

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



**ITEM
1.2
(ID # 4393)**

MEETING DATE:

Tuesday, June 20, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32477 - Applicant: Bridgewalk 64, LLC - First Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) - Location: Northerly of Nandina Avenue, southerly of Rabbit Scramble Trail, and easterly of Washington Street - 39.83 Acres - Zoning: Residential Agricultural - 30,000 Sq. Ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone -Residential Developments (R-5) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos - REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32477, extending the expiration date to June 28, 2017. Applicant Fees 100%.

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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 6, 2016. The Tentative Tract Map No. 32477 will now expire on June 28, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: June 20, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 and both were approved by the Board on June 28, 2005. The first Extension of Time was approved at Planning Commission on September 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of 10 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 Extension of Time for Tentative Tract Map No. 32477 on June 28, 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.

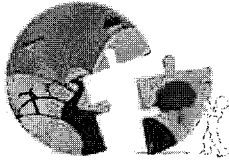
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ATTACHMENTS:

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

A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst 6/13/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 6, 2016**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32477 – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Ave, southerly of Rabbit Scramble Trail, and easterly of Washington St. – 39.83 Acres – Zoning: Residential Agricultural - 30,000 sq. ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and three open space lots including a detention basin and arroyos.

II. PROJECT DESCRIPTION:

Second Extension of Time to June 28, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 5-0


APPROVED SECOND EXTENSION OF TIME TO JUNE 28, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

1.1

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 32477
SECOND EXTENSION OF TIME
Applicant: Bridgewalk 64, LLC


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 for the recordation of the final map to subdivide 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

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. 32477

BACKGROUND:

The Tentative Tract Map No. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 and both were approved by the Board on June 28, 2005. The first extension of time was approved at Planning Commission on September 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of ten (10) 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 applicant (dated May 5, 2016) indicating the acceptance of the ten (10) 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 June 28, 2017. 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 of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Jeffries
District 1

CZ06996 TR32477

Planner: Grace Williams

Date: 3/30/05

DATE DRAWN 3/7/05

DEVELOPMENT OPPORTUNITY

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **WoodCrest**

Township/Range: T3SR5W
SECTION: 35



ASSESSORS 273-29
BK. PG.

THOMAS 745 J6
BROS.PG

Supervisor Jeffries
District 1

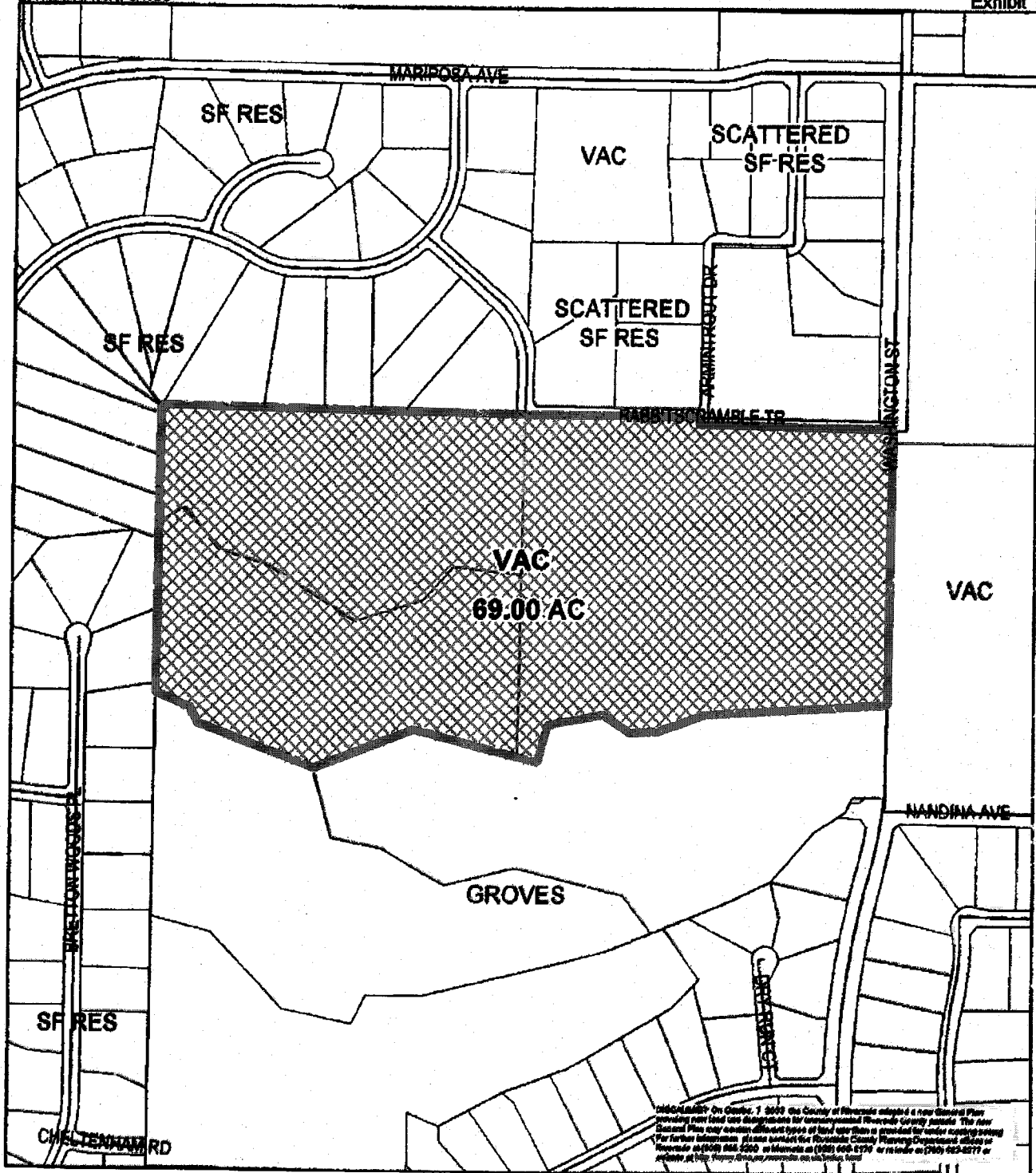
CZ06996 TR32477

Land Use

Planner: Grace Williams
Date: 3/30/05

DATE DRAWN: 3/7/05

Exhibit 1



DISCLAIMER: On October 1, 2004 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County lands. The new General Plan may contain different types of land use than is shown on this map. For further information, please contact the Riverside County Planning Department office at Riverside at (951) 948-6200 or Inland at (951) 606-6270 or in Inland at (760) 923-8277 or website at <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Woodcrest**
Township/Range: T3SR5W
Section : 35



ASSESSORS 273-29
BK. PG.
THOMAS 745 J6
BROS.PG

Supervisor Jeffries
District 1

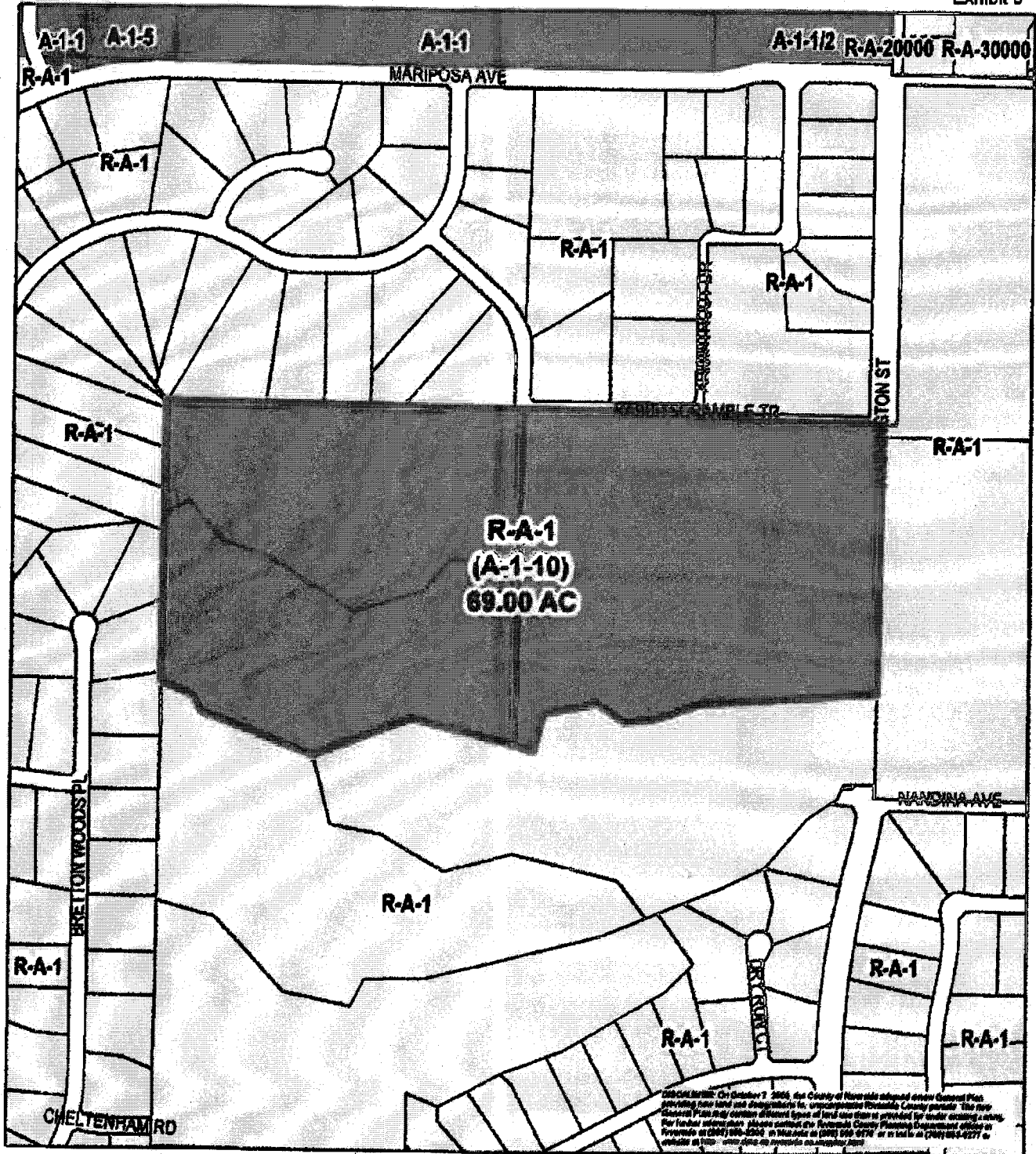
DATE DRAWN: 3/7/05

CZ06996 TR32477 PROPOSED ZONING

Planner: Grace Williams

Date: 3/30/05

Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Woodcrest**
District:
Township/Range: T3SR5W
Section: 35



ASSESSORS
BK. PG. 273-29
THOMAS
BROS. PG 745 J6

Supervisor Jeffries
District 1

CZ06996 TR32477

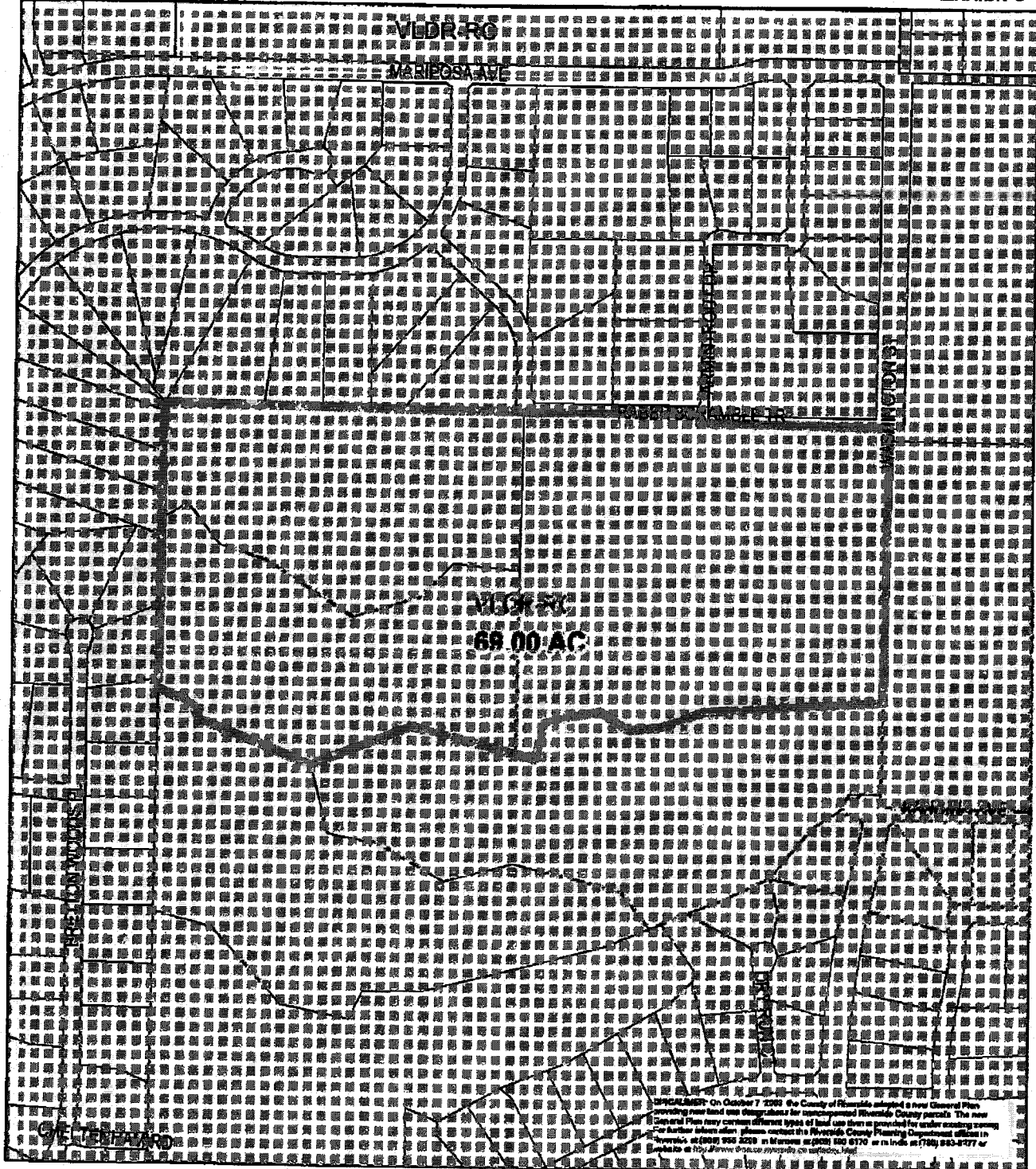
Planner: Grace Williams

Date: 3/30/05

General Plan

Exhibit 5

DATE DRAWN: 3/7/05



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Woodcrest**
Township/Range: **T3SR5W**
Section : **35**



ASSESSORS
BK. PG. 273-29
THOMAS 745 J6
BROS.PG

Extension of Time Environmental Determination

Project Case Number: TR32477
 Original E.A. Number: EA39649
 Extension of Time No.: Second
 Original Approval Date: June 28, 2005
 Project Location: North of Nandina Ave, south of Rabbit Scramble Trail, and east of Washington St.

Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

On June 28, 2005, 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: June 24, 2016
 For Steve Weiss, Planning Director

Bridgewalk 64, LLC

May 5, 2016

County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Re: Tract 32477 extension of time conditions of approval

To whom it may concern:

This letter shall service notice that Bridgewalk 64, LLC as owner of Tract 32477 and Extension of Time Applicant, accept these conditions.

Conditions of Approval:

Trans Dept:

10. Trans [REDACTED]
10. Trans 11: Accepted
10. Trans 12: Accepted
[REDACTED]
10. Trans 14: Accepted

50. Trans. 27: Accepted
50. Trans. 28: Accepted
50. Trans. 29: Accepted

60. [REDACTED]
60. [REDACTED]
60. [REDACTED]

90. Trans. 7: Accepted
90. [REDACTED]

Waste Dept:

10. [REDACTED]
10. [REDACTED] Accepted

80. Waste. 1: Accepted

90. Waste. 1: Accepted

TR 32477 Extension of Time
Conditions of Approval Accepted.
Page 2 of 2

Health Dept.

60.E Health. 4: Accepted

If you have any questions please do not hesitate to call (626-263-4205) or email:
ponufer@avpre.net.

Sincerely,
Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager



Paul Onufer
Its: Managing Member

cc: Henry Lozano, Proactive Engineering
Shelby Bundy, Proactive Engineering

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 11 MAP-(EOT2) BRIDGE TYPE SELECT RECOMMND

For any road crossing spanning 20 feet or more along the road centerline, the project engineer shall contact the Transportation Department to begin the bridge type selection process.

10.TRANS. 12 MAP-(EOT2) SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 14 MAP-(EOT2) BMP MAINT & INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

10. GENERAL CONDITIONS

10.TRANS. 14

MAP-(EOT2) BMP MAINT & INSPECT (cont.)

RECOMMND

Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 27

MAP-(EOT2) WQMP RQMT-FINAL MAP

RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 28

MAP-(EOT2) SUBMIT WQMP & PLANS

RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP-(EOT2) SUBMIT WQMP & PLANS (cont.) RECOMMND

hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 29 MAP-(EOT2) WQMP MAINT DETERM RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 4 EOT2- ECP PHASE II REQUIRED RECOMMND

A Phase II 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.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT2) WASTE RECYCLE PLA RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record

06/30/16
08:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - (EOT2) WASTE RECYCLE PLA (cont.) RECOMMND

keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP-(EOT2) BMP - EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Section a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1 MAP - (EOT2) WASTE REPORTING F RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.