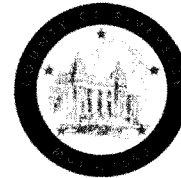


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.2  
(ID # 6839)

**MEETING DATE:**  
Tuesday, May 1, 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. 30908 – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: South of Spring Street, west of Mt. Vernon Avenue, and north of Palmyrita Avenue – 105.15 acres – Zoning: Specific Plan (S-P) Number #330, Planning Area: 1– APPROVED PROJECT DESCRIPTION: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sq. ft., 11 open space lots, and 2 park sites. [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 Fourth Extension of Time for Tentative Tract Map No. 30908. It will now expire on December 21, 2020.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 4/11/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione Perez and Ashley  
Nays: None  
Absent: Washington  
Date: May 1, 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>	\$ NA	\$ NA	\$ NA	\$ NA
<b>NET COUNTY COST</b>	\$ NA	\$ NA	\$ NA	\$ NA
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> NA	
			<b>For Fiscal Year:</b> NA	

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

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 30908 was originally approved by the Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30908 was received on October 26, 2007, ahead of the expiration date of December 21, 2007. It was approved by the Planning Commission on January 23, 2008.

The Second Extension of Time for Tentative Tract Map No. 30908 was received on November 23, 2015, ahead of the expiration date of December 21, 2015. It was approved by the Planning Commission on September 21, 2016.

The Third Extension of Time for Tentative Tract Map No. 30908 was received on December 20, 2016, ahead of the expiration date of December 21, 2016. It was approved by the Planning Commission on August 16, 2017.

The Fourth Extension of Time for Tentative Tract Map No. 30908 was received on December 13, 2017, ahead of the expiration date of December 21, 2017. The applicant and the County negotiated conditions of approval and reached consensus on January 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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.

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

30908 on February 21, 2018. The Planning Commission approved the project by a vote of 5-0.

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



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 21, 2018**

**I. AGENDA ITEM 1.2**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30908** – Applicant: ERP Holding Co., Inc., c/o Cydney White – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Spring Street, westerly of Mount Vernon Avenue, and northerly of Palmyrita Avenue – 105.15 Acres – Zoning: Specific Plan (S-P) No. 330, Planning Area: 1 – Approved Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sq. ft., 11 open space lots, and two (2) park sites.

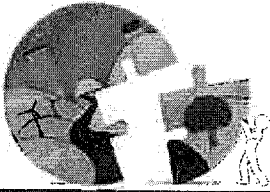
**II. PROJECT DESCRIPTION:**

Fourth Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2020.

**III. PLANNING COMMISSION ACTION:**

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

**APPROVED** - Fourth Extension of Time Request for Tentative Tract Map No. 30908, extending the expiration date to December 21, 2020.



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

**Agenda Item No.:**

**1.2**

**Planning Commission Hearing: February 21, 2018**

**PROPOSED PROJECT**

**Case Number(s):** TR30908E4

**Applicant(s):** ERP Holding Co., Inc.

**Area Plan:** Highgrove

c/o Cydney White

**Zoning Area/District:** University District

**Supervisory District:** Second District

**Project Planner:** Ash Syed

  
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 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30908** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2020, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

**PROJECT LOCATION MAP**

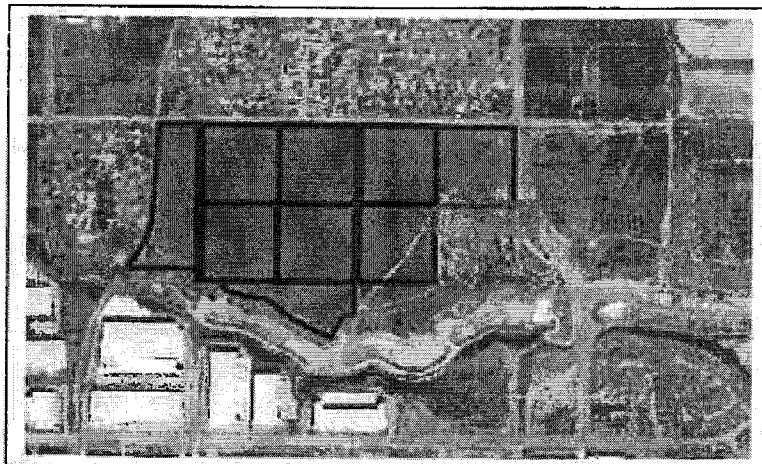


Figure 1: Project Location Map

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## PROJECT BACKGROUND AND ANALYSIS

### **Background**

Tentative Tract Map No. 30908 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Specific Plan No. 330, Agricultural Preserve Case No. 867, and Change of Zone No. 6702 where these applications were approved on December 21, 2004.

