

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



**ITEM**  
1.12  
(ID # 4339)

**MEETING DATE:**  
Tuesday, May 23, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29326 - Applicant: Matthew A. Jordan - Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development - Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Southerly of Watson Road, westerly of Pierson Road, easterly of Sultanas Road – 19.1 Gross Acres – Zoning: Specific Plan (Menifee North; SP No. 260) - APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29326. 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 February 15, 2017. The Tentative Tract Map No. 29326 will now expire on December 13, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 5/15/2017

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**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**

**Day**

<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**

The Tentative Tract Map No. 29326 was originally approved at Planning Commission on December 13, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) 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 Extension of Time for Tentative Tract Map No. 29326 on February 15, 2017. The Planning Commission approved the project by a 5-0 vote.

**Board Action**

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

**Impact on Citizens and Businesses**

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

**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no general fund obligation.

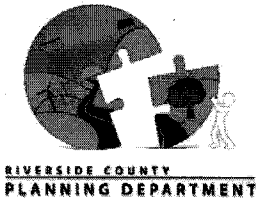
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

ATTACHMENTS:

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



Tina Grande, Principal Management Analyst 5/16/2017



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

**I. AGENDA ITEM 1.2**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29326** – Applicant: Matthew A. Jordan – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road – 19.1 Gross Acres – Zoning: Specific Plan (Menifee North; SP No. 260) – Approved Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots and one drainage channel lot.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2017.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Leach  
A vote of 5-0

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 29326 extending the expiration date to December 13, 2017.

1.2

Agenda Item No.  
Area Plan: Harvest Valley / Winchester  
Zoning Area: Homeland  
Supervisory District: Fifth  
Project Planner: Dionne Harris  
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 29326  
FIRST EXTENSION OF TIME  
Applicant: Matthew A. Jordan

  
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 for a Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot.

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. 29326**

### JUSTIFICATION FOR EXTENSION REQUEST:

#### BACKGROUND:

The Tentative Tract Map No. 29326 was originally approved at Planning Commission on December 13, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) 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 January 10, 2017) indicating the acceptance of the five (5) 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 December 13, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

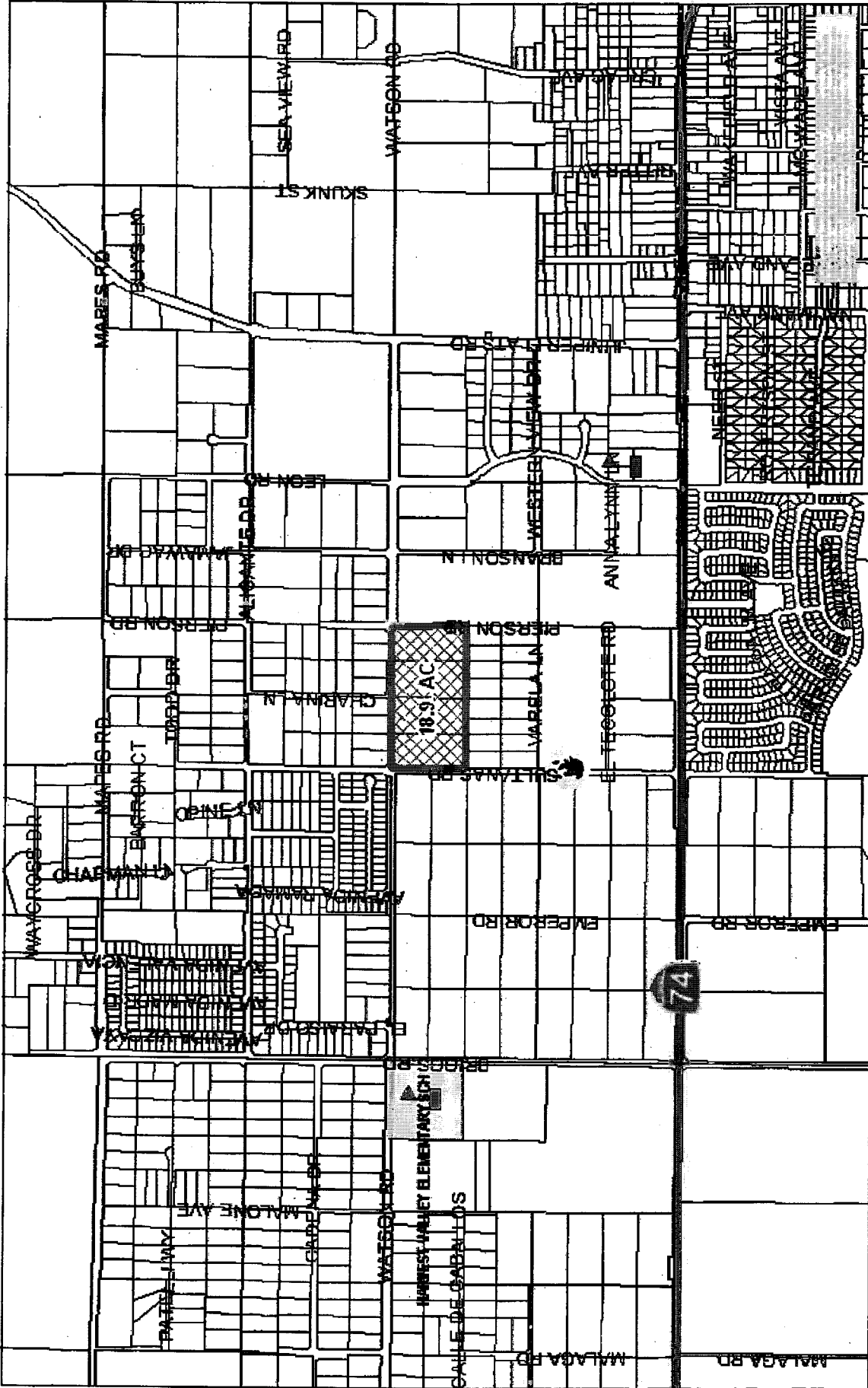
**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Marion Ashtley  
 District 5  
 DATE DRAWN: 8/11/05

