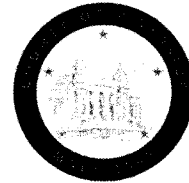


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.12  
(ID # 4966)

**MEETING DATE:**

Tuesday, August 29, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30977 – Applicant: Alan Clark & Kathy Warner – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Low Density Residential (CD:LDR) (1/2 acre min.), Open Space: Conservation (OS:C) – Location: North of Ano Crest Road, south of Busby Road, east of Leon Road, west of Winchester Road – 260.5 Acres – Zoning: Specific Plan (S-P) – APPROVED PROJECT DESCRIPTION: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet. [Applicant Fees 100%].

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

**RECEIVE AND FILE** the Planning Commission's decision to approve the Second Extension of Time for Tentative Tract Map No. 30977. It will now expire on June 16, 2018.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 8/1/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Ashley  
Nays: None  
Absent: Tavaglione  
Date: August 29, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: Penney Arnold  
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 30977 was originally approved at Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 where both applications were approved on June 16, 2009.

The First Extension of Time for Tentative Tract Map No. 30977 was approved at Planning Commission on November 3, 2015. The Second Extension of Time was received on May 10, 2017, ahead of the expiration date of June 16, 2017. The Applicant and the County negotiated conditions of approval and reached a consensus on June 15, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of five (5) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the Second Extension of Time for Tentative Tract Map No. 30977 on July 19, 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.

**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**
- B. **PLANNING COMMISSION STAFF REPORT**

  
Tina Grande, Principal Management Analyst 8/7/2017



**PLANNING COMMISSION  
MINUTE ORDER  
JULY 19, 2017**

**I. AGENDA ITEM 1.15**

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Alan Clark & Kathy Warner – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development:Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space:Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft.

**II. PROJECT DESCRIPTION:**

Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018.

**III. PLANNING COMMISSION ACTION:**


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

**APPROVED** - Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018.

1.15

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Ash Syed  
Planning Commission Hearing: July 19, 2017

TENTATIVE TRACT MAP NO. 30977  
SECOND EXTENSION OF TIME  
Applicant: Alan Clark & Kathy Warner

  
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 for the recordation of the final map to subdivide 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

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. 30977**

### BACKGROUND:

Tentative Tract Map No. 30977 was originally approved at Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 where both applications were approved on June 16, 2009.

The First Extension of Time for Tentative Tract Map No. 31314 was approved at Planning Commission on November 3, 2015.

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The Second Extension of Time was received May 10, 2017, ahead of the expiration date, June 16, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on June 15, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of five (5) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant June 15, 2017 indicating the acceptance of the five (5) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

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

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

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

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

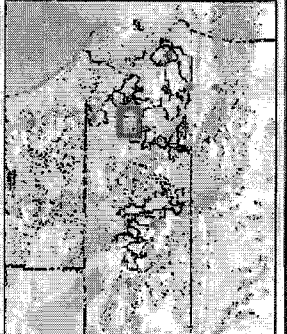
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 16, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

# 2nd EOT for TR30977

## Vicinity Map



**Legend**

**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.

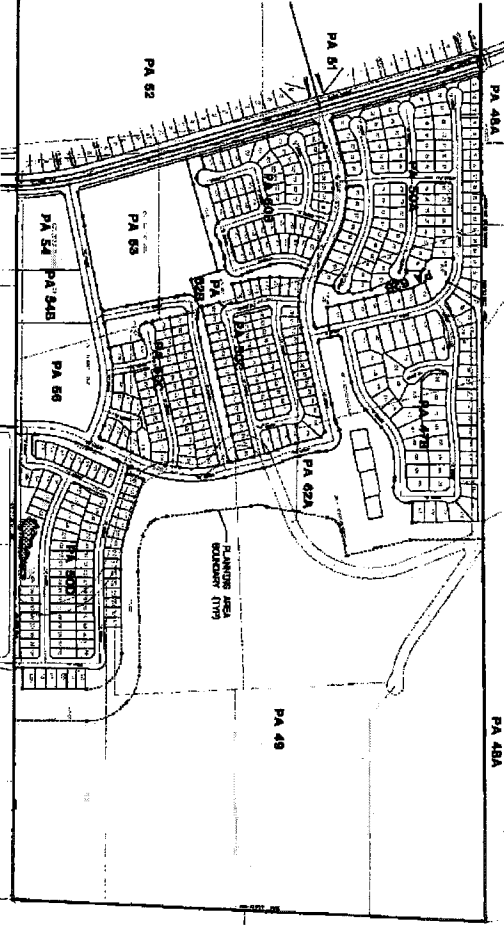
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© Riverside County RCIT GIS

