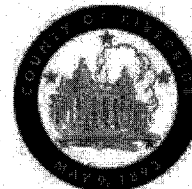


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.7
(ID # 8576)

MEETING DATE:

Tuesday, January 8, 2019

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. 31687 – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 acre min.) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of 0.5 acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687, extending the expiration date to May 25, 2021. [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 November 7, 2018. The Tentative Tract Map No. 31687 will now expire on May 25, 2021.

ACTION: Consent

A handwritten signature in black ink, appearing to be "Charissa Leach", is written over a horizontal line.

Charissa Leach, Assistant TLMA Director 12/18/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 8, 2019
xc: Planning, Applicant

Kecia Harper
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. 31687 was originally approved by the Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6892 where both applications were approved on July 26, 2005.

The First Extension of Time was approved by the Planning Commission on July 6, 2011.

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

The Third Extension of Time was received on April 24, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 5, 2017.

The Fourth Extension of Time was received on May 25, 2018, ahead of the expiration date of May 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 25, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no additional 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 this.

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. 31687 on November 7, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake was 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**


Scott Bruckner 1/1/2019



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 7, 2018**

I. AGENDA ITEM 1.4

FOURTH EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “B” Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of ½ acre and two (2) open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

II. PROJECT DESCRIPTION:

Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake Absent)

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s): TR31687

Applicant(s):

Area Plan: Harvest Valley/Winchester

Watermarke Homes, LLC

Zoning Area/District: Romoland Area

c/o Doris Benoit

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 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin. The project is located north of Mapes Road, west of Palomar Drive, and east of Trade Winds Drive.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2021, 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. 31687 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6892 where both applications were approved on July 26, 2005.

The First Extension of Time was approved at Planning Commission on July 6, 2011.

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

The Third Extension of Time was received April 24, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 5, 2017.

The Fourth Extension of Time was received May 25, 2018, ahead of the expiration date of May 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 25, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 25, 2018) indicating the acceptance of no new 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, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on May 25, 2021.

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 May 25, 2021. 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.

4th EOT for TR31687

Vicinity Map



Legend

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

"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.

Notes



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Extension of Time Environmental Determination

Project Case Number: TR31687
 Original E.A. Number: 39303
 Extension of Time No.: 4th EOT
 Original Approval Date: May 25, 2005
 Project Location: North of Mapes Road, West of Palomar Drive, and East of Trade Winds Drive
 Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin

On May 25, 2005, 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, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



June 25, 2018

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

RE: EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31687.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above referenced Tentative Tract Map as set forth by the Riverside County on 05/31/18.

As the Extension of Time Applicant, we hereby accept the following conditions:

- The County Planning Department has determined it necessary to recommend the addition of no 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.

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

1505 South "D" Street, Suite 200, San Bernardino, CA 92408 (909) 381-6007* Fax (909) 381-0041