



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSIONERS 2017

1st District
Charissa Leach

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951-955-3200

Fax
951-955-1811

9:00 AM

FEBRUARY 15, 2017

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3623 – Applicant: Thermal Service Station, LP – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) – Location: Northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, and westerly of Highway 86 – 14.01 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: The Conditional Use Permit proposes to construct and operate a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces. – **REQUEST:** First Extension of Time for Conditional Use Permit No. 3623, extending the expiration date to July 15, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 29326** – Applicant: Matthew A. Jordan – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development – Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Southerly of Watson Road, westerly of Pierson Road, and easterly of Sultanas Road – 19.1 Gross Acres – Zoning: Specific Plan (Menifee North; SP No. 260) – Approved Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots and one drainage channel lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 29326, extending the expiration date to December 13, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.3 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – Approved Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, four (4) winery lots and three (3) production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from five (5) acres to 15.9 acres. The minimum lot size for the residential lots is five (5) acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be four (4) agricultural easements over the production and residential lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31444M2, extending the expiration date to January 31, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.4 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30877** – Applicant: David Rosenthal – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Rural Community: Low Density Residential (RC-LDR) – Location: South of Mayberry Avenue and west of Bautista Avenue – 9.71 Gross Acres – Zoning: Light Agriculture (A-1) (10 Acre Minimum) – Approved Project Description: Schedule 'B' to subdivide 9.71 acres into ½ acre lots and one detention basin – **REQUEST:** First Extension of Time for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.5 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Rural: Rural Mountainous (R-RM) – Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court – 40.65 Gross Acres – Zoning: One-Family Dwellings (R-1) and Specific Plan No. 293 – Approved Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with three (3) open space lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31141, extending the expiration date to March 29, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Rural: Rural Mountainous (R-RM) – Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court – 40.65 Gross Acres – Zoning: One-Family Dwellings (R-1) and Specific Plan No. 293 – Approved Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with three (3) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31141, extending the expiration date to March 29, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

- 1.7 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.8 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31142** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop – 76.60 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan 293 – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.9 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.10 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31633** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) and Community Development: Medium High Density Residential (CD-MHDR) – Open Space: Conservation (OS-C) and Open Space: Recreation (OS-R) – Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court – 94.24 Acres – Zoning: Specific Plan No. 293 (Winchester Hills) – Approved Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with nine (9) open space lots and one (1) remainder parcel - **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 31633, extending the expiration date to March 29, 2018. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
- NONE**

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **CONDITIONAL USE PERMIT NO. 3742** – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.


5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0** DIRECTOR'S REPORT**8.0** COMMISSIONERS' COMMENTS

Agenda Item No. 1.1
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth
Project Planner: Dionne Harris
Planning Commission Hearing: February 15, 2017

CONDITIONAL USE PERMIT NO. 3623
FIRST EXTENSION OF TIME
Applicant: Thermal Service Station, LP


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow constructing and operating a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3623

JUSTIFICATION FOR EXTENSION REQUEST: to begin developing the project of automobile and truck center to include a 13,600 square foot convenience store.

BACKGROUND:

The Conditional Use Permit No. 3623 was originally approved at Planning Commission on May 21, 2014. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7710 which was approved on July 15, 2014.

FURTHER PLANNING CONSIDERATIONS:

Ordinance No. 348, Section 18.28 (f). USE OF PERMIT, was removed on January 01, 2015. That section required any conditional use permit that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years; otherwise, the permit shall be null and void. In this case, the use was supposed to have substantial construction within two (2) years of the approval date, and if prior to the expiration of the two year period, construction has not been initiated, the applicant may request a one (1) year extension to begin substantial construction or use of the permit. This extension is the only extension that will be allowed prior to expiration of the permit.

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 permit expiration date will become July 15, 2017.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **CONDITIONAL USE PERMIT NO. 3623**, extending the expiration date to July 15, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03623
VICINITY/POLICY AREAS

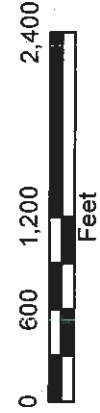
Supervisor: Benoit
District 4

Date Drawn: 01/04/2017
Vicinity Map



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. The General Plan may contain different information than the information provided for public review. For further information, please contact the Riverside County Planning Department at (951) 955-5555 (Riverside County) or visit the website at <http://www.riversidecounty.net>.

