

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



**ITEM
1.4
(ID # 4231)**

MEETING DATE:
Tuesday, May 23, 2017

FROM : TLMA-PLANNING:

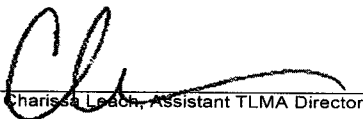
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND and THIRD EXTENSIONS OF TIME for TENTATIVE TRACT MAP NO. 30808 - Applicant: Rancon Group/Will Stout - Third Supervisorial District - Winchester Zoning Area - Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Eucalyptus Road, Southerly of Olive Avenue, Easterly of Leon Road, and Westerly of Beeler Road - 128 Acres - Zoning: Specific Plan (SP 293) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 128 acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) 293 - REQUEST: SECOND and THIRD EXTENSIONS OF TIME for TENTATIVE TRACT MAP NO. 30808, extending the expiration date to September 22, 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 second Extension of Time case acted on by the Planning Commission on April 5, 2017. The Tentative Tract Map No. 30808 will now expire on September 22, 2016.

RECEIVE AND FILE the Planning Commission Notice of Decision for the third Extension of Time case acted on by the Planning Commission on April 5, 2017. The Tentative Tract Map No. 30808 will now expire on September 22, 2017.

ACTION: Consent




Charissa Leach, Assistant TLMA Director

5/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington 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, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 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 was originally approved at Planning Commission on September 22, 2004.

The first Extension of Time was approved at Planning Commission on November 19, 2008.

The second Extension of Time was received July 13, 2015, ahead of the expiration date of September 22, 2015. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.

A third Extension of Time was filed August 22, 2016. The third Extension of Time will appear on the same agenda as this second Extension of Time, and be acted upon subsequent to this action. The same conditions of approval will be imposed on both extensions of time.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of nine (9) 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 second and third Extensions of Time for Tentative Tract Map No. 30808 on April 5, 2017. The Planning Commission approved the project by a 3-0 vote (Commissions Hake and Sanchez were absent).

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

Board Action

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

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES for Second Extension of Time**
- B. **PLANNING COMMISSION STAFF REPORT for Second Extension of Time**
- C. **PLANNING COMMISSION MINUTES for Third Extension of Time**
- D. **PLANNING COMMISSION STAFF REPORT for Third Extension of Time**


Tina Grande, Principal Management Analyst 5/16/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
APRIL 5, 2017**

I. AGENDA ITEM 1.8

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808 – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule "A" Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2016.

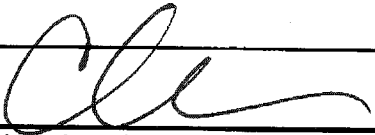
III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroenke, 2nd by Commissioner Shaffer
A vote of 3-0 (Commissioner Hake and Commissioner Sanchez Absent)

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2016.

Agenda Item No. 1.8
Area Plan: Harvest/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 30808
SECOND EXTENSION OF TIME
Applicant: Rancon Group c/o Will Stout



Charissa Leach P.E.,
Assistant TLMA 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 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808

BACKGROUND:

The Tentative Tract Map was originally approved at Planning Commission on September 22, 2004.

The first extension of time was approved at Planning Commission on November 19, 2008.

The Second Extension of Time was received July 13, 2015, ahead of the expiration date of September 22, 2015. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.



A third extension of time was filed August 22, 2016. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of nine (9) 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 March 20, 2017) indicating the acceptance of the nine (9) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on August 22, 2016).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2016, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR30808

Vicinity Map



0 5,247 10,493 Feet

















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.

