

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



**ITEM**  
1.10  
(ID # 3846)

**MEETING DATE:**

Tuesday, April 18, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34592 - Applicant: Spring Mountain Investments - Second Supervisorial District – University Zoning District - Highgrove Area Plan: Community Development: Commercial Retail (CD:CR), Open Space: Rural (OS:R), and Community Development: Medium Density Residential (CD:MDR) - Location: northerly of Palmyrita Ave., and easterly of Mount Vernon Ave. – 11.7 Acres - Zoning: Specific Plan (SP) No. 323, Planning Area No. 7 - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 11.7 gross acres into 97 residential condominium units - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34592, extending the expiration date to March 27, 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 1, 2017. The Tentative Tract Map No. 34592 will now expire on March 27, 2018.


**ACTION:** Consent

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**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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 34592 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. 7392 and Specific Plan No. 323, Amendment No. 1, which were approved on March 27, 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. 34592 on March 1, 2017. The Planning Commission approved the project by a 4-0 vote (Commissioner Taylor-Berger 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:**

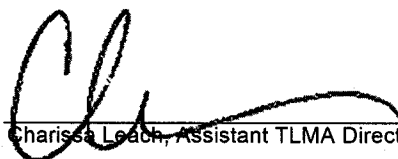
**Additional Fiscal Information**

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

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

**ATTACHMENTS:**

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



Charissa Leach, Assistant TLMA Director

4/7/2017



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 1, 2017**

**I. AGENDA ITEM 1.3**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34592** – Applicant: Spring Mountain Investments – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Open Space: Rural (OS-R), and Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Palmyrita Ave. and easterly of Mount Vernon Ave. – 11.7 Acres – Zoning: Specific Plan (SP) No. 323, Planning Area No. 7 – Approved Project Description: Schedule A subdivision of 11.7 gross acres into 97 residential condominium units.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2018.

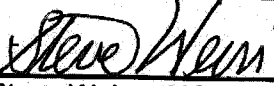
**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Leach, 2<sup>nd</sup> by Commissioner Sanchez  
A vote of 4-0 (Commissioner Taylor-Berger Absent)

**APPROVED**- First Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2018, subject to conditions of approval.

11.3  
Agenda Item No.  
Area Plan: Highgrove  
Zoning Area: University  
Supervisorial District: Second  
Project Planner: Desiree Bowie  
Planning Commission Hearing: March 1, 2017

TENTATIVE TRACT MAP NO. 34592  
FIRST EXTENSION OF TIME  
Applicant: Spring Mountain Inv.

  
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 11.7 gross acres into 97 residential condominium units.

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. 34592**

### BACKGROUND:

The Tentative Tract Map No. 34592 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. 7392 and Specific Plan No. 323 Amendment No. 1 which was approved on March 27, 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

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correspondence from the Extension of Time applicant (dated January 24, 2017) 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.

