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



1.4 (ID # 4356)

#### **MEETING DATE:**

Tuesday, June 6, 2017

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST and SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35671 -

Applicant: Rancon Winchester Valley 85 - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medium Density Residential, and Medium High Density Residential (CD:CR, MDR, MHDR) (0.20 - 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) - Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road - 18.37 Acres - Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) - APPROVED PROJECT DESCRIPTION: Schedule E - commercial subdivision of 18.37 acres into nine (9) commercial parcels - REQUEST: FIRST and SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35671, extending the expiration date to April 28, 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 first Extension of Time case acted on by the Planning Commission on April 5, 2017. The Tentative Parcel Map No. 35671 will now expire on April 28, 2017.

**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 Parcel Map No. 35671 will now expire on April 28, 2018.

**ACTION: Consent** 

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

5/15/2017

Aves:

Jeffries, Tavaglione, Washington and Perez

Nays:

None

Absent: Date:

Ashley

XC:

June 6, 2017

Planning, Applicant

Assistant TLMA Director

1 4

Kecja Harper-Ihem

Clerk of the Board

#### 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 Fee	Budget Adjus	tment: N/A	
	, Applicant Co	.3 10070	For Fiscal Yea	ar: N/A

C.E.O. RECOMMENDATION: Approve

#### **BACKGROUND:**

#### **Summary**

The Tentative Parcel Map No. 35671 was originally approved as a Fast Track 2007-07 with Conditional Use Permit No. 3569 at Board of Supervisors on April 28, 2009.

The First Extension of Time is being processed concurrently with the Second Extension of time. A First Extension of Time was filed February 10, 2016. The Second Extension of Time is being processed concurrently, but as a subsequent action, with the First Extension of Time.

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 Parcel 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 first and second Extension of Time for Tentative Parcel Map No. 35671 on April 5, 2017. The Planning Commission approved the project by a 3-0 vote (Commissioners Hake and Sanchez were 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.

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

#### **Supplemental**

#### **Additional Fiscal Information**

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

#### **ATTACHMENTS:**

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

Tina Grande, Principal Nanay ment Analyst 5/30/2017

1.10

Agenda Item No.

Area Plan: Harvest Valley/Winchester

Zoning Area: Winchester Supervisorial District: Third Project Planner: Tim Wheeler

Planning Commission Hearing: April 5, 2017

**TENTATIVE PARCEL MAP NO. 35671** 

FIRST EXTENSION OF TIME

**Applicant: Rancon Winchester Valley 85** 

c/o Daniel Stephenson

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 a commercial subdivision of 18.37 acres into nine (9) commercial parcels.

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 PARCEL MAP NO. 35671

#### **BACKGROUND:**

The Tentative Parcel Map was originally approved by the Board of Supervisors on April 28, 2009 per Fast Track processing (FTA-2007-07).

The first Extension of Time was received February 10, 2016, ahead of the expiration date of April 28, 2016. The County has been negotiating conditions of approval and processing the extension of time.

A second Extension of Time was filed February 10, 2017. The second extension of time will appear on the same agenda as this first extension of time, and be acted upon subsequent to this action.



The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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 June 15, 2016) indicating the acceptance of the six (6) 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 April 28, 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 (which was applied for on February 10, 2017).

#### **RECOMMENDATION:**

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 28, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 1st EOT for PM35671