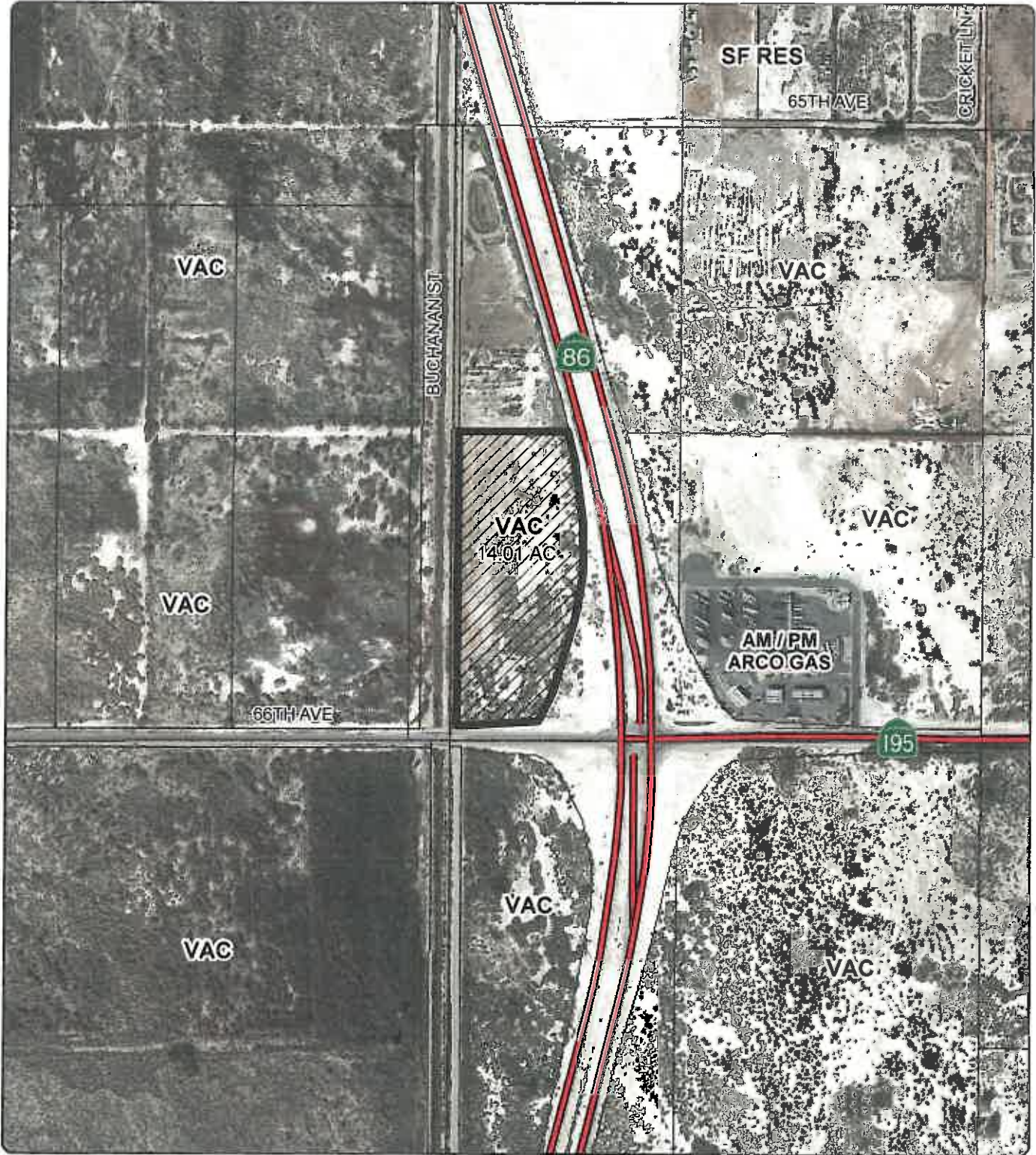
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03623