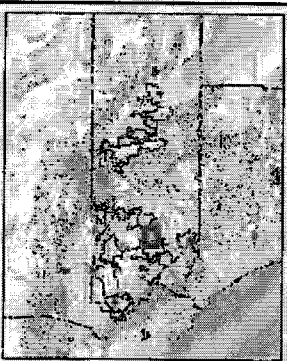
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Notes

Legend

-  City Boundaries
-  Cities
-  highways_large
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
-  majorroads
-  counties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers



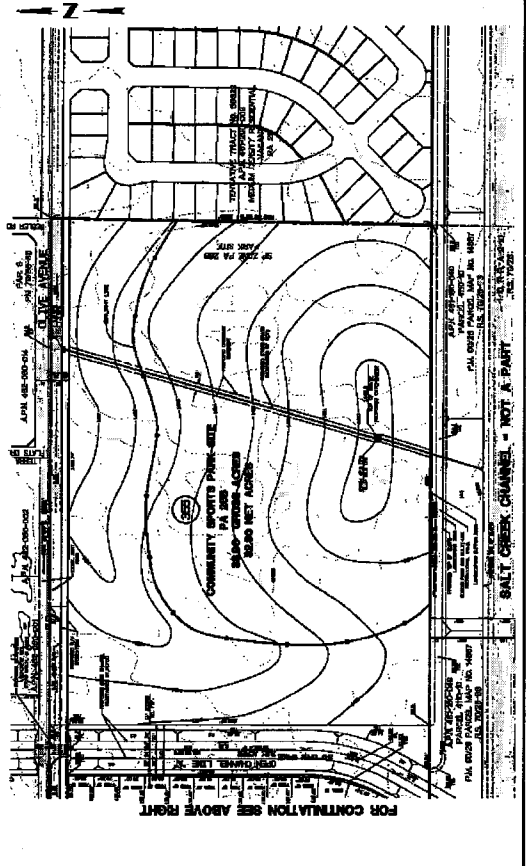
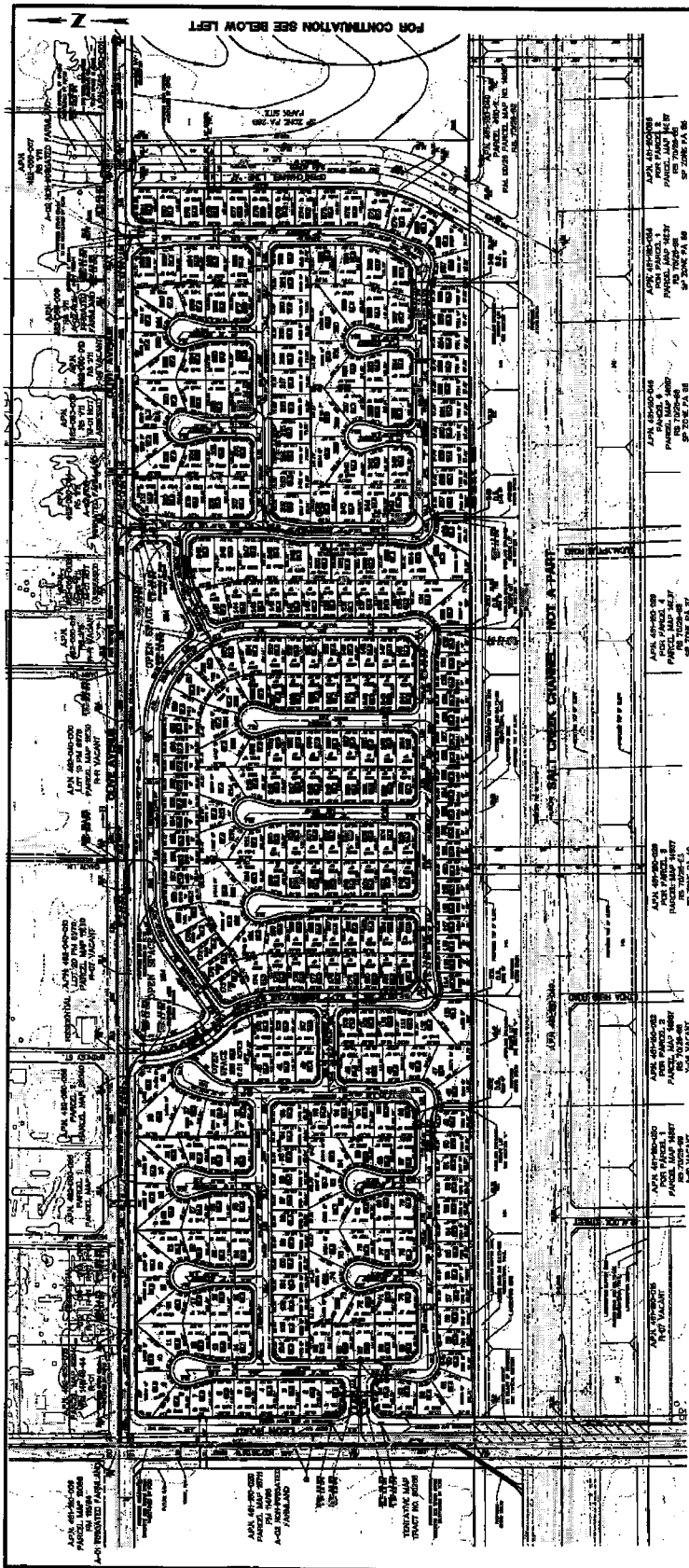