The First Extension of Time for Tentative Tract Map No. 30908 was received October 26, 2007, ahead of the expiration date, December 21, 2007. It was approved at Planning Commission on January 23, 2008.

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The Fourth Extension of Time for Tentative Tract Map No. 30908 was received December 13, 2017, ahead of the expiration date, December 21, 2017. The applicant and the County negotiated conditions of approval and reached consensus on January 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 January 23, 2018, indicating the acceptance of the seven (7) 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.

### **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.

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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.

**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.

As a result, the total number years a map may be extended is 6 years. The first, second and third extensions of time each extended the expiration date by 1 year. 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, this fourth extension of time will push the final expiration date of the tentative tract map another 3 years to December 21, 2020.

**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**

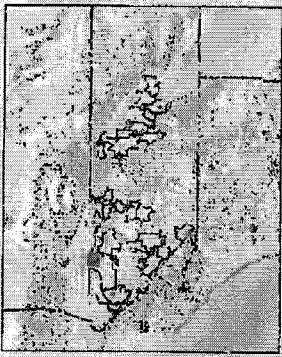
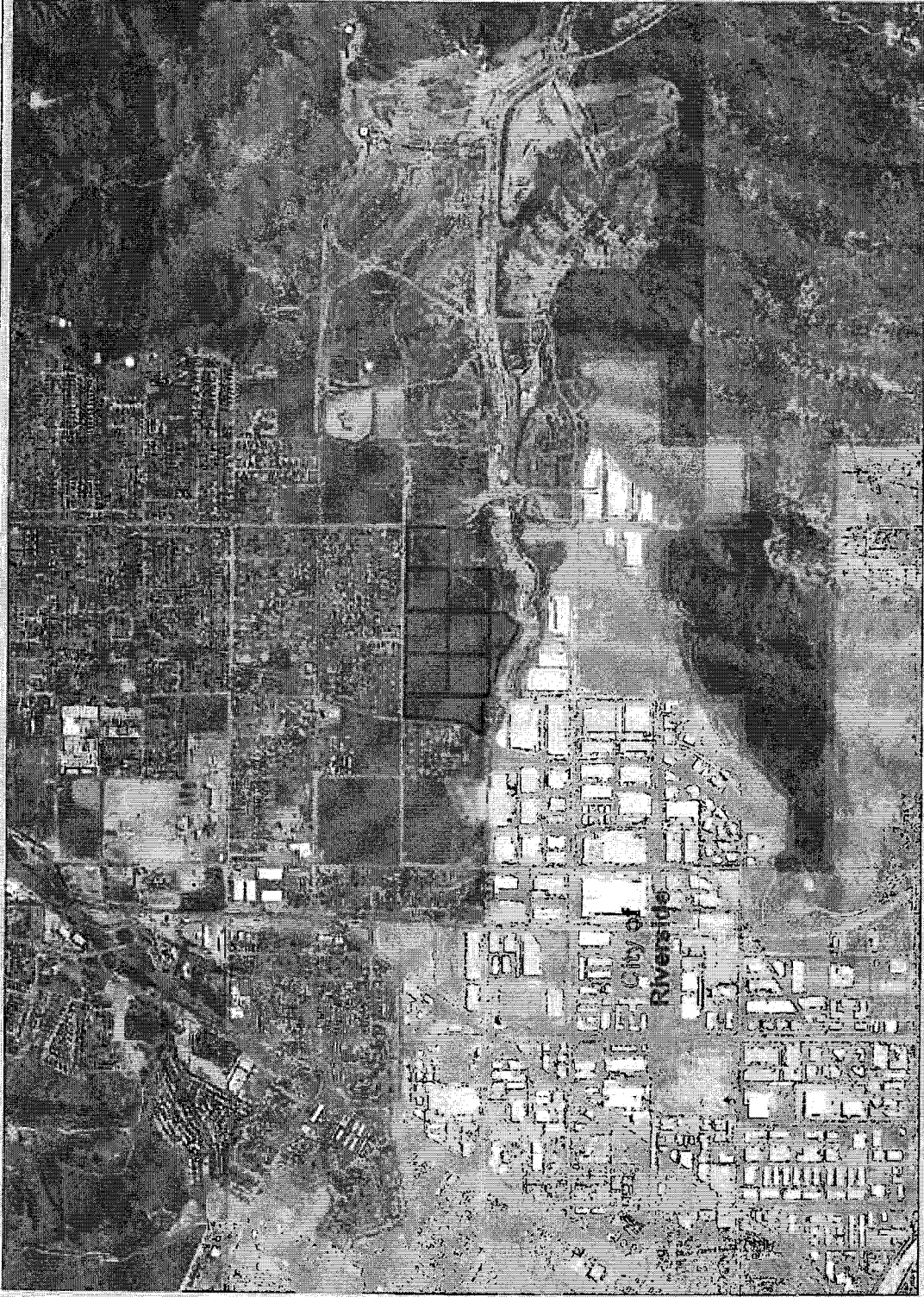
**In order for the County to approve a proposed project, the following findings are required to be made:**