LAND USE

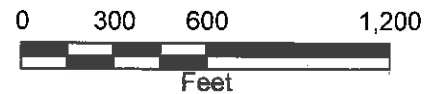
Supervisor: Benoit
District 4

Date Drawn: 01/04/2017
Exhibit 1



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

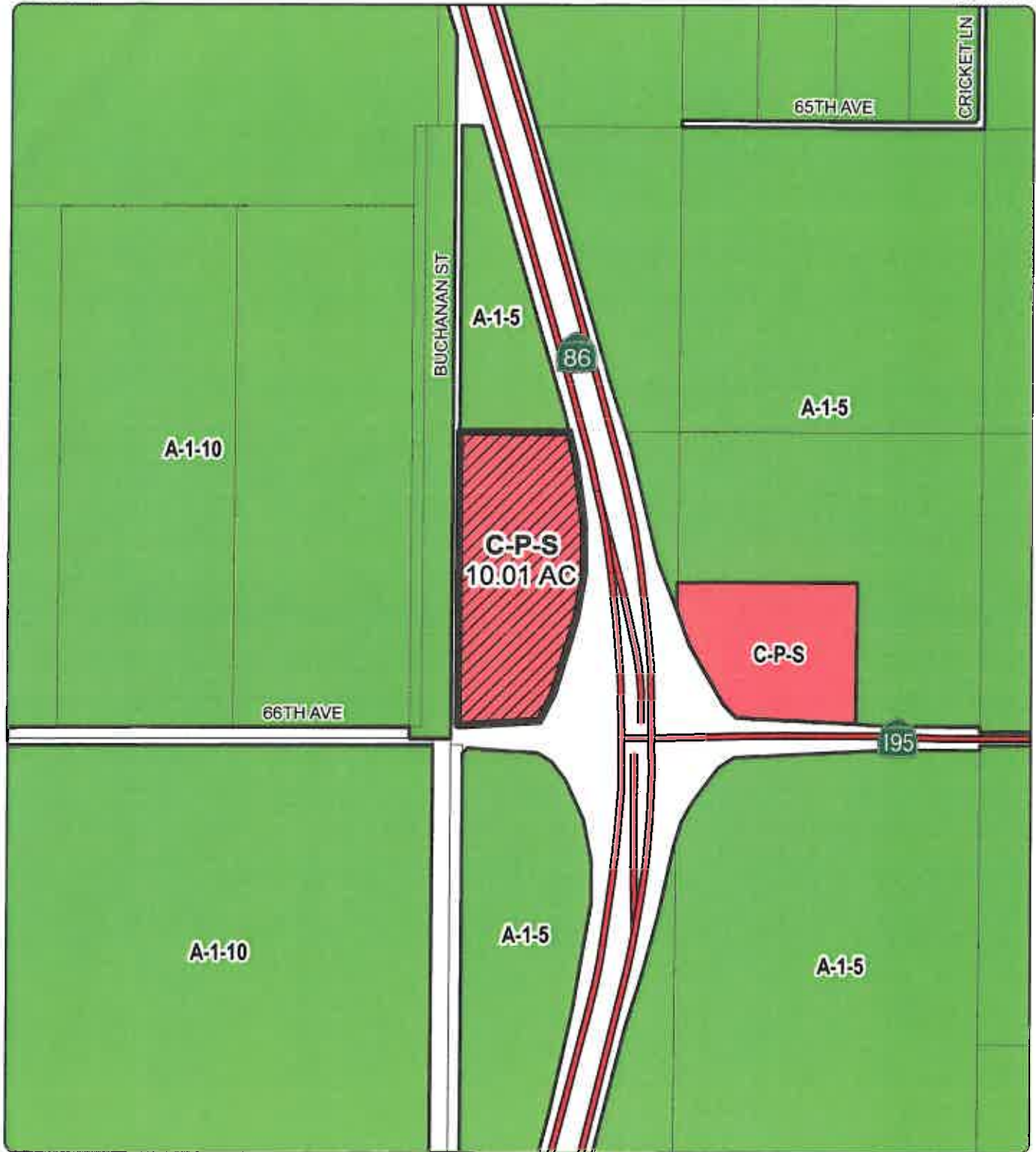
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03623