EXHIBIT "A"
AMENDED MAP NO. 2

DATE: 10/15/2010
DRAWN BY: [Name]
CHECKED BY: [Name]

TENTATIVE MAP

TRACT NO. 80808
"SALT CREEK CHANNEL"

OWNER	DATE
APPLICANT	DATE
APPROVED	DATE
RECEIVED	DATE



SCHEDULE "A" SUBDIVISION

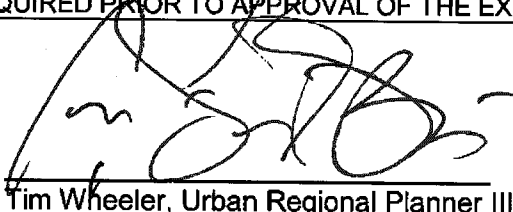
Extension of Time Environmental Determination

Project Case Number: TR30808
 Original E.A. Number: EA38916
 Extension of Time No.: Second
 Original Approval Date: September 22, 2004
 Project Location: North of Eucalyptus Road, south of Olive Avenue, east of Leon Road, and west of Beeler Road.
 Project Description: Schedule A subdivision of 128 acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

On September 22, 2004 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: March 20, 2017 _____

For Charissa Leach P.E., Assistant TLMA Director

Wheeler, Timothy

From: Adam Rush <arush@cascinc.com>
Sent: Monday, March 20, 2017 4:32 PM
To: Wheeler, Timothy
Cc: Ross, Larry
Subject: RE: 2nd & 3rd EOT Recommended COA for TR30808

Tim,

These Conditions of Approval are acceptable and acknowledge they are replacing the previously provided Conditions. Please forward the staff report (and all applicable conditions) for review at your earliest convenience.

Thanks!

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive
Colton, CA 92324
T: (855) 383-0101 x5370
F: (909) 783-0108
C: (951) 833-0878
arush@cascinc.com
www.cascinc.com



From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Monday, March 20, 2017 11:34 AM
To: Adam Rush <arush@cascinc.com>
Cc: Ross, Larry <LROSS@RIVCO.ORG>
Subject: 2nd & 3rd EOT Recommended COA for TR30808
Importance: High

Adam,

In completing the staff report for the EOTs for TR30808 and compiling the documents, I see in both mine and Desiree's paperwork no "Acceptance" email or letter for the recommended COA. I do see that you were going through many discussions with the Flood Dept. on the conditions. I discussed further with Larry on this matter and since we now have a set of standard COA for EOTs, I have provided those COA for you to review and accept. Please see attached.

RE: TR30808 2nd and 3rd Recommended COA:

The County Planning Department has determined it necessary to recommend the addition of nine (9) 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.

