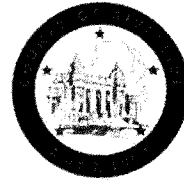


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.7  
(ID # 6090)

**MEETING DATE:**

Tuesday, January 30, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30837 – Applicant: Jason Keller – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Washington Street and northerly of Yates Road – 98.13 Gross Acres – Zoning: One Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule "A" Subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots, and a 6.3 acre park lot – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837, extending the expiration date to October 19, 2020. [Applicant Fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on December 6, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director

1/4/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Perez 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: January 30 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
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. 30837 was originally approved by the Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6729 where both applications were approved on October 19, 2004.

The First Extension of Time was approved by the Planning Commission on February 16, 2011.

The Second Extension of Time was approved by the Planning Commission on November 3, 2015.

The Third Extension of Time was approved by the Planning Commission on November 2, 2016.

The Fourth Extension of Time was received on September 14, 2017, ahead of the expiration date of October 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 25, 2017.

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.

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 Fourth Extension of Time for Tentative Tract Map No. 30837 on December 6, 2017. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent).

**Board Action**

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

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



**PLANNING COMMISSION  
MINUTE ORDER  
DECEMBER 6, 2017**

**I. AGENDA ITEM 1.8**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837** – Applicant: Jason Keller – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Washington Street and northerly of Yates Road – 98.13 Gross Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 98.13 acres into a three-phase development consisting of 320 residential lots, and a 6.3 acre park lot.

**II. PROJECT DESCRIPTION:**

Fourth Extension of Time Request for Tentative Tract Map No. 30837, extending the expiration date to October 19, 2020.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Taylor-Berger  
A vote of 4-0 (Commissioner Hake Absent)

**APPROVED** - Fourth Extension of Time Request for Tentative Tract Map No. 30837, extending the expiration date to October 19, 2020.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

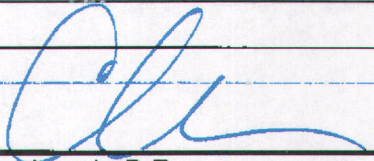
Agenda Item No.:

1.8

Planning Commission Hearing: December 6, 2017

**PROPOSED PROJECT**

|                              |                        |                   |              |
|------------------------------|------------------------|-------------------|--------------|
| <b>Case Number(s):</b>       | TR30837                | <b>Applicant:</b> | Jason Keller |
| <b>Area Plan:</b>            | Southwest              |                   |              |
| <b>Zoning Area/District:</b> | Rancho California Area |                   |              |
| <b>Supervisory District:</b> | Third District         |                   |              |
| <b>Project Planner:</b>      | Gabriel Villalobos     |                   |              |

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 98.13 acres into a three-phased development consisting of 320 residential lots, and a 6.3 acre park lot.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

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## PROJECT BACKGROUND AND ANALYSIS

### **Background**

Tentative Tract Map No. 30837 was originally approved at Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6729 where both applications were approved on October 19, 2004.

The First Extension of Time was approved at Planning Commission on February 16, 2011.

The Second Extension of Time was approved at Planning Commission on November 3, 2015.

The Third Extension of Time was approved at Planning Commission on November 2, 2016.

The Fourth Extension of Time was received September 14, 2017, ahead of the expiration date of October 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 25, 2017.

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 (September 25, 2017) indicating the acceptance of the four (4) recommended conditions.

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

### **Riverside County Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. Prior to September 12, 2017, a maximum of 5, 1-year extensions may have been approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

The total number years a map may be extended is 6 years. The First, Second, and Third Extension of Time granted 1 year each. This Fourth Extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval.

### **State Bills**

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 October 19, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

#### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

#### **FINDINGS**

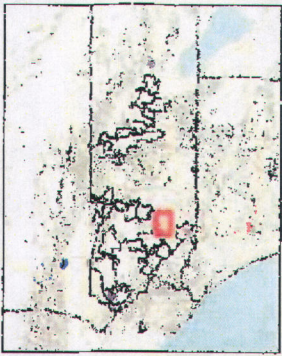
**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
  3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