EXISTING ZONING

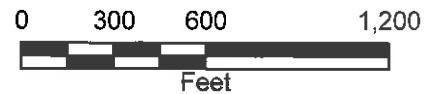
Supervisor: Benoit
District 4

Date Drawn: 01/04/2017
Exhibit 2



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.retna.org>

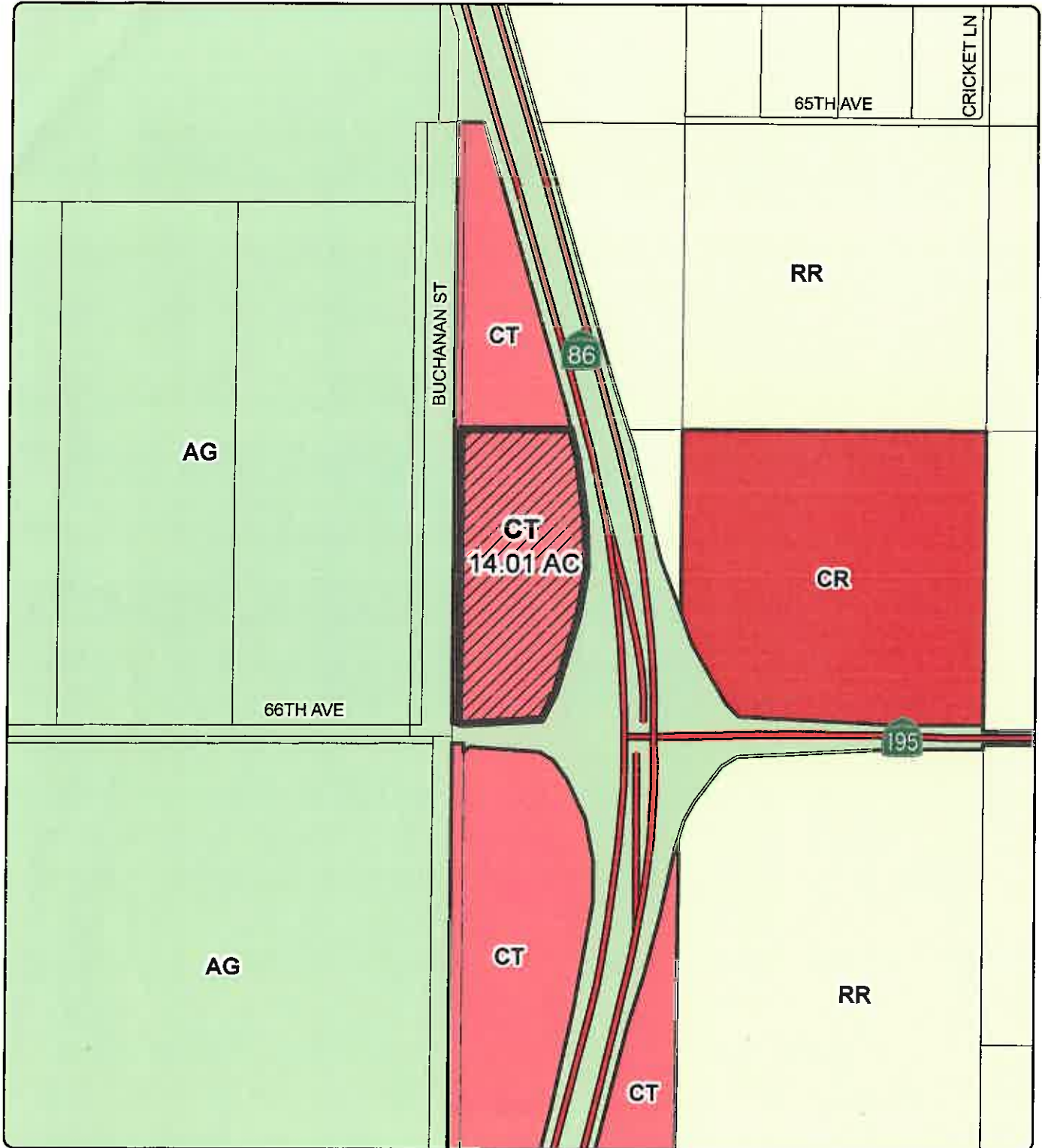
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03623

EXISTING GENERAL PLAN

Supervisor: Benoit
District 4

Date Drawn: 01/04/2017
Exhibit 5



Zoning Dist: Mecca

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdma.org>

Extension of Time Environmental Determination

Project Case Number: CUP03623

Original E.A. Number: EA42166

Extension of Time No.: First

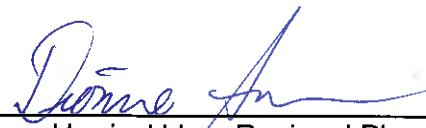
Original Approval Date: May 21, 2014

Project Location: North of Avenue 66, south of Avenue 65, east of Buchanan Street, and west of Highway 86.

Project Description: The conditional use permit proposes to construct and operate a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces.