**TR29326**  
**VICINITY MAP**

Planner: Brady Russel  
 Date: 9/31/05  
 Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: **Homeland**  
 District: **T5SR2W**  
 Township/Range: **7**

ASSESSORS: **457 34**  
 BK. PG.: **THOMAS**  
**809 A7**  
 BRDS. PG.



Supervisor Ashley  
District 5

**TR29326**

Planner: Brady Russell

Date: 8/31/05

DATE DRAWN 8/11/05

**DEVELOPMENT OPPORTUNITY**

Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area **Homeland**  
Plan:

Township/Range: **T5SR2W**  
SECTION: **7**



ASSESSORS  
BK. PG. **457-34**  
THOMAS **809 A7**  
BROS.PG



Supervisor Marion Ashley  
District 5

# TR29322

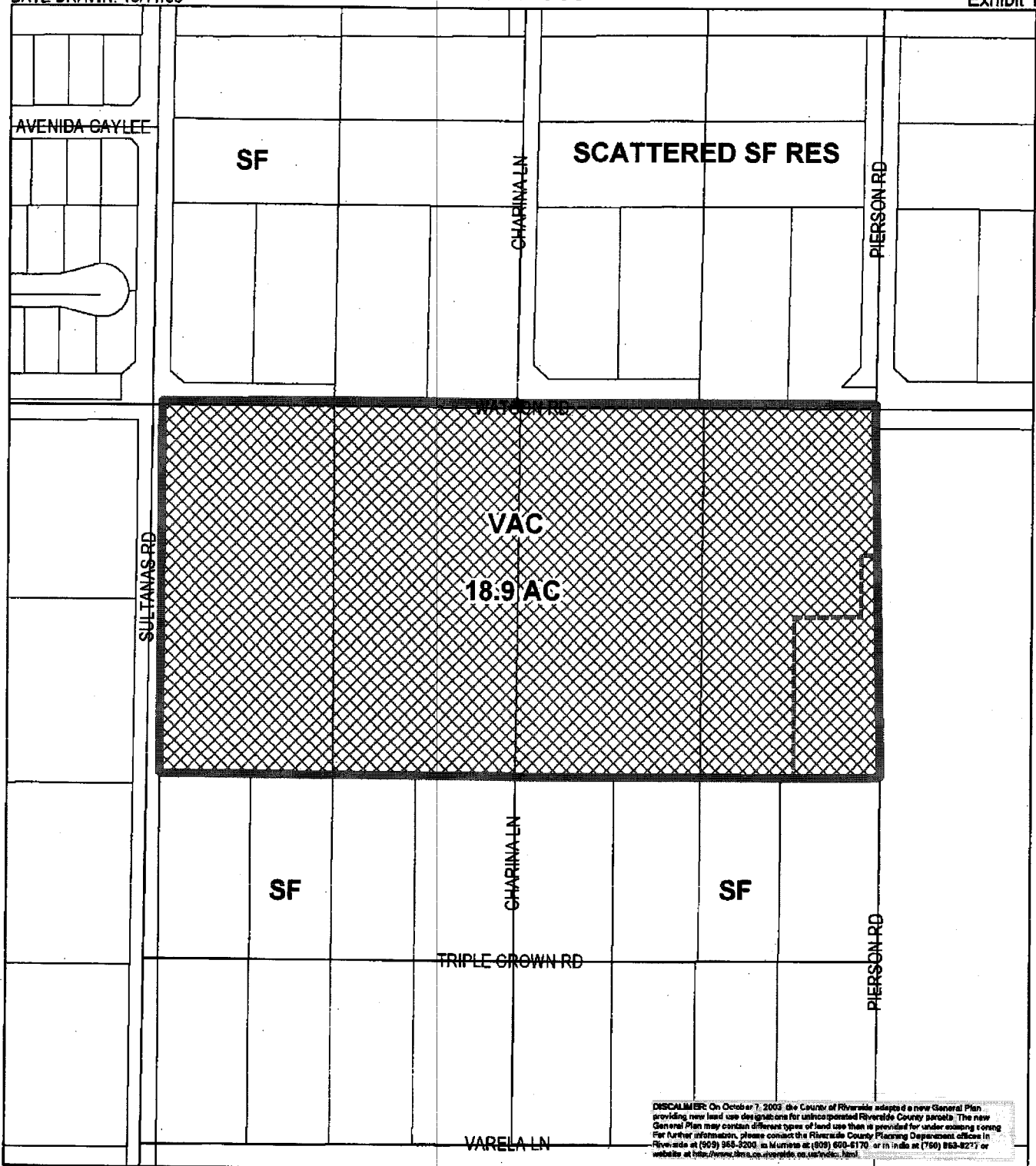
Land Use

Planner: Brady Russell

Date: 8/31/05