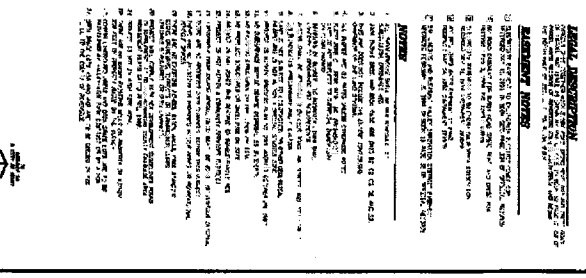
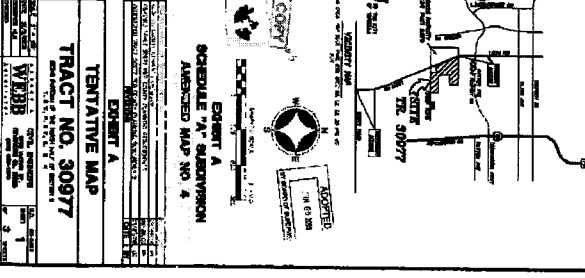
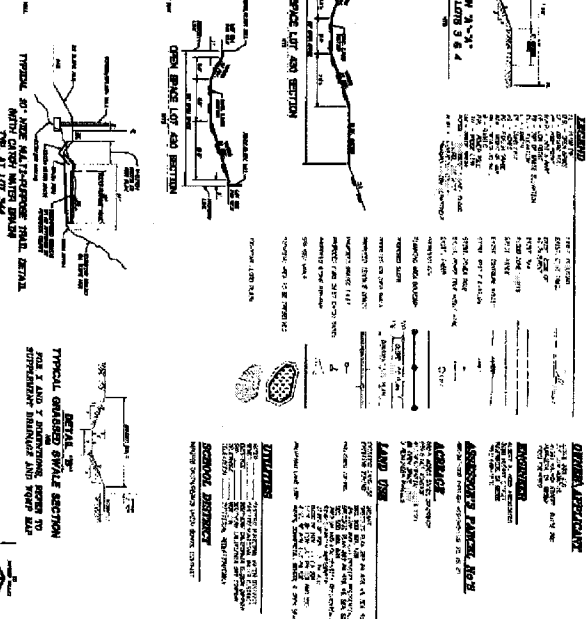
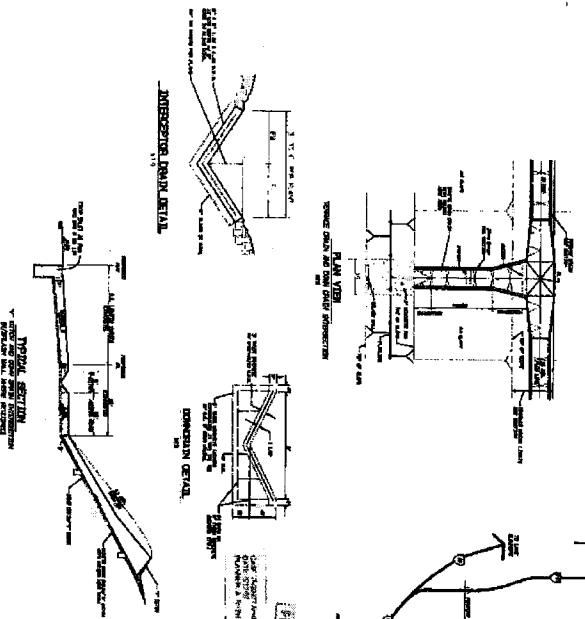
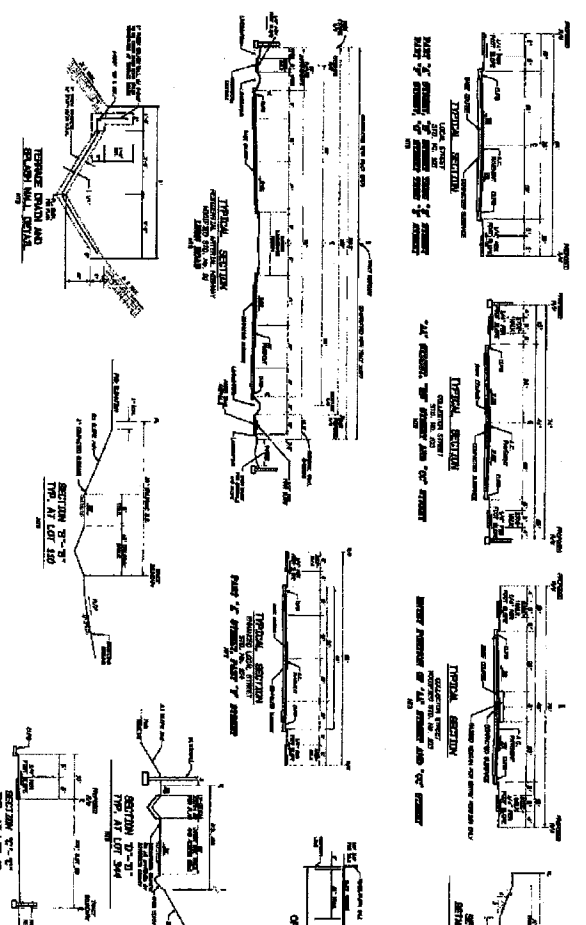