On May 21, 2014, this Conditional Use Permit 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: 
 Dionne Harris, Urban Regional Planner I

Date: 1/3/17
 For Steve Weiss, Planning Director

Agenda Item No.
Area Plan: Harvest Valley / Winchester
Zoning Area: Homeland
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 29326
FIRST EXTENSION OF TIME
Applicant: Matthew A. Jordan


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 29326 was originally approved at Planning Commission on December 13, 2006.

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

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 10, 2017) indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 13, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

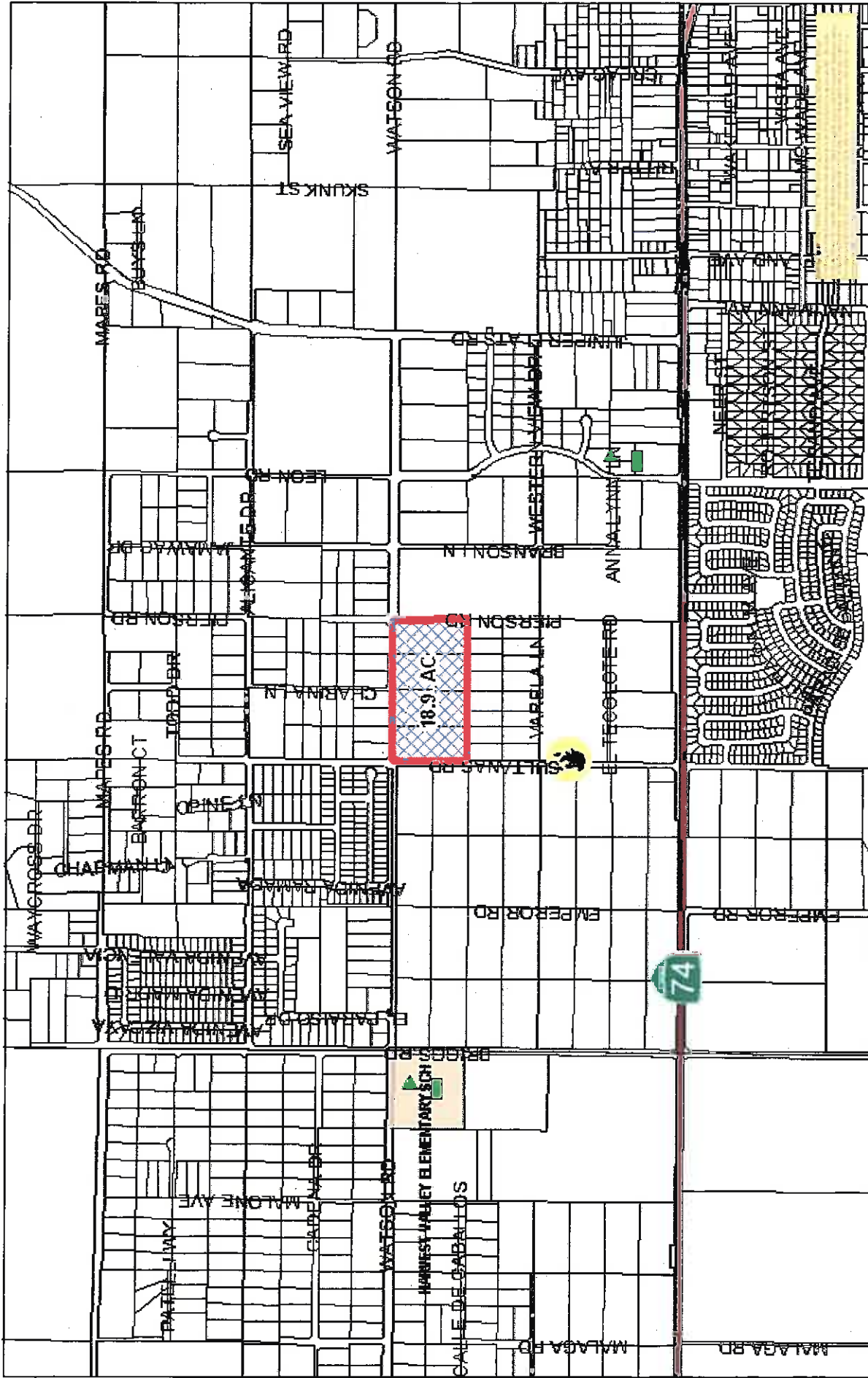
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29326, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Marion Astley
District 5