DATE DRAWN: 18/11/05

Exhibit 1



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Homeland**

Township/Range: T5SR2W  
Section : 7

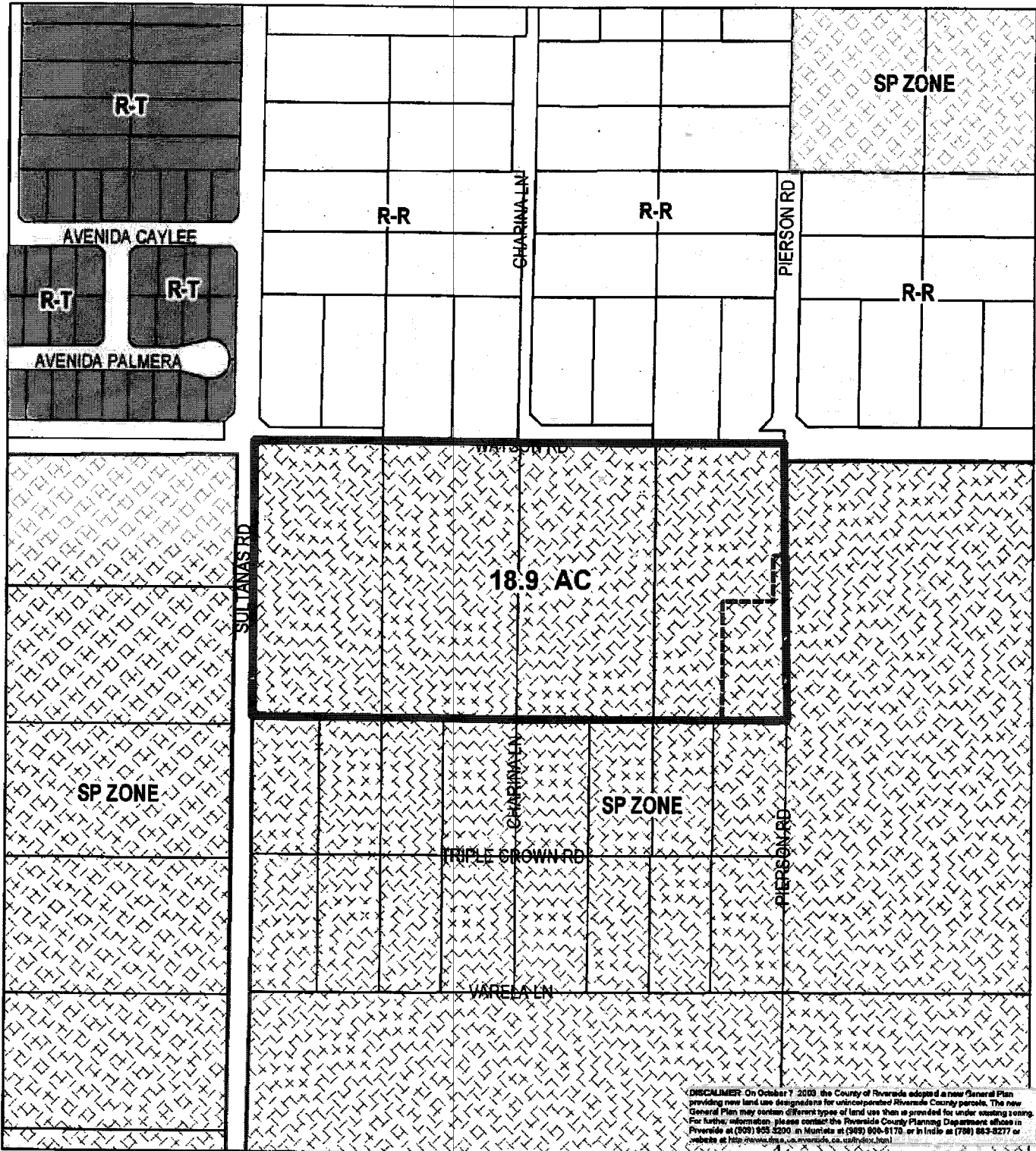


ASSESSORS 457-32  
BK. PG.  
THOMAS 809 A7  
BROS.PG

Supervisor Marion Ashley  
 District 5  
 DATE DRAWN: 8/11/05

**TR29326**  
**EXISTING ZONING**

Planner: Russell Brady  
 Date: 8/31/05  
 Exhibit 3



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 types 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) 953-2290, in Murietta at (951) 950-1170, or in Indio at (760) 963-3277 or website at <http://www.planning.ca.us/riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: **Homeland**  
 District:  
 Township/Range: **T5SR2W**  
 Section: **7**