*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.

# 4th EOT for TR30908

## Vicinity Map



### Legend

-  City Boundaries
-  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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5,762 Feet



REPORT PRINTED ON... 1/12/2018 9:55:12 AM

© Riverside County RCIT GIS

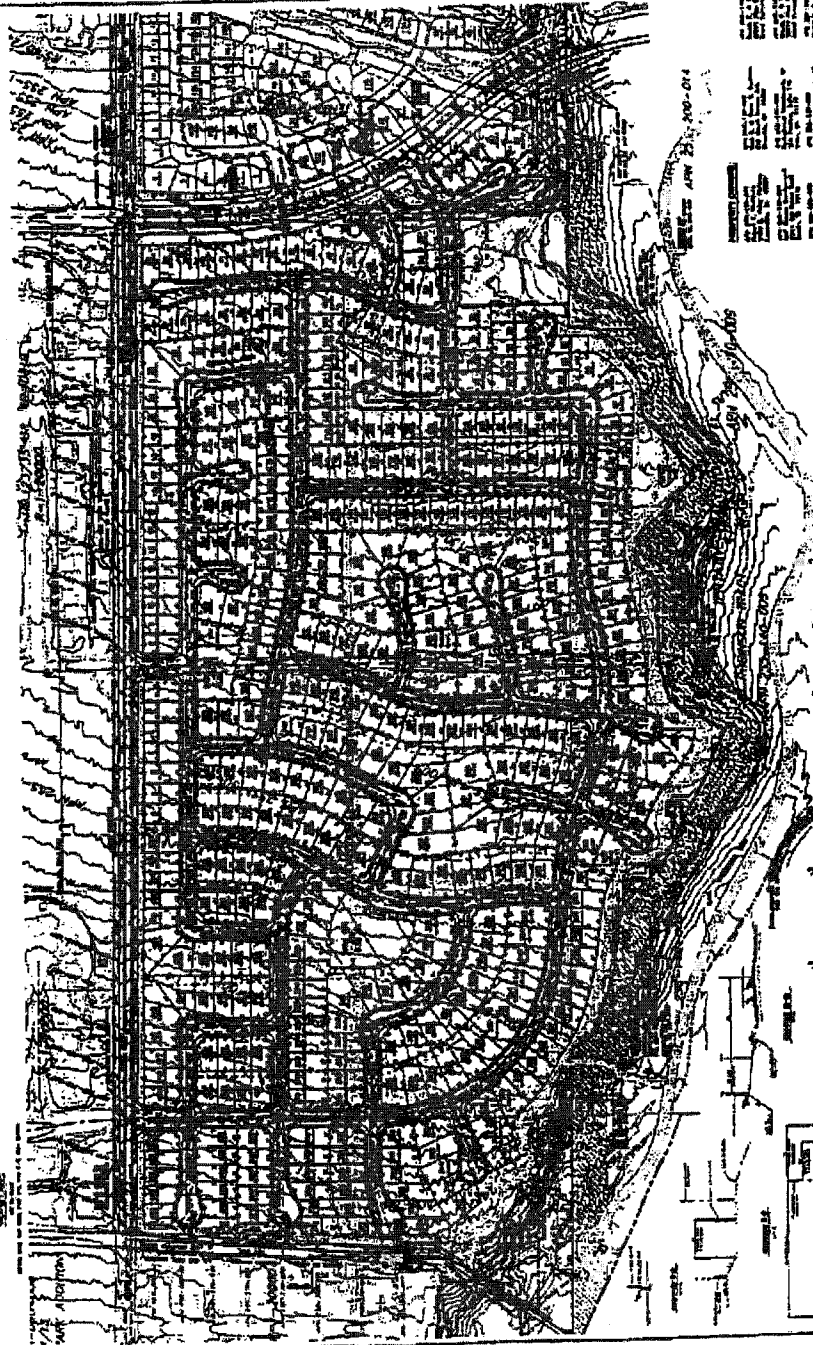


IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF INYERDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP No. 30908**  
**EXHIBIT 'T'**

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**PREPARED BY:** ...  
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**PLANNED BY:** ...  
**APPROVED BY:** ...  
**RECORDING OFFICE:** ...  
**FILE NO.:** ...



**COUNTY OF INYERDE**

**PLANNED BY:** ...  
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**DATE:** ...  
**SCALE:** ...

**RECORDING OFFICE:** ...  
**FILE NO.:** ...

# Extension of Time Environmental Determination

Project Case Number: TR30908  
 Original EIR Number: EIR 448  
 Extension of Time No.: Fourth  
 Original Approval Date: December 21, 2004  
 Project Location: South of Spring Street, West of Mt. Vernon Avenue, and North of Palmyrita Avenue.

Project Description: Subdivision of 105.15 acres into 437 residential lots, with a minimum lot size of 5,000 sf, 11 open space lots, and 2 park sites.

On December 21, 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:   
 Ash Syed, Planner

Date: January 29, 2018  
 Charissa Leach, P.E. Assistant TLMA Director



Equity Residential  
Two North Riverside Plaza  
Suite 400  
Chicago, IL 60606

312-928-1301  
cwhite@eqr.com  
EquityApartments.com

Mr. Ash Syed  
Environmental Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

January 23, 2018

Re: Fourth Extension of Time Request for Tentative Tract map No. 30908