Vicinity Map



INTERCHANGE

¥

INTERSTATE OFFRAMP ONRAMP

USHWY

Lakes Rivers

Notes

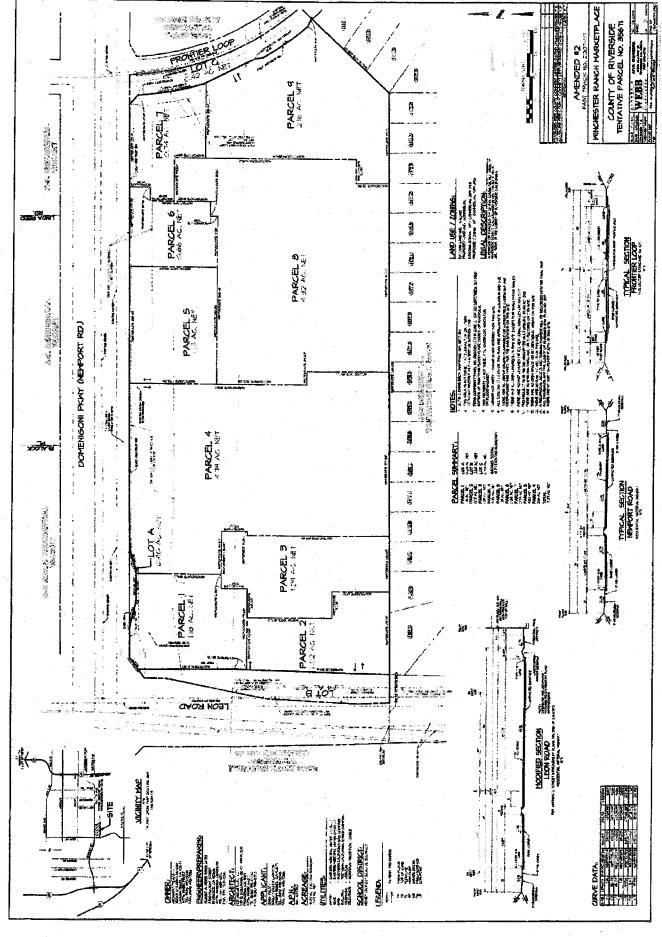
(3)

2,938 Feet

1,469

REPORT PRINTED ON... 3/21/2017 12:52:12 PM

© Riverside County RCIT GIS



# **Extension of Time Environmental Determination**

Project Case Number:	PM35671
Original E.A. Number:	EA41581
Extension of Time No.:	First
Original Approval Date:	April 28, 2009
Troject Location, South of	f Domenigoni Parkway, west of Frontier Loop, and north of Trail Side Rd
Project Description: Sche	edule E commercial subdivision of 18.37 acres into nine (9) commercial parcels.
the original proposal have	entative Parcel Map and its original environmental assessment/environmental ed to determine: 1) whether any significant or potentially significant changes in e occurred; 2) whether its environmental conditions or circumstances affecting at have changed. As a result of this evaluation, the following determination has
	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 p	potentially significant effects (a) have been adequately analyzed in an earlier EIR or
Negative Declaration	n pursuant to applicable legal standards and (b) have been avoided or mitigated
find that although t	er EIR or Negative Declaration and the project's original conditions of approval.  he proposed project could have a significant effect on the environment, and there are
000 00 0000 0-11	ally 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	I in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
(D) have been avoide	ed or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
find that there are	ditions of approval which have been made and agreed to by the project proponent.
circumstances under	one or more potentially significant environmental changes or other changes to the r which the project is undertaken, which the project's original conditions of approval
may not address, a	nd for which additional required mitigation measures and/or conditions of approval
cannot be determine	ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS I
REQUIRED in order	to determine what additional mitigation measures and/or conditions of approval, if any.
may be needed, an	nd whether or not at least one of the conditions described in California Code of
environmental acces	15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
OF TIME SHOULD B	sment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
I find that the origina	Il project was determined to be exempt from CEQA, and the proposed project will not
I have a significant efficient	ection the environment therefore NO NEW ENVIDANMENTAL DOC: IMENTATION IS I
REQUIRED PRIOR 1	TO APPROVAL OF THE EXTENSION OF TIME.
1 mg	
Signature.	Date March 20 2017
	Date: March 20, 2017
1 1111 JAI 100101-0	Irban Regional Planner III For Charissa Leach P.E., Assistant TLMA Director



To:

Tim Wheeler

From:

Dan Long

Date:

June 15, 2016

Re:

Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Mr. Wheeler:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

- Prior to Map Recordation
   50-E-HEALTH.1 EOT 2 PHASE I ESA Required
- Prior to Grading Permit Issuance
   60-BS-GRADE.7 EOT 2 NPDES/SWPPP
   60-BS-GRADE.8 EOT 2 APPROVED WQMP
   60-BS-GRADE.9 EOT 2 BMP CONST NPDES PERM
   60-BS-GRADE.10 EOT 2 SWPPP REVIEW
   60-BS-GRADE.11 EOT 2 IF WQMP REQUIRED
- Prior to Building Permit Issuance
   80-BS-GRADE.2 EOT 2 BMP CONST NPDES PERMIT
   80-BS-GRADE.3 EOT 2 ROUGH GRADE APPROVAL
- 4. Prior to Building Final Inspection
  90-BS-GRADE.1 EOT 2 WQMP BMP INSPECTION
  90-BS-GRADE.2 EOT 2 WQMP BMP CERT REQUIRED
  90-BS-GRADE.3 EOT 2 WQMP GPS COORDINATES
  90-BS-GRADE.4 EOT 2 WQMP REGISTRATION
  90-BS-GRADE.5 EOT 2 IF WQMP REQUIRED

