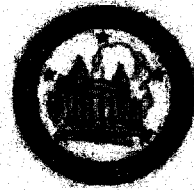


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.15
(ID # 8391)

MEETING DATE:

Tuesday, December 4, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIFTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29600 – Applicant: SFI SMR LP c/o Debbie Melvin – Fifth Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development:Medium Density Residential (CD:MDR) and Open Space:Recreation (OS:R) – Location: Southwesterly of Piegong Pass Road, and Easterly of Mt. Vernon Avenue – 188.84 Acres – Zoning: Specific Plan (SP 323) – APPROVED PROJECT DESCRIPTION: Schedule "A" subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 square feet – REQUEST: FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600, extending the expiration date to September 9, 2019. [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 October 3, 2018. The Tentative Tract Map No. 29600 will now expire on September 9, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 11/16/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: December 4, 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**

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. 29600 was originally approved by the Planning Commission on March 14, 2001. It proceeded to the Board of Supervisors along with Change of Zone No. 6535 where both applications were approved on September 3, 2003.

The Fifth Extension of Time was received on August 25, 2017, ahead of the expiration date of September 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 28, 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 fifth extension of time for Tentative Tract Map No. 29600 on October 3, 2018. 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

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

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**


Scott Brukner 11/24/2018



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 3, 2018**

I. AGENDA ITEM 1.13

FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600 – Applicant: SFI SMR, LP c/o Debbie Melvin – Fifth Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Recreation (OS-R) – Location: Southwesterly of Pigeon Pass Road and easterly of Mount Vernon Avenue – 188.84 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Schedule “A” subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 sq. ft.

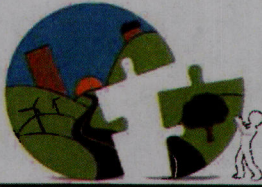
II. PROJECT DESCRIPTION:

Fifth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2019.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Kroencke
A vote of 5-0

APPROVED Fifth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2019.



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

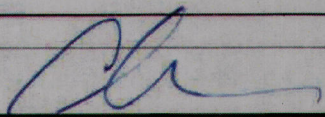
Agenda Item No.:

1.13

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR29600	Applicant(s):	
Area Plan:	Highgrove	SFI SMR LP	
Zoning Area/District:	Edgemont-Sunnymead District	c/o Debbie Melvin	
Supervisory District:	Fifth District		
Project Planner:	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 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 square feet. The project is located southwesterly of Pigeon Pass Road, and easterly of Mt. Vernon Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29600**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 29600 was originally approved at Planning Commission on March 14, 2001. It proceeded to the Board of Supervisors along with Change of Zone No. 6535 where both applications were approved on September 3, 2003.

The Fifth Extension of Time was received August 25, 2017, ahead of the expiration date of September 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 28, 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 (August 28, 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 to 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 to 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 to 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 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.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, 3rd, and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 9, 2019.

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, this Tentative Map's expiration date will become September 9, 2019. If a Final Map has not been recorded prior to 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 (Land Use) 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 Tentative Tract 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.

5th EOT for TR29600

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blue-line Streams
 - City Areas

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.

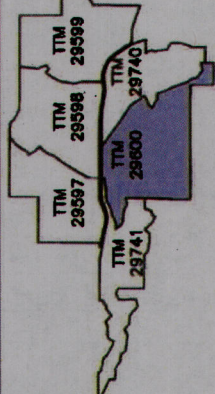


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© Riverside County GIS



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
 LEGEND

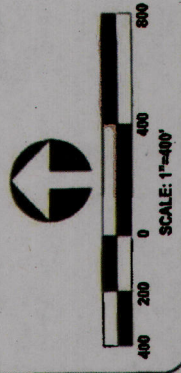
	ACRES	UNITS
R-1 RESIDENTIAL	89.90	262
PUBLIC FACILITIES (REGIONAL PARK)	5.20	-
OPEN SPACE/PARKS	81.28	-
TOTAL	176.28	262

- ENHANCED PRIMARY ENTRY
- PRIMARY ENTRY
- SECONDARY ENTRY
- PLANNING AREA BOUNDARY

FIGURE V-13
 PLANNING AREA 4 & 4A

URBAN ENVIRONS
 133 E. NINE STREET
 REDLANDS, CA 92373
 TEL: (909) 799-4446
 FAX: (909) 335-9747

S I T E S G A P E S
 Landscape Architecture & Planning
 2000-B Street, Suite 200
 San Diego, CA 92108
 (619) 584-8200 Fax (619) 584-8208



Extension of Time Environmental Determination

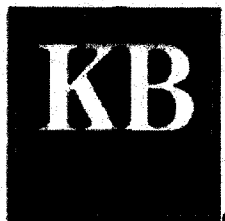
Project Case Number: TR29600
 Original E.A. Number: 37995
 Extension of Time No.: 5th EOT
 Original Approval Date: September 9, 2003
 Project Location: Southwesterly of Piegon Pass Road, and Easterly of Mt. Vernon Avenue
 Project Description: Schedule "A" subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 square feet

On September 9, 2003, 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: Gabriel Villalobos
 Gabriel Villalobos, Project Planner

Date: 8/22/18
 For Charissa Leach, Assistant TLMA Director



August 28, 2018

Mr. Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501

VIA: EMAIL

Subject: Spring Mountain Ranch TR 29599, 29600, 29740 Final Map 5th Extension of Time

Dear Mr. Villalobos,

As the extension of time applicant, we reviewed and accept the added conditions on the attached documents and as identified below:

- 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

We appreciate your efforts in moving these map extensions forward to the Planning Commission as a consent item. Once it is scheduled, please let us know what date this will be on the Commission's calendar. If you have any questions or would like to discuss, please email me at ccarl@kbhome.com, or by call me at 951-691-5314.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Earl', written over a horizontal line.

Chris Earl
Senior Project Manager
KB Home Coastal, Inc

Attachments (5): KB Home Grant Deed
 EOT Conditions TR 29599, 29600, 29740
 KB Home Resolution

12/20/17
13:34

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: TR29600E05

Parcel: 257120008

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT5 - REQ E HEALTH DOCUMENTS

Not Satisfied

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 DEM 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

EOT5 - FINAL ACCESS AND MAINT

Not Satisfied

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.rciflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R8-2010-0016 / 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 Permit Issuance

BS-Grade

060 - BS-Grade. 1

EOT5 - REQ BMP SWPPP WQMP

Not Satisfied

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.

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.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

Transportation

060 - Transportation. 1

EOT5 - FINAL WQMP FOR GRADING

Not Satisfied

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

Plan: TR29600E05

Parcel: 257120008

80. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1

EOT5 - FINAL WQMP FOR GRADING (cont.)

Not Satisfied

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. 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 Building Permit Issuance

Transportation

060 - Transportation. 1

EOT5 - WQMP AND MAINTENANCE

Not Satisfied

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 Building Final Inspection

BS-Grade

060 - BS-Grade. 1

EOT5 - WQMP REQUIRED

Not Satisfied

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

060 - Transportation. 1

EOT5 - WQMP COMP AND BNS REG

Not Satisfied

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)