# Vicinity Map

4th EOT for TR30837



## Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

## 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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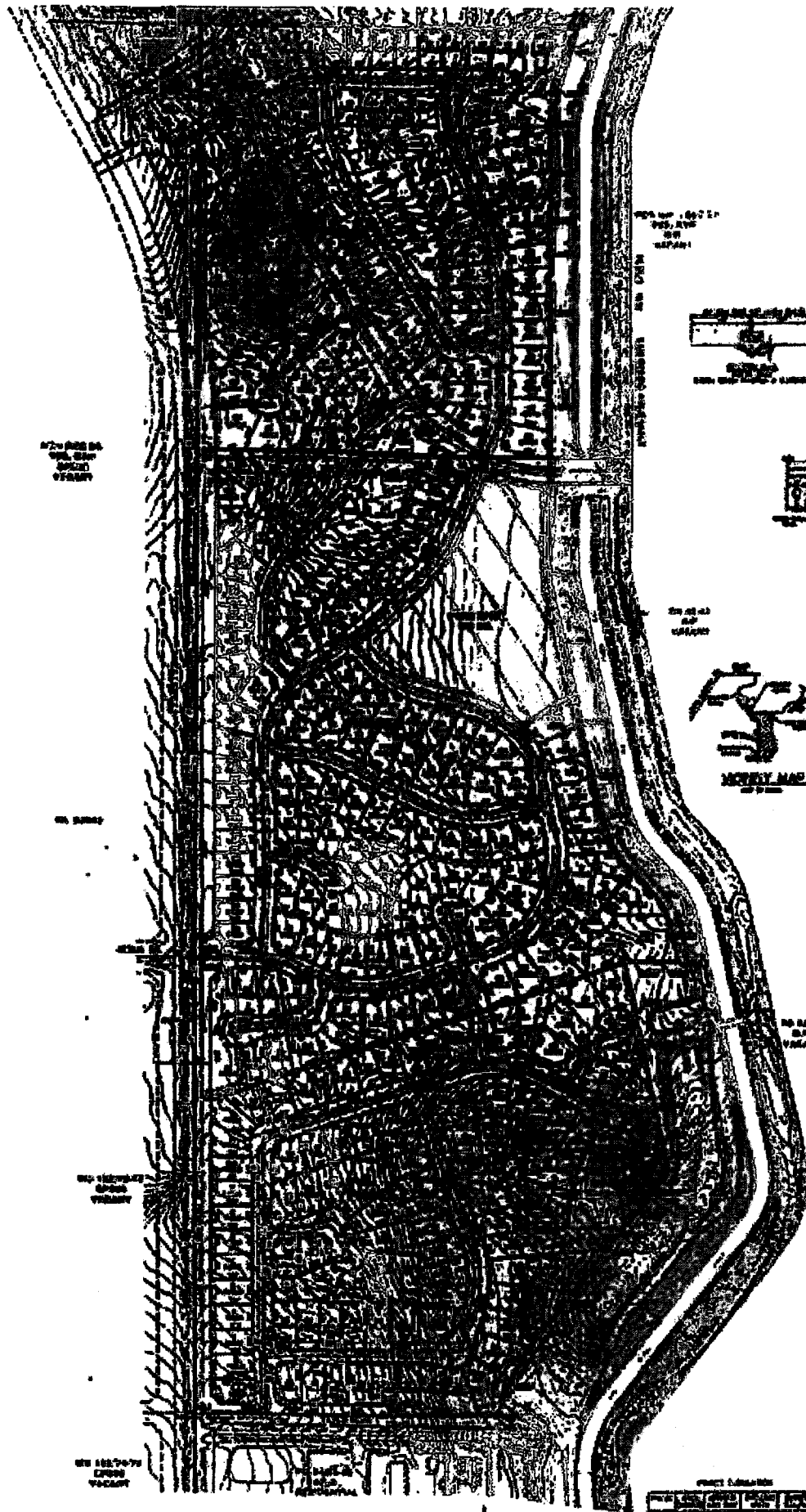
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# Extension of Time Environmental Determination

Project Case Number: TR30837  
 Original E.A. Number: 38835  
 Extension of Time No.: Fourth  
 Original Approval Date: October 19, 2004  
 Project Location: East of Washington Street and North of Yated Road

Project Description: Schedule "A" Subdivision of 98.13 acres into a three-phased development consisting of 320 residential lots, and a 6.3 acre park lot.

On October 19, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> . |
| <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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .  |

Signature:   
 Arturo Ortuño, Project Planner

Date: October 16, 2017  
 For Charissa Leech, Assistant TLMA Director

**MISSION  
PACIFIC**  
LAND COMPANY

September 25, 2017

**Arturo Ortuño**

County of Riverside  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Subject: TR30837 – Fourth Extension of Time Conditions of Approval**

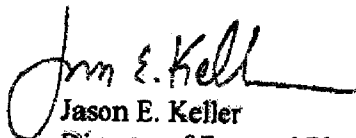
Dear Mr. Ortuño,

We are in receipt of your email dated September 18, 2017 recommending additional conditions of approval as part of the TTM extension of time application. We have reviewed the following conditions and find them acceptable.

50. REQ E HEALTH DOCUMENTS  
50. FINAL ACCESS AND MAINT  
60. REQ BMP SWPPP WQMP  
60. FINAL WQMP FOR GRADING  
80. WQMP AND MAINTENANCE  
90. WQMP REQUIRED  
90. WQMP COMP AND BNS REG

Please contact me if you need any further information to complete the time extension process.

Sincerely,



Jason E. Keller  
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

10/30/17  
14:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30837

Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

← 50.TRANS. 39 EOT4 - FINAL ACCESS AND MAINT RECOMMNE

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)

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING RECOMMNI

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

10/30/17  
14:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30837

Parcel: 467-260-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - FINAL WQMP FOR GRADING (cont.)

RECOMMNI

(951) 712-5494

atersheds: 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. 3 EOT4 -WQMP AND MAINTENANCE

RECOMMNI

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)

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 13 EOT4 - WQMP COMP AND BNS REG

RECOMMNI

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

10/30/17  
14:19

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

~~Business Registration Division.~~

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