Regards,

Dan Long

Deputy Director of Development



To:

Tim Wheeler

From:

Dan Long

Date:

June 15, 2016

Re:

Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Mr. Wheeler:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request. Planning topis

Planning to ments

And the street of the s

- 1. Prior to Map Recordation 50-E-HEALTH.1 - EOT 2 PHASE I ESA Required
- 2. Prior to Grading Permit Issuance 60-BS-GRADE.7 - EOT 2 NPDES/SWPPP 60-BS-GRADE.8 – EOT 2 APPROVED WQMP 60-BS-GRADE.9 – EOT 2 BMP CONST NPDES PERM 60 BS GRADE:10 - EOT 2 SWIPP REVIEW 60-BS-GRADE.H = EOT 2 IF WOMP REQUIRED
- 3. Prior to Building Permit Issuance 80 BS GRADE 2 FOT 2 BMP CONSTNIPLES PERMIT 80-BS-GRADE.3 – EOT 2 ROUGH GRADE APPROVAL
- 4. Prior to Building Final Inspection -90 BS GRADE.1 - EOT 2 WOMP BWD INSPECTION (LC) -90 BS GRADE.3 -EOT 2 WOMF GFS COORDINATES (24 --90-DS-GRADE.4 - EOI 2 WOMP REGISTRATION RELIGIONS 90-BS-GRADE.5 – EOT 2 IF WQMP REQUIRED

Regards,

Dan Long

Deputy Director of Development

03/21/17 12:33 Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

#### 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7

EOT1 - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits—whichever comes first—the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 8

EOT1 - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE, 9

EOT1 - BMP CONST NPDES PERM

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

#### 80 PRIOR TO BLDG PRMT ISSUANCE

#### BS GRADE DEPARTMENT

80.BS GRADE. 3

EOT1 - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 EOT1 - ROUGH GRADE APPROVAL (cont.)

RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 EOT1 - IF 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 WOMP.
- 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.



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

#### I. AGENDA ITEM 1.10

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671 – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail Medimum Density Residential, and Medimum High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule "E" Commercial Subdivision of 18.37 acres into nine (9) commercial parcels.

#### II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 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**- First Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2017.



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

#### I. AGENDA ITEM 1.11

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671 – Applicant: Rancon Winchester Valley 85 – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail, Medimum Density Residential, and Medimum High Density Residential (CD-CR, MDR, MHDR) (0.20 – 0.35 FAR, 2-5 D.U./Ac, 5-8 D.U./Ac) – Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side Road – 18.37 Acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) – Approved Project Description: Schedule "E" Commercial Subdivision of 18.37 acres into nine (9) commercial parcels.

#### II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2018.

#### III. PLANNING COMMISSION ACTION:

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

<u>APPROVED</u>- Second Extension of Time Request for Tentative Parcel Map No. 35671, extending the expiration date to April 28, 2018.

1.11

Agenda Item No.

Area Plan: Harvest Valley/Winchester

Zoning Area: Winchester Zoning Supervisorial District: Third

**Project Planner: Dionne Harris** 

Planning Commission Hearing: April 5, 2017

Charissa Leach P.E. Assistant TLMA Director **TENTATIVE PARCEL MAP NO. 35671 SECOND EXTENSION OF TIME Applicant: Rancon Winchester Valley 85** 

#### 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 'E' commercial subdivision of 18.37 acres into nine (9) commercial parcels.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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 PARCEL MAP NO. 35671

#### **BACKGROUND:**

The Tentative Parcel Map No. 35671 was originally approved as a Fast Track 2007-07 with Conditional Use Permit No. 3569 at Board of Supervisors on April 28, 2009.

The First Extension of Time is being processed concurrently with the Second Extension of time. A First Extension of Time was filed February 10, 2016. The Second Extension of Time is being processed concurrently, but as a subsequent action, with the First Extension of Time.

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

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 22, 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 Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 28, 2018. 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.

#### **RECOMMENDATION:**

APPROVAL the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35671, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 28, 2018, subject to all the previously approved and amended Conditions of Approval.