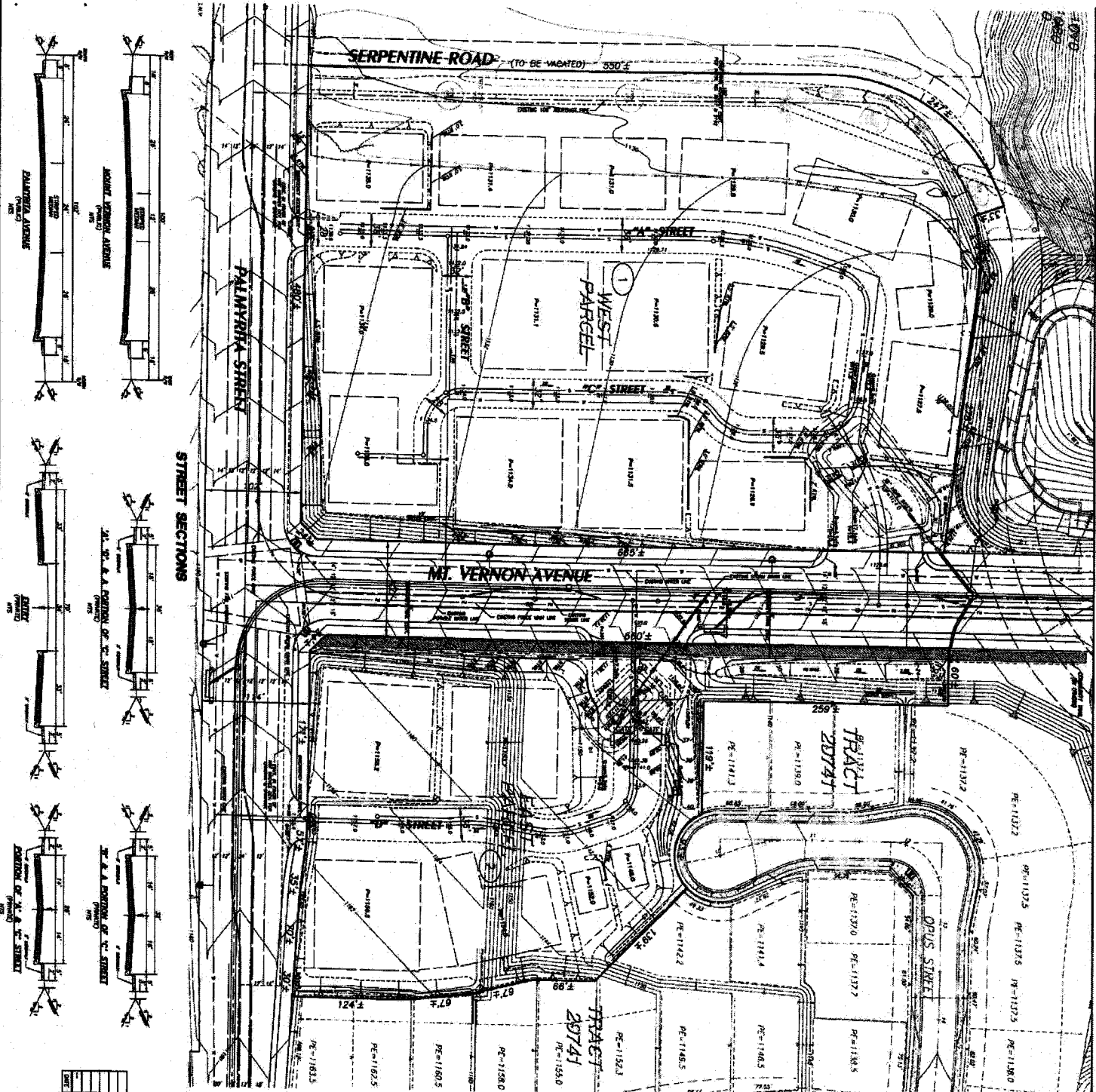
**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved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

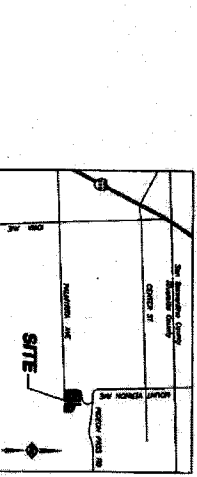
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34592**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval.



**NEIGHBORHOOD MAP**



- NOTES**
1. DEDICATE ALL UTILITIES TO THE CITY OF SPRING HOUSTON.
  2. PROVIDE ALL UTILITIES AND SERVICE CONNECTIONS TO THE CITY OF SPRING HOUSTON.
  3. ERECTING CONCRET, CURB AND GUTTER SHALL BE PERFORMED BY THE CONTRACTOR.
  4. PROVIDE CURB, GUTTER AND SIDEWALKS TO ALL STREETS AND ALLEYS.
  5. PROVIDE CURB, GUTTER AND SIDEWALKS TO ALL STREETS AND ALLEYS.
  6. PROVIDE CURB, GUTTER AND SIDEWALKS TO ALL STREETS AND ALLEYS.
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  19. PROVIDE CURB, GUTTER AND SIDEWALKS TO ALL STREETS AND ALLEYS.
  20. PROVIDE CURB, GUTTER AND SIDEWALKS TO ALL STREETS AND ALLEYS.

**UTILITY PROVIDERS & CONTACTS**

UTILITY	ADDRESS	PHONE	CONTACT
AT&T	800-477-1234		
COX	800-477-1234		
TELEPHONE	800-477-1234		
POSTAL	800-477-1234		
WATER	800-477-1234		
SEWER	800-477-1234		
GAS	800-477-1234		
POWER	800-477-1234		

**EARTHWORK**

ALL EARTHWORK SHALL BE PERFORMED BY THE CONTRACTOR.

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**LOT SUMMARY**

LOT	LAND USE	GROSS AREA	NET AREA
1	RESIDENTIAL	8,174 SQ. FT.	8,174 SQ. FT.
2	RESIDENTIAL	3,774 SQ. FT.	3,774 SQ. FT.

**APPLICANT:** SPRING HOUSTON INVESTMENTS, LLC

**PROPERTY OWNERS:** SPRING HOUSTON INVESTMENTS, LLC

**PREPARED FOR:** M&K PARTNERSHIP, L.L.C.

**STATEMENT OF OWNERSHIP**

I, the undersigned, state that I am the owner of the above described land and I hereby certify that the information herein is true and correct to the best of my knowledge and belief.