DATE DRAWN: 8/1/05

TR29326 VICINITY MAP

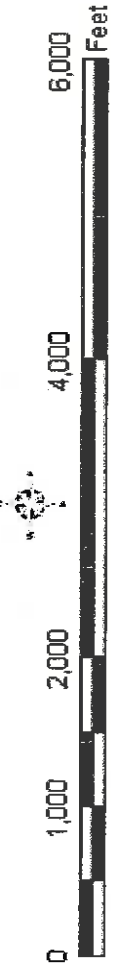
Planner: Brady Russel
Date: 9/31/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
District: **T5SR2W**
Township/Range: **T5SR2W**
Section: **7**

ASSESSORS
BK, PG: **457 34**
THOMAS
BROS, PG: **809 A7**



TR29326

DEVELOPMENT OPPORTUNITY



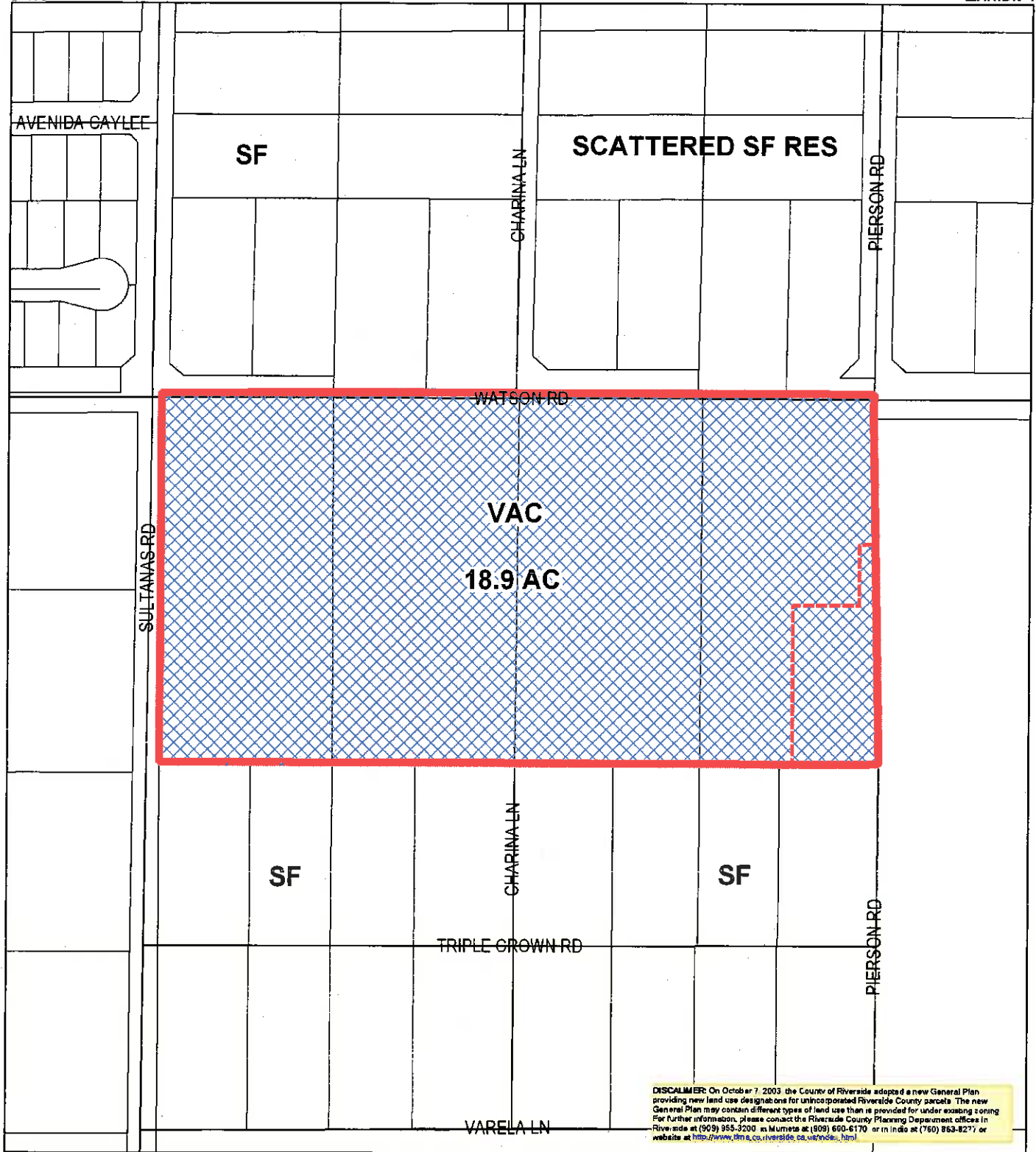
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Homeland**
Plan:

Township/Range: **T5SR2W**
SECTION: **7**



ASSESSORS
BK. PG. **457-34**
THOMAS
BROS.PG **809 A7**



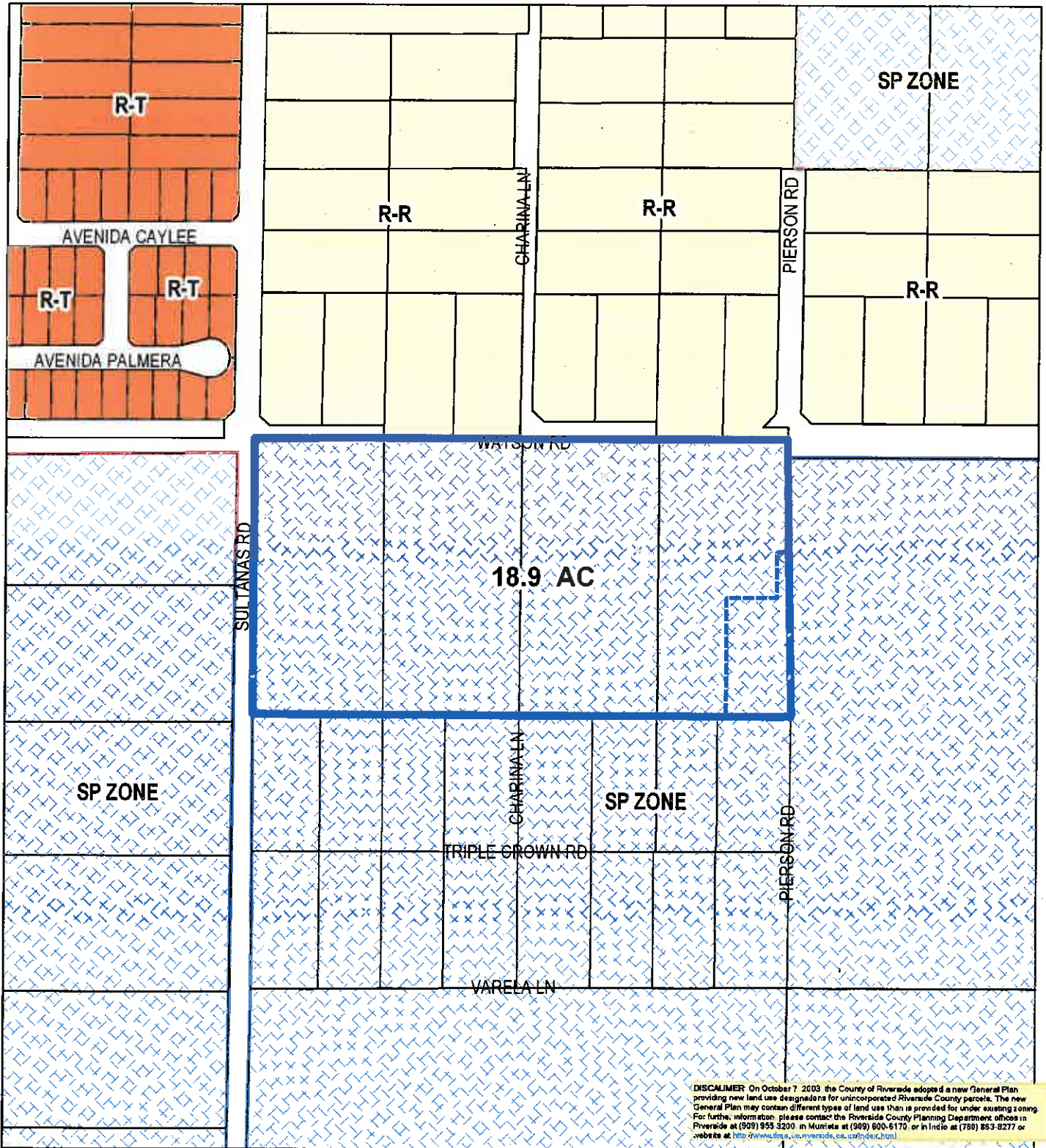
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (805) 600-6170, or in Indio at (760) 853-8277, or website at http://www.pln.ca.gov/riverside_ca/ordplan.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR2W**
Section : 7