0 8,454 16,927 Feet





ASPER MAP WITH PLANNING AREAS



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.
5. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

**GENERAL NOTES**

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**TRACT NO. 30877**

**TENTATIVE MAP**

**SUBDIVISION**

**ASPER MAP NO. 4**

**TRACT NO. 30877**

**TENTATIVE MAP**

**SUBDIVISION**

**ASPER MAP NO. 4**



# Extension of Time Environmental Determination

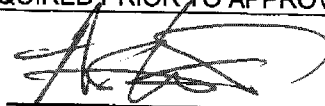
Project Case Number: TR30977  
 Original E.A. Number: EA39471  
 Extension of Time No.: Second  
 Original Approval Date: June 16, 2009

Project Location: North of Ano Crest Road, South of Busby Road, East of Leon Road, West of Winchester Road.

Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

On June 16, 2009, 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:   
 Ash Syed, Planner

Date: June 20, 2017  
 Charissa Leach, P.E.      Assistant TLMA Director

Via E-Mail

Ash Syed  
Contract Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
E-mail: [asyed@rivco.org](mailto:asyed@rivco.org)

RE: Second Extension of Time Request for Tentative Tract Map No. 30977.

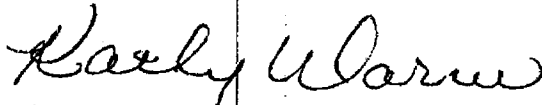
We are the owners of the property subject to Tentative Tract Map No. 30977. We have reviewed your email dated May 23, 2017 and the proposed conditions of approval attached to your email.

We accept each of the conditions attached to your email. More specifically, we accept the following proposed conditions:

- 50. E HEALTH. 6
- 50. TRANS. 47
- 60. BS GRADE. 18
- 60. TRANS. 1
- 80. TRANS. 1
- 90. BS GRADE. 10
- 90. TRANS. 9

We look forward to our extension of time application being submitted to the Planning Commission. Please let us know when the extension of time application has been placed on the Planning Commission docket.

Sincerely,



Kathy Warner, Trustee of the  
Kathy Warner Separate Property Trust

Alan Clark

cc: Sage Community Group

06/27/17  
14:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT2 - 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.

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

TRANS DEPARTMENT

50.TRANS. 47 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](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

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

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

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

06/27/17  
14:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://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)

06/27/17  
14:01

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30977

Parcel: 466-340-015

90. PRIOR TO BLDG FINAL INSPECTION

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 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)