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

How are we doing? Click the Link and tell us

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County of Riverside California

03/20/17
11:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - 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)

FLOOD RI DEPARTMENT

50.FLOOD RI. 6 EOT2 - ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 EOT2 - ADP FEES (cont.) RECOMMND

said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

TRANS DEPARTMENT

50.TRANS. 40 EOT2 - 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 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 EOT2 - 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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)

FLOOD RI DEPARTMENT

60.FLOOD RI. 7 EOT2 - ADP FEES

RECOMMND

Tract 30808 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - 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

EOT2 - 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)

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - 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. 11 EOT2 - 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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11:19

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

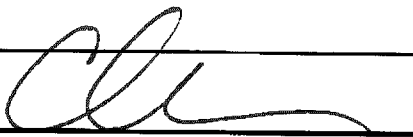
RECOMMND

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)

Agenda Item No. 1.9
Area Plan: Harvest/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: April 5, 2017

TENTATIVE TRACT MAP NO. 30808
THIRD EXTENSION OF TIME
Applicant: Rancon Group c/o Will Stout



Charissa Leach P.E.,
Assistant TLMA 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 128 acres into 346 residential lots with a minimum lot size of 6,000 sq. ft.; 8 open space lots; and 1 park in Planning Areas 28A and 28B of Specific Plan (SP) 293 (Winchester Hills).

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808

BACKGROUND:

The Tentative Tract Map was originally approved at Planning Commission on September 22, 2004.

The first extension of time was approved at Planning Commission on November 19, 2008.

The Second Extension of Time was received July 13, 2015, ahead of the expiration date of September 22, 2015. The applicant and the County have been negotiating conditions of approval and reached consensus on March 20, 2017.



A third extension of time was filed August 22, 2016. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval will be imposed on both extension of times.

The County Planning Department, as part of the review of this Second Extension of Time request has determined it necessary to recommend the addition of nine (9) 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 March 20, 2017) indicating the acceptance of the nine (9) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 22, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.














RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30808**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 22, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR30808

Vicinity Map



- Legend**
-  City Boundaries
 -  Cities
 -  highways_large
 -  INTERCHANGE
 -  INTERSTATE
 -  USHWY
 -  majorroads
 -  counties
 -  cities
 -  hydrographylines
 -  waterbodies
 -  Lakes
 -  Rivers