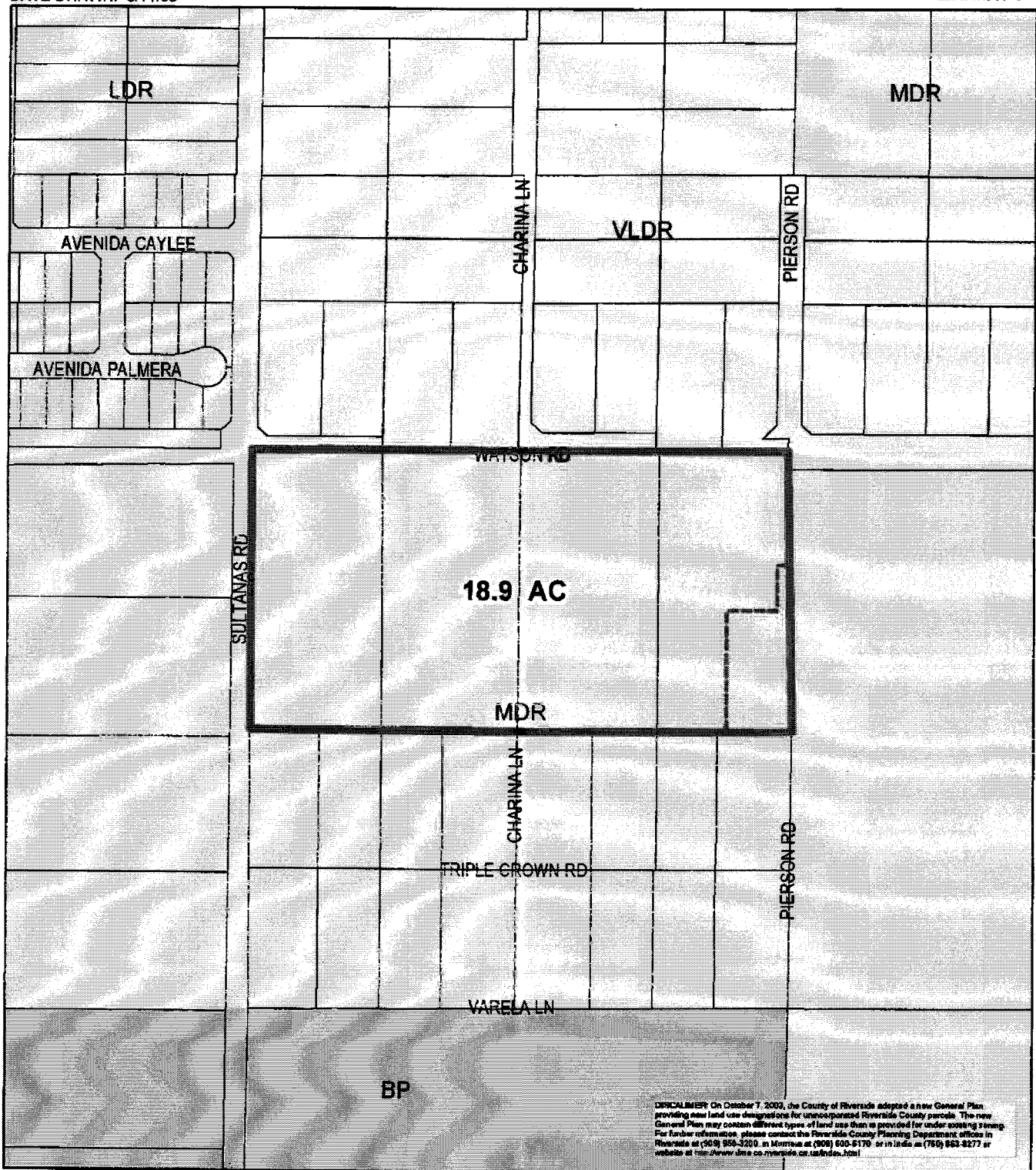


ASSESSORS  
 BK. PG. **457-34**  
 THOMAS  
 BROS.PG **809 A7**

Supervisor Marion Ashley  
District 5  
DATE DRAWN: 8/11/05

# TR29326 General Plan

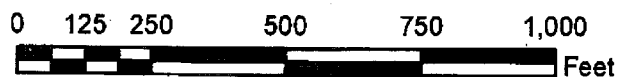
Planner: Brady Russell  
Date: 8/31/05  
Exhibit 5