ASSESSORS 457-32
BK. PG.
THOMAS 809 A7
BROS.PG



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murietta at (909) 600-6170 or in Indio at (760) 853-8277 or website at <http://www.tms.ca.gov/riverside.ca.us/index.html>

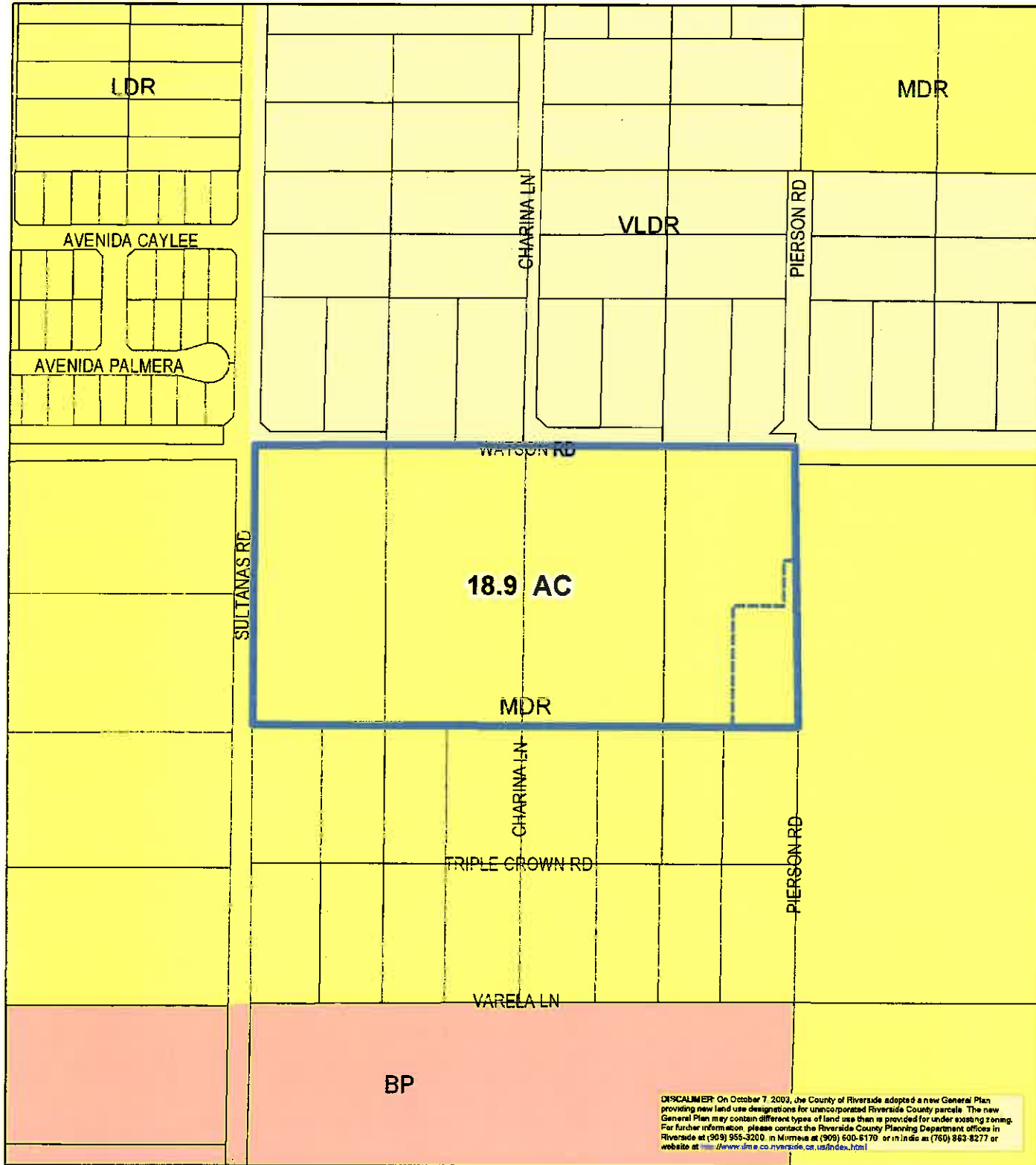
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
 District:
 Township/Range: **T5SR2W**
 Section : **7**



ASSESSORS
 BK. PG. **457-34**
 THOMAS
 BROS.PG **809 A7**

DATE DRAWN: 8/11/05