# 2nd Extension of Time for PM35671 VICINITY MAP





City Boundaries
Cities

roadsanno highways

highways Hwy

... INTERCHANGE

INTERSTATE

OFFRAMP

WHSU ....

counties

cities hydrographylines

waterbodies
Lakes
Rivers

World Street Map

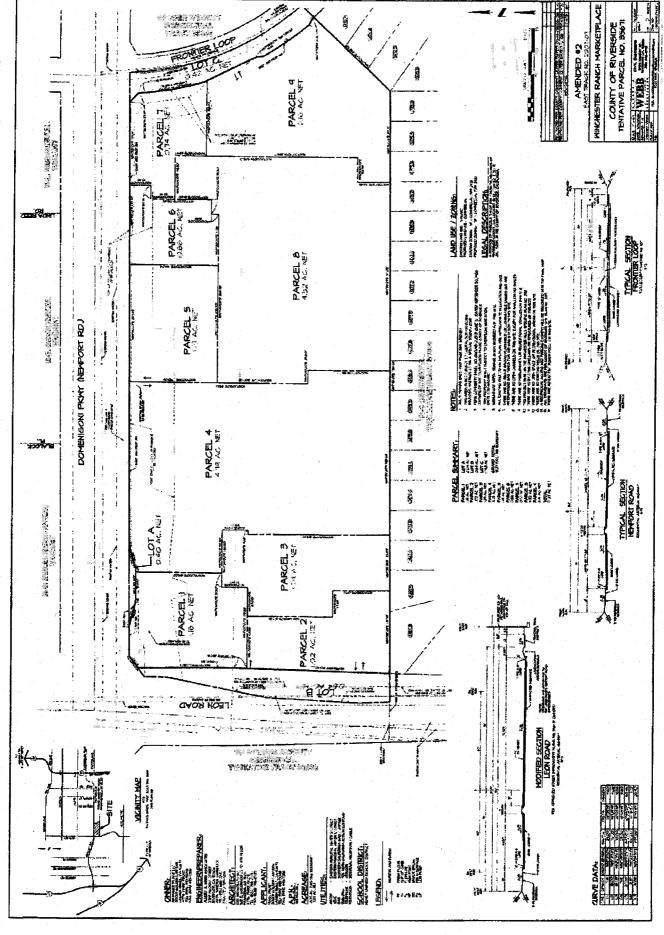
Notes

2,526 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 of 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... 3/15/2017 4:26:11 PM

© Riverside County RCIT GIS



Principle of A.

# **Extension of Time Environmental Determination**

Project Case Number: PM35671
Original E.A. Number: 41581
Extension of Time No.: Second
Original Approval Date: April 28, 2009
Project Location: Southerly of Domenigoni Parkway, westerly of Frontier Loop, and northerly of Trail Side
Rd.
Project Description: Schedule 'E' commercial subdivision of 18.37 acres into nine (9) commercial parcels.
On <u>April 24, 2008</u> , this Tentative Parcel 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:
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.
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.
rand 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.
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:



THE RANCON GROUP

41391 Kalmia Street, Suite 200 <sup>a</sup> Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To:

Dionne Harris

From:

Dan Long

Date:

February 22, 2017

Re:

Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Ms. Harris:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

#### **Accepted EOT-2 Conditions**

1. Prior to Map Recordation 50-E-HEALTH.2 - EOT 2 WATER AND SEWER WILL SERVE 50.E-HEALTH.3 - EOT 2 SOLID WASTE SERVICE 50.E-HEALTH.4 - EOT 2 ENV CLEAN UP PROGRAM 50.FLOOD RI.11 - EOT 2 SUBMIT WQMP 50.TRANS.19 - FINAL WQMP 50.TRANS.20 - WQMP ACCESS AND MAINTENANCE

- 2. Prior to Grading Permit Issuance 60-BS-GRADE 12 EOT 2 BMP CONST NPDES PERMIT 60-BS-GRADE.13 EOT 2 SWPPP REVIEW 60-BS-GRADE.14 - EOT 2 IF WQMP REQUIRED 60.TRANS.1 - EOT 2 FINAL WQMP FOR GRADING
- 3. Prior to Building Permit Issuance 80-BS-TRANS.1 - IMPLEMENT WQMP 80-BS-TRANS.2 - ESTAB WQMP MAINTENANCE ENTITY
- 4. Prior to Building Final Inspection 90-BS-GRADE.6 - EOT 2 IF WQMP REQUIRED 90-BS-TRANS.9 - EOT 2 WQMP COMPLETION 90-BS-TRANS.10 - EOT 2 WQMP REGISTRATION

Regards

Dan Long

Director of Development



# THE RANCON GROUP 41391 Kalmia Street, Suite 200 » Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To:

Dionne Harris

From:

Dan Long

Date:

February 22, 2017

Re:

Acceptance of EOT-2 Conditions of Approval for CASE PM35671

Ms. Harris:

I am the applicant for the EOT Case PM35671. I accept the following conditions of approval associated with this Extension of Time Request.