0 5,247 10,493 Feet



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... 3/22/2017 9:23:14 AM

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Notes

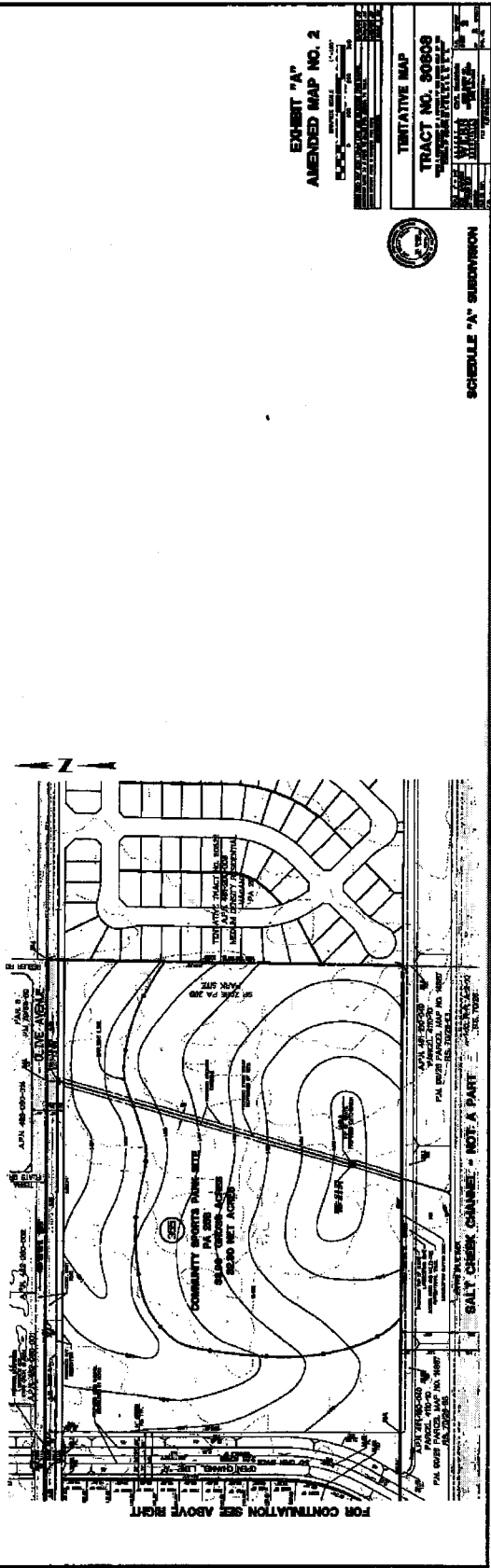
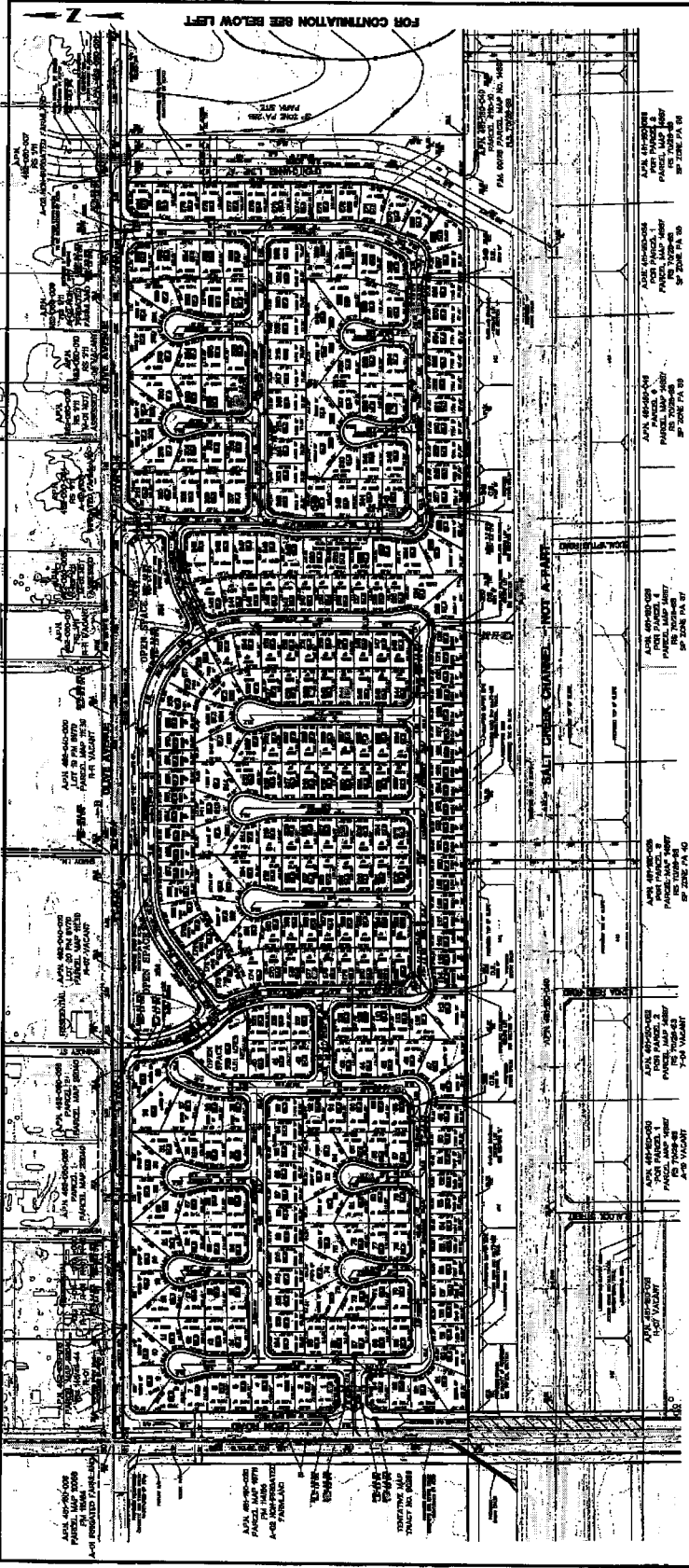


EXHIBIT "A"
 AMENDED MAP NO. 2
 TRACT NO. 30808
 "SALTY CREEK CHANNEL - NOT A PART"

TENTATIVE MAP
 SCHEDULE "A" SUBDIVISION



FOR CONTINUATION SEE BELOW LEFT

FOR CONTINUATION SEE ABOVE RIGHT

Extension of Time Environmental Determination

Project Case Number: TR30808
Original E.A. Number: EA38916
Extension of Time No.: Third
Original Approval Date: September 22, 2004
Project Location: North of Eucalyptus Road, south of Olive Avenue, east of Leon Road, and west of Beeler Road.
Project Description: Schedule A subdivision of 128 acres into 346 single family residential lots, 8 open space lots and 1 park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

On September 22, 2004 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: March 20, 2017

For Charissa Leach P.E., Assistant TLMA Director

Wheeler, Timothy

From: Adam Rush <arush@cascinc.com>
Sent: Monday, March 20, 2017 4:32 PM
To: Wheeler, Timothy
Cc: Ross, Larry
Subject: RE: 2nd & 3rd EOT Recommended COA for TR30808

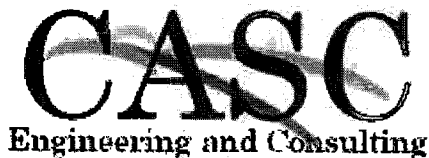
Tim,

These Conditions of Approval are acceptable and acknowledge they are replacing the previously provided Conditions. Please forward the staff report (and all applicable conditions) for review at your earliest convenience.

Thanks!

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive
Colton, CA 92324
T: (855) 383-0101 x5370
F: (909) 783-0108
C: (951) 833-0878
arush@cascinc.com
www.cascinc.com



From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Monday, March 20, 2017 11:34 AM
To: Adam Rush <arush@cascinc.com>
Cc: Ross, Larry <LROSS@RIVCO.ORG>
Subject: 2nd & 3rd EOT Recommended COA for TR30808
Importance: High

Adam,

In completing the staff report for the EOTs for TR30808 and compiling the documents, I see in both mine and Desiree's paperwork no "Acceptance" email or letter for the recommended COA. I do see that you were going through many discussions with the Flood Dept. on the conditions. I discussed further with Larry on this matter and since we now have a set of standard COA for EOTs, I have provided those COA for you to review and accept. Please see attached.

RE: TR30808 2nd and 3rd Recommended COA:

The County Planning Department has determined it necessary to recommend the addition of nine (9) 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.

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

How are we doing? Click the Link and tell us

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County of Riverside California

03/20/17
11:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT2 - 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)

FLOOD RI DEPARTMENT

50.FLOOD RI. 6

EOT2 - ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30808

Parcel: 461-180-048

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 EOT2 - ADP FEES (cont.) RECOMMND

said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

TRANS DEPARTMENT

50.TRANS. 40 EOT2 - 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 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 EOT2 - 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - 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

EOT2 - 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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11:19

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - 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. 11 EOT2 - 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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11:19

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30808

Parcel: 461-180-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - 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)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
APRIL 5, 2017**

I. AGENDA ITEM 1.9

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30808 – Applicant: Rancon Group/Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Northerly of Eucalyptus Road, southerly of Olive Avenue, easterly of Leon Road, and westerly of Beeler Road – 128 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule "A" Subdivision of 128 acres into 346 single family residential lots, eight (8) open space lots and one (1) park for Planning Areas 28A and 28B of Specific Plan (SP) 293.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Kroenke, 2nd by Commissioner Shaffer
A vote of 3-0 (Commissioner Hake and Commissioner Sanchez Absent)

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 30808, extending the expiration date to September 22, 2017.

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: _____ Agenda #: 1.4

SPEAKER'S NAME: Ms Miller
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

- The Applicant A Neighbor
 Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

- I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation
 I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

- In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**