUOW SURVEY

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of active nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. The survey must be conducted by a biologist currently under MOU with the County and the report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

11/02/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

.CT MAP Tract #: TR32694

Parcel: 753-110-001

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

FIRE DEPARTMENT

80.FIRE. 3

MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886



MEMORANDUM

TO: Desiree P. Bowie, Urban Regional Planner
County of Riverside

Tesfu Tadesse
County of Riverside

FROM: Cliff Woolley
c/o Coaches Valley Engineers

SUBJECT: TIME EXTENSION OF TENTATIVE TRACT MAP 32694

DATE: November 17, 2016

Please be advised that Cliff Woolley applicant for the Time Extension of Tentative Map 32694 accepts the following conditions:

- 50. E Health # 5 – Solid Waste Services
- 50. E Health # 6 – Phase 1 ESA
- 60. BS Grade #14 – WQMP, if required
- 60. EPD #1 – Migratory Bird Treaty Survey
- 60. EPD #2 – Borrowing Owl Survey
- 80. EPD #1 – Migratory Bird Treaty Report
- 80. Fire #3 – Residential Fire Sprinkler
- 50. Trans. 999 – Final WQMP
- 60. Trans. 999 – WQMP Access and Maintenance

**Memorandum
Extension of Tentative Tract Map 32694**

80.Trans.999 – Final WQMP for Grading , Implementation of the WQMP, Establishing WQMP maintenance.

90.Trans.999 - WQMP Completion and WQMP Registration

Please call me at 760-360-4200 if you have any questions.

Sincerely,

**Cliff Woolley
c/o Coachella Valley Engineers**