SIGNED: \_\_\_\_\_

**TENTATIVE TRAC NO. 34592**

**FOR CONDOMINIUM PURPOSES**

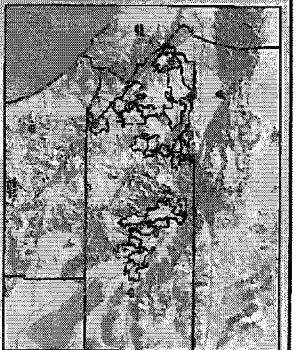
**M&K PARTNERSHIP, L.L.C.**

**PREPARED FOR:** M&K PARTNERSHIP, L.L.C.

**PREPARED BY:** HENRICHSEN & ASSOCIATES, L.L.P.

# 1st Extension of Time for TR34592

## VICINITY MAP



### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

Changed from 5th District to 2nd District



**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... 1/28/2017 9:27:39 AM

© Riverside County RCIT GIS



**Bowie, Desiree**

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**From:** Tom Bitney <TBitney@shopoff.com>  
**Sent:** Tuesday, January 24, 2017 1:53 PM  
**To:** Bowie, Desiree  
**Subject:** RE: Extension of Time for TR34592

Thank you. On Behalf of Spring Mountain Investments, LP, we hereby accept the addition of the Conditions of approval for the extension of time for tract 34592. Those conditions herby noted as;

- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 60. BS Grade #15
- 80. EPD #1
- 90. BS Grade #6
- 90. BS Grade#8

Please let me know when a staff report and final set of amended COA are to be mailed and when the PC hearing will be. If memory serves, EOT's are a consent item correct?

Thank you so very much.

**Tom Bitney**

Sr. Development Manager



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Shopoff Realty Investments, L.P.

2 Park Plaza, Suite 700, Irvine, CA 92614

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**From:** Bowie, Desiree [mailto:DBOWIE@rctlma.org]  
**Sent:** Tuesday, January 24, 2017 11:35 AM

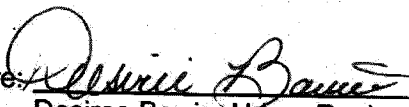
# Extension of Time Environmental Determination

Project Case Number: TR34592  
 Original E.A. Number: 40993  
 Extension of Time No.: First Extension of Time  
 Original Approval Date: March 27, 2007  
 Project Location: Northerly of Palmyrita Ave. and easterly of Mt. Vernon Ave.

Project Description: Schedule A subdivision of 11.7 gross acres into 97 residential condominium units.

On March 27, 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: January 26, 2017  
 For Steve Weiss, Planning Director

12/12/16  
11:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                   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. 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 CLEARANCE                   RECOMMND

Provide information/documentation that a noise study has been reviewed by Industrial hygiene or submit 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. 15                   EOT1- PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1                   MAP - INFORMATIONAL                   RECOMMND

The following language was taken from a letter prepared by Western Riverside County Regional Conservation Authority (RCA) and dated April 10, 2014. It has been added to LMS for informational purposes, not as a new condition. The existing conveyance condition remains in effect, however its implementation should be guided by the language provided below.

12/12/16  
11:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1

MAP - INFORMATIONAL (cont.)

RECOMMND

As requested, the Western Riverside County Regional Conservation Authority (RCA) is confirming our ongoing coordination with Spring Mountain Ranch - Specific Plan 323's property owner, SFI-SMR LLC, to complete the successful donation of a minimum of 251.4 acres of land that contributes to MSHCP reserve assembly.

Summary of agreement and status:

-RCA is in the process of accepting the former Waste Management parcel.

-RCA will accept the upland conservation areas, PA-3 and PA-4.

-Riverside Corona Resource Conservation District (RCRCD) will accept drainage associated conservation areas, specifically PA-5 and PA-9.

Currently, the majority of these lands (183.58 acres) are encumbered by conservation easements (CEs) in favor of the Project's homeowners association as required by the United States Army Corps of Engineers (USAGE) and the United States Fish and Wildlife Service (USFWS) permits. The CEs need to be abandoned or assigned in order for the land to be conveyed to the RCA and RCRCD and considered conserved. It is our understanding that the USAGE and USFWS are currently completing permit modifications to allow the CEs to be abandoned.

With execution of the above-mentioned transactions, up to 254.97 acres of land will be conserved. After escrow has closed on the 67.2 acre Waste Management parcel, expected on approximately 4/30/14, the RCA would not object to deferring conveyance of the remaining 183.58 acres of conservation land until the 250th building permit

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6

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

12/12/16  
11:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6            EOT1- WQMP BMP REGISTRATION (cont.)            RECOMMND  
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) 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.