Dear Mr. Syed,

This letter is in response to your email dated Friday, January 12, 2018 regarding the fourth extension of time request for Tentative Tract Map No. 30908.

ERP Holding Co. Inc, the Extension of Time Applicant, accepts the seven (7) new conditions of approval referenced below.

1. 50 E. Health #1. Accepted.
2. 50 Trans #1. Accepted.
3. 60 BS Grade #1. Accepted.
4. 60 Trans #1. Accepted.
5. 80 Trans #1. Accepted.
6. 90 BS Grade #1. Accepted.
7. 90 Trans #1. Accepted.

Thank you,

A handwritten signature in cursive script that reads "Cydney White".

Cydney White  
Senior Vice President  
Equity Residential

Plan: TR30908E04

Parcel: 255140001

50. Prior To Map Recordation

E Health

050 - E Health. 1

Gen - Custom

Not Satisfied

**REQ E HEALTH DOCUMENTS**

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Transportation

050 - Transportation. 1

Gen - Custom

Not Satisfied

**FINAL ACCESS AND MAINT**

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

Gen - Custom

Not Satisfied

**REQ BMP SWPPP WQMP**

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

Transportation

060 - Transportation. 1

Gen - Custom

Not Satisfied

**FINAL WQMP FOR GRADING**

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.

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1

Gen - Custom

Not Satisfied

**WQMP AND MAINTENANCE**

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The

Plan: TR30908E04

Parcel: 255140001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom (cont.) Not Satisfied  
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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

**WQMP REQUIRED**

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

**WQMP COMP AND BNS REG**

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.