# Planning rent **Accepted EOT-2 Conditions**

1. Prior to Map Recordation

50-E-HEALTH.2 - EOT 2 WATER AND SEWER WILL SERVE

50.E-HEALTH.3 - EOT 2 SOLID WASTE SERVICE Included in condition 50. E HEALTH. 1

50.E-HEALTH 4 - EOT 2 ENV CLEAN UP PROGRAM

50.FLOOD RI.11 EOT 2 SUBMIT WOMP REMOVED

50.TRANS.19 - FINAL WQMP

50.TRANS.20 - WQMP ACCESS AND MAINTENANCE Included in condition 50. TRANS, 19

2. Prior to Grading Permit - Issuance

60-BS-GRADE.12 EOT 2 BMP CONST NPDES PERMIT

60 BS-GRADE.13 EOT 2 SWPPP REVIEW Included in condition 60, BS GRADE. 13

60-BS-GRADE.14 - EOT 2 IF WQMP REQUIRED- Included in condition 60. BS GRADE. 13

60.TRANS.1 - EOT 2 FINAL WQMP FOR GRADING

3. Prior to Building Permit - Issuance

80-BS-TRANS.1 - IMPLEMENT WQMP

80 BS-TRANS.2 - ESTAB WOMP MAINTENANCE ENTITY Included in condition 80. TRANS. 1

4. Prior to Building Final Inspection

90-BS-GRADE.6 - EOT 2 IF WQMP REQUIRED

90-BS-TRANS.9 - EOT 2 WQMP COMPLETION

90-BS TRANS.10 - EOT 2 WQMP REGISTRATION Included in condition 90. TRANS. 9

Regards.

Dan Long

Director of Development

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2

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)

TRANS DEPARTMENT

50.TRANS. 19

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 19

EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

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

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

#### 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 12 EOT2 - REO BMP SWPPP WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

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

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

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

#### 60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WOMP 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. 1 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)

PARCEL MAP Parcel Map #: PM35671

Parcel: 461-190-082

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6

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. 9

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

03/21/17 17:00

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35671

Parcel: 461 190 - 082

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

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)

**Board of Supervisors** 

From Offices of Miller, Rivera, Holmstrom, Catlin

June 6, 2017

1 · 2. 4379 I can't believe Hi Density is creeping into Temescal Canyon. That has a higher percentage of people who need closer services like shopping, medical, fire protection from kitchen fires, police protection for domestic violence because there is more of them crowded in small apartments. I can't believe there are more residential or buildings at all coming into Riverside County and I oppose this extension of time.

Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive and west of Lawson Road 42.9 Acres 12,000 sq. ft. 54 residents on 18 acres. 18 acres here, 20 acres there and it adds up. So I oppose extension of time for 4389

- 4. 4356 I oppose the extension of Time for Tentative Parcel Map No. 35671 at Rancon Winchester Valley 85 Third Supervisorial District Winchester as the Planet and Riverside County do not need another strip mall. Leave this 18 acres Life Giving Field Protection Status and replant the exterior with trees. How heartbreaking the project closer to Menifee is on Domenigoni Parkway. Everyone hates it and comes to me like I can talk sense into the Board of Supervisors. I pray that you stop any thing on Domenigoni Parkway. It appears to be a Green Belt way and needs to remain. Stop that grading and housing tract on the Parkway before they order the wood, our forest.
- 5. 4359 57 Condominiums on 5 acres what Hi Density Insanity. How and why did you approve 57 condominiums on 5 acres to start with? We don't need 100,000 of thousands more cars poured onto the Freeways of Southern California. And Est of the up coming most congested area in Southern California. It is shocking how Domenigoni Family sold off their land and is also developing whatever they have left. They should have had respect for the rural character of Riverside County instead of the French Valley nightmare and cesspool air quality.
- 6. 4361 The Woods needs to become the Recycled Plastic Wood accessories for Your Already Built Dwelling Company and get totally out of the development business. Especially, more colossally impacting High Density Residential and pointed at Domenigoni Parkway stuffing 84 buildings with 252 condominium. Do not give this time extension. I am sure you already did. How in the Name of Our Saviour did and do you allow more of this over crowding of everything. Can you imagine a stead crawl in cars toward Temecula trying to get to the freeway on Winchester with air so think you can taste it like the 1960's.
- 7. 4363 The Woods LLP allowing High Density Residential East off Leon and South of Olive Avenue and terracing 13 acres into 84 apartments. This is defeating the purpose of living on the Earth in a reasonable manner with more oxygen in a breath of air than petro chemical exhaust and dust particulate matter of the nasty permission of the Riverside Planners and Board of Supervisors. This is nauseating moving in these buildings, littering Domenigoni Parkway with buildings, cars, over filled dumpsters with hardly any landfill space left.
- 1. 8. 4345 Sounds like custom homes. Where ever man's turns the soil, he leaves a damaged footprint of resource waste. We don't need more cars in California. We aren't impressed that each house will have

4356 6/6/17 1.4 2017-6-135958 almost an acre per house. It is still too many houses. 12 acres into 19 residential lots. It is a subdivision of the Nature of Riverside County, subdividing our breath of air into less available oxygen by attacks from exhaust and emissions from many point sources. Stop the designing and removing of this section and that and return the funding to the developer and save our land before this developer is further in debt to an environmentally damaging project and possibly too expensive for the applicant. Save these people because the economy probably won't hold long enough and they will lose more than their shirt. This one can go to Sept 2017 in their words all summer. If you had rejected him now, he could make better arrangements for his life.

- 16. 1. 3711 Not another strip mall. There are many empty, competed out of business because of too many shops and too many empty houses because there are better priced out of Riverside. Save 10 acres from more smoke shops, more dollar stores, more duplicated stores that Riverside has enough of.
- 16. 2. 3714 Let's see, you had a continuance of this in only two weeks. It usually is a month or two months or 8 weeks. This was way too soon. Answer the question is there a rule about continuance as in more than a month. I think it should be removed for lack of interests by the developer. This is next to a water tank and I thought there was a more extensive buffer between the people's drinking water and neighborhoods. Seriously, we need to keep safety roads up to our water tanks open for first responders so repairs can be made. I am appalled that this was moved so quickly. Nothing makes development right in Riverside County. Nothing makes meth labs and puppy mills right and Mead Valley has a high percentage of these actions. Correct activities without violence and redirect such unproductive and sociologically damaging paths with listing all jobs and helping people secure them.
- 16. 3. 3809 This is situation that appears that Galway Downs wants to use property that they bought for Equestarian activities and it was rezoned without their comment and now they want it zoned their way. I don't see any houses being planned, however, I could be fooled and misinterpreting, however, I must go.

I understand there has been millions of dollars spent on following permission trail for a building\construction project. I understand that one Tomahawk Missile blown up is \$832,000 dollars. Trump blew up 57 of them in Syria several weeks ago. So tell the military to come home, watch the deteriorating forests and stop blowing up money on fabricated enemies in nations that America only wants the oil under their soil. County Planners need to spend their time finding grants and funding from Congress to pay back the developers who will only owe yearly taxes on land they can never develop or they can donate it to Riverside Habitat Conservation Programs or they can sell it for agriculture if it has already been agriculture. It just cannot be built on.

#### Maxwell, Sue

From:

Maxwell, Sue

Sent:

Tuesday, June 06, 2017 4:29 PM

To:

District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5;

Supervisor Jeffries - 1st District (district1@rivco.org)

Subject:

**Attachments:** 

Public Comments After June 6, 2017 Board of Supervisors' Meeting (9 Action Items) Ms Miller

Read

**Board of Supervisors.docx** 

Tracking:

Recipient

District 4 Supervisor V. Manuel Perez

(District4@RIVCO.ORG)

District2 District3

District5

Supervisor Jeffries - 1st District (district1@rivco.org)

Fuller, Ashley

Read: 6/6/2017 4:37 PM

Supervisor Jeffries - 1st District

Read: 6/6/2017 4:39 PM

#### Good afternoon gentlemen,

The attached email was received via COB following today's Board Meeting and is from Ms. Miller, who was unable to attend in person.

The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

A printed copy of the email/attachment will be added as Back-up for each Item above.

Thank you kindly, and have a nice evening,

#### Sue Maxwell

**Board Assistant** Clerk of the Board of Supervisors 4080 Lemon Street, 1st Floor, Room 127 Riverside, CA 92501 (951) 955-1069 Fax (951) 955-1071 Mail Stop #1010 smaxwell@rivco.org



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: albia miller [mailto:stopbuildinganything@gmail.com]

Sent: Tuesday, June 06, 2017 1:42 PM