## RIVERSIDE COUNTY PLANNING DEPARTMENT

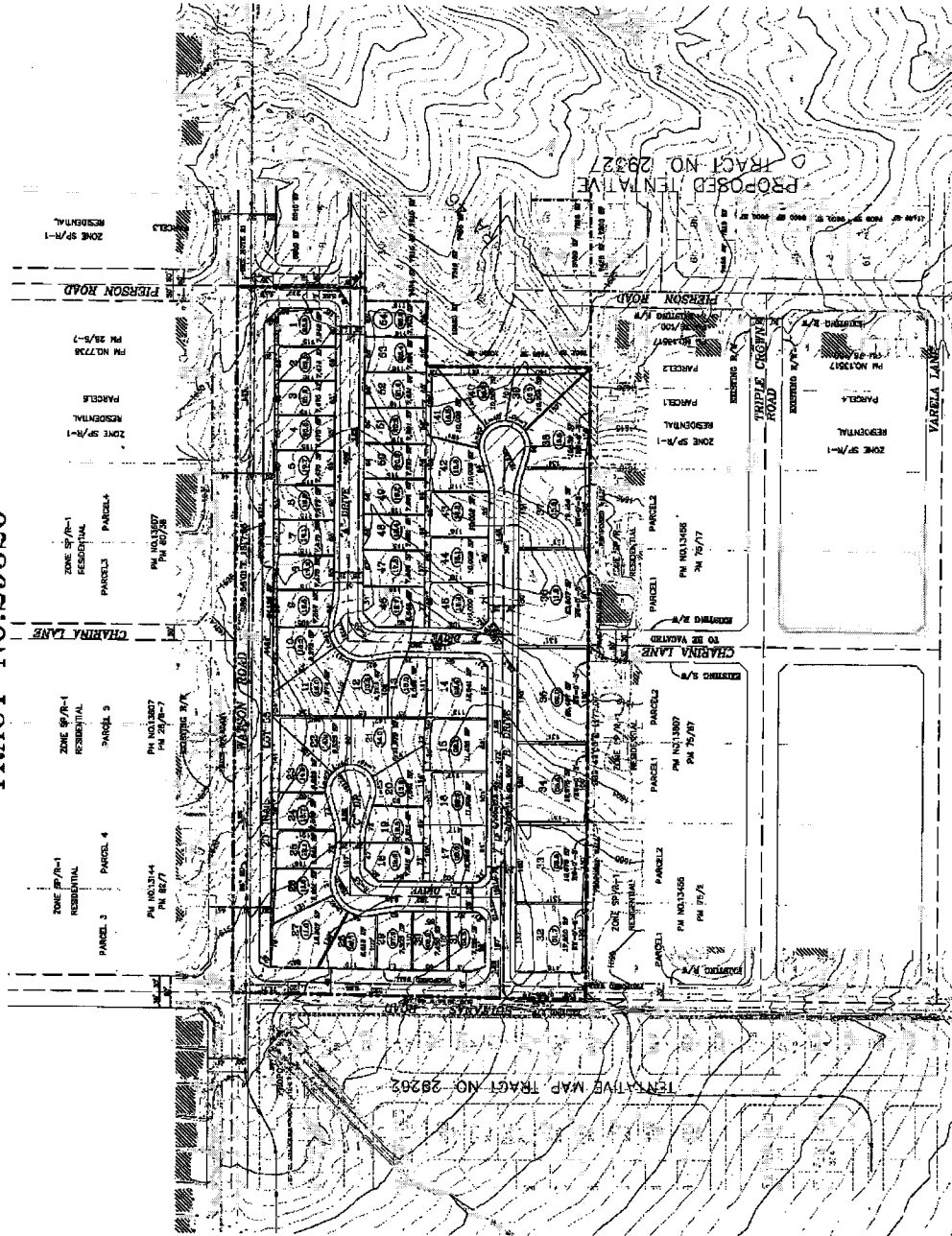
Zone  
District: **Homeland**

Township/Range: **T5SR2W**  
Section : **7**



ASSESSORS  
BK. PG. **457-34**  
THOMAS  
BROS.PG **809 A7**

# TENTATIVE MAP TRACT No. 29326



**Underground Service Alert**  
TOLL FREE  
1-800-277-2800  
NO WORKING DATA SERVICE YOU GO

**PRIVATE ENGINEERING NOTE**  
THIS TENTATIVE MAP IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR TO THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION OF THE PROJECT.

PREPARED UNDER THE DIRECTION OF:  
**PSOMAS**  
2010 West Avenue  
Suite 100, CA 92501  
(951) 797-3451 Fax: (951) 662-3378  
SCALE AS SHOWN  
DATE: OCTOBER 2008

PLANS REFERRED TO:  
**PSOMAS**  
2010 West Avenue  
Suite 100, CA 92501  
(951) 797-3451 Fax: (951) 662-3378  
SCALE AS SHOWN  
DATE: OCTOBER 2008

PROJ. NO. \_\_\_\_\_  
**TRACT 29326**  
**TENTATIVE MAP**  
A PORTION OF TRACT NO. 29326, AS SHOWN ON THE TENTATIVE MAP, IS BEING OFFERED FOR SALE BY THE ENGINEER, UNDER THE SUPERVISION OF THE ENGINEER, AS SHOWN ON THE TENTATIVE MAP.  
SHEET 2 OF 2  
FOR FURTHER DEVELOPMENT  
FILE NO. 1988-010

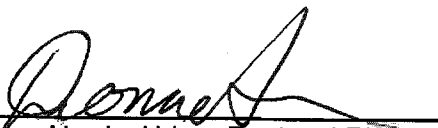
# Extension of Time Environmental Determination

Project Case Number: TR29326  
 Original E.A. Number: EA38511  
 Extension of Time No.: First  
 Original Approval Date: December 13, 2006  
 Project Location: South of Watson Road, west of Pierson Road, and east of Sultanas Road.

Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot.

On December 13, 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:  Date: 12/8/16  
 Dionne Harris, Urban Regional Planner I For Steve Weiss, Planning Director

01/10/17  
11:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR29326

Parcel: 457-340-020

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. Please call (951)955-8980 for additional details.

50.E HEALTH. 8                   EOT1- ECP CLEARANCE                   RECOMMND

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs (ECP). Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7                   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.

01/10/17  
11:29

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR29326

Parcel: 457-340-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    EOT1- PRECISE GRDG APPROVAL (cont.)                    RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

From: Jason Holt [mailto:JHolt@diversifiedpacific.com]  
Sent: Tuesday, January 10, 2017 8:13 AM  
To: Harris, Dionne  
Cc: Peter Pitassi  
Subject: RE: 1st EOT TR29326 Recommended Conditions For Acceptance

Good morning Dionne,

After much clarification we approve your latest set of revised conditions for TR 29326, I have attached them for your convenience. Thank you for all of your help.

Thank you,



**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 #: 1.12

SPEAKER'S NAME: Ms. Mather  
(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.**