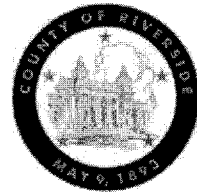


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.13
(ID # 4674)

MEETING DATE:

Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: THIRD and FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892 – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum), Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of 241.8 acres into 379 residential lots, one (1) 108 acre open space lot, and 5 detention basins lots. – REQUEST: THIRD and FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2018. Applicant Fees 100%.

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

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/26/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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: July 11, 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**

RECOMMENDED MOTION (Continued):

RECEIVE AND FILE the Planning Commission Notice of Decision for the third Extension of Time case acted on by the Planning Commission on May 17, 2017. The Tentative Tract Map No. 31892 will now expire on November 30, 2017.

RECEIVE AND FILE the Planning Commission Notice of Decision for the fourth Extension of Time case acted on by the Planning Commission on May 17, 2017. The Tentative Tract Map No. 31892 will now expire on November 30, 2018.

| 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

Tentative Tract Map No. 31892, along with Specific Plan No. 293 Amendment No. 3 and Change of Zone No. 6877, was originally approved at Planning Commission on September 22, 2004. The project proceeded to the Board of Supervisors for final approval on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.

The third Extension of Time was received July 17, 2015, ahead of the expiration date of November 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 14, 2017.

A fourth Extension of Time was filed August 29, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extensions of Time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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.

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

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 extension of times for tentative maps statewide.

The Planning Commission heard the third and fourth Extensions of Time for Tentative Tract Map No. 31892 on May 17, 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.

ATTACHMENTS:

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


Tina Grande, Principal Management Analyst 6/29/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.21

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892 – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space – Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017.

III. PLANNING COMMISSION ACTION:

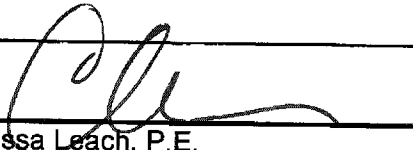
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2017.

1.21

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31892
THIRD EXTENSION OF TIME
Applicant: Bluestone Communities



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 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892

BACKGROUND:

Tentative Tract Map No. 31892, along with Specific Plan No. 293 Amendment No. 3 and Change of Zone No. 6877, was originally approved at Planning Commission on September 22, 2004. The project proceeded to the Board of Supervisors for final approval on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.

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The third Extension of Time was received July 17, 2015, ahead of the expiration date of November 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 14, 2017.

A fourth Extension of Time was filed August 29, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 April 14, 2017) indicating the acceptance of the four (4) 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 November 30, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration (which was applied for on August 29, 2016).

RECOMMENDATION:















APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31892**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31892

Vicinity Map





Legend

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

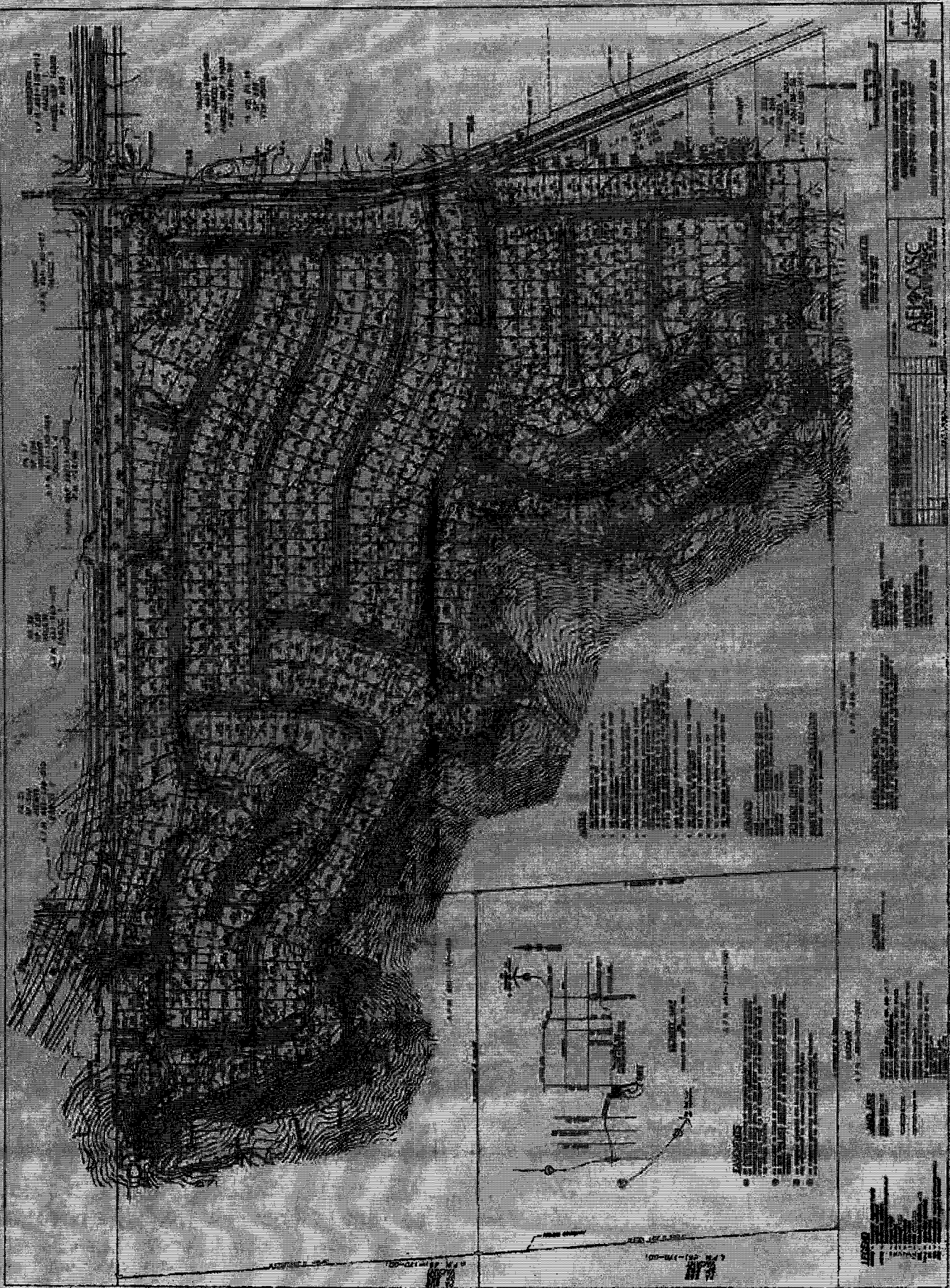
Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Extension of Time Environmental Determination

Project Case Number: TR31892
 Original E.A. Number: 39400
 Extension of Time No.: Third
 Original Approval Date: November 30, 2004
 Project Location: South of Domenigoni Parkway and West of Indian Creek Trail

Project Description: Schedule A - subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent. |
| <input type="checkbox"/> | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/> | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME. |

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Friday, April 14, 2017 11:28 AM
To: Ortuno, Arturo
Cc: Adam Rush; Justin Bert; Rick Sidor
Subject: EOT #4 - Winchester Ridge.
Attachments: 4th EOT TR31892 COA.PDF

Good Morning Arturo,

*Thank you for your time and continued support! As the Applicant of Record for the Extension of Time (EOT) #4, and authorized representative of Bluestone Communities, I hereby **agree and accept** the additional conditions of approval, associated with Tentative Tract Map No. 31892 (EOT #4), as detailed below and attached herein:*

50. REQ E HEALTH DOCUMENTS

60. REQ BMP SWPPP WQMP

50. FINAL ACCESS AND MAINT

90. WQMP COMP AND BNS REG

Please let me know if you have any questions.

Ralph Emerson

Bluestone Communities
(714)296-5326

04/26/17
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. 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. 36 EOT4 - FINAL ACCESS AND MAINT'

RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP

RECOMMNI

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

04/26/17
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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.

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

90. PRIOR TO BLDG FINAL INSPECTION

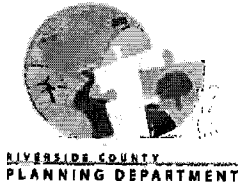
TRANS DEPARTMENT

90.TRANS. 10 EOT4 - 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 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)

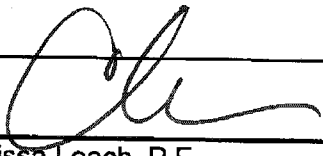


**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. **AGENDA ITEM 1.22**
FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892 – Applicant: Bluestone Communities – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway and Westerly of Indian Creek Trail – 241.8 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots.
- II. **PROJECT DESCRIPTION:**
Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018.
- III. **PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0
- APPROVED**- Fourth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2018.

Agenda Item No. 1.22
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 31892
FOURTH EXTENSION OF TIME
Applicant: Bluestone Communities


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 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

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:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892

BACKGROUND:

Tentative Tract Map No. 31892, along with Specific Plan No. 293 Amendment No. 3 and Change of Zone No. 6877, was originally approved at Planning Commission on September 22, 2004. The project proceeded to the Board of Supervisors for final approval on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.

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The third Extension of Time was received July 17, 2015, ahead of the expiration date of November 30, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 14, 2017.

A fourth Extension of Time was filed August 29, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 April 14, 2017) indicating the acceptance of the four (4) 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 November 30, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31892**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

4th EOT for TR31892

Vicinity Map



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

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



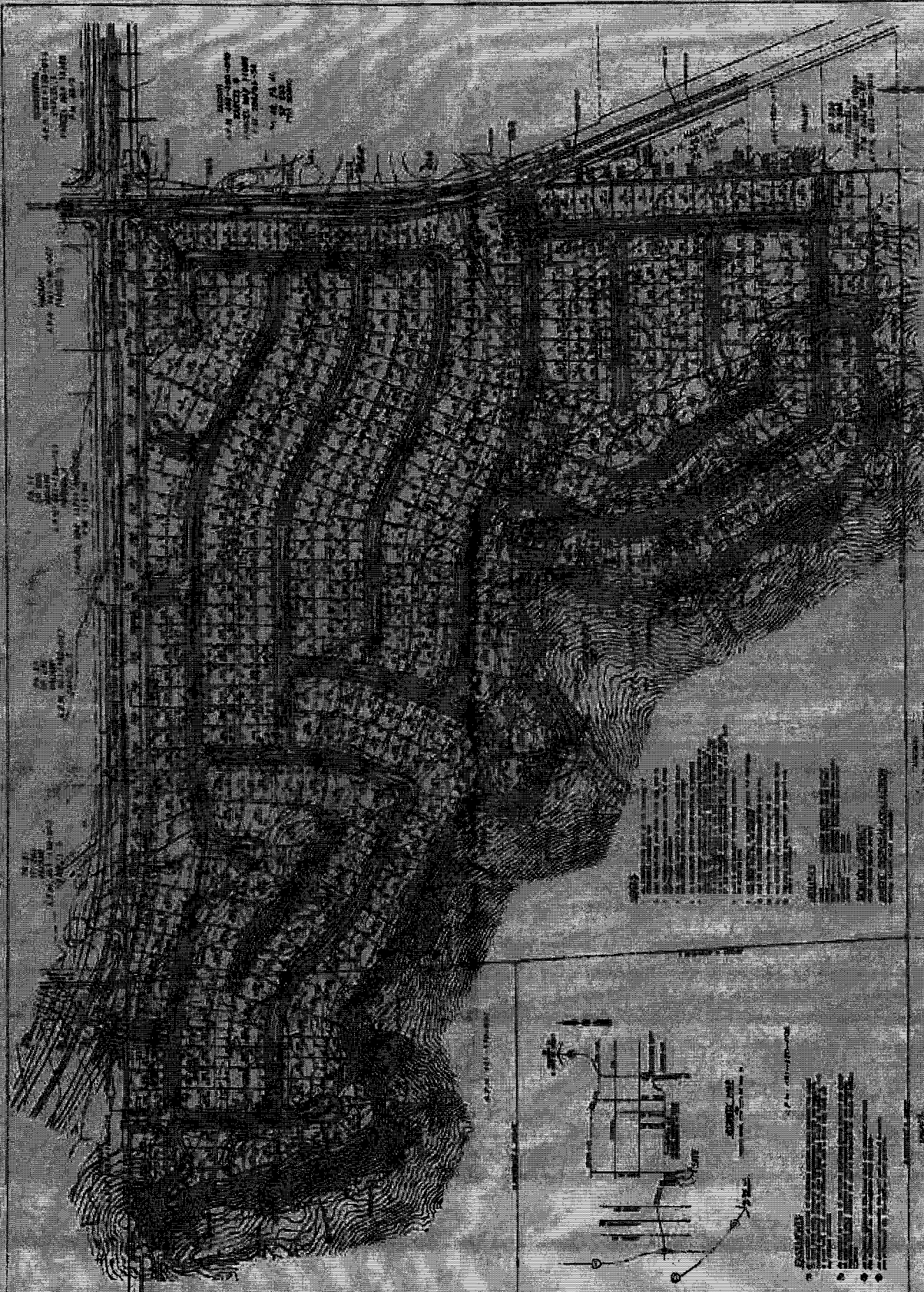
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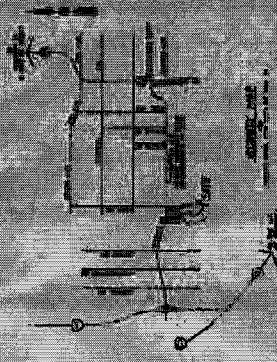
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Extension of Time Environmental Determination

Project Case Number: TR31892
 Original E.A. Number: 39400
 Extension of Time No.: Fourth
 Original Approval Date: November 30, 2004
 Project Location: South of Domenigoni Parkway and West of Indian Creek Trail

Project Description: Schedule A - subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent. |
| <input type="checkbox"/> | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/> | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME. |

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Friday, April 14, 2017 11:28 AM
To: Ortuno, Arturo
Cc: Adam Rush; Justin Bert; Rick Sidor
Subject: EOT #4 - Winchester Ridge.
Attachments: 4th EOT TR31892 COA.PDF

Good Morning Arturo,

*Thank you for your time and continued support! As the Applicant of Record for the Extension of Time (EOT) #4, and authorized representative of Bluestone Communities, I hereby **agree and accept** the additional conditions of approval, associated with Tentative Tract Map No. 31892 (EOT #4), as detailed below and attached herein:*

50. REQ E HEALTH DOCUMENTS

60. REQ BMP SWPPP WQMP

50. FINAL ACCESS AND MAINT

90. WQMP COMP AND BNS REG

Please let me know if you have any questions.

Ralph Emerson

Bluestone Communities
(714)296-5326

04/26/17
15:33

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

2. 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. 36 EOT4 - FINAL ACCESS AND MAINT

RECOMMND

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT4 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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.

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

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 10 EOT4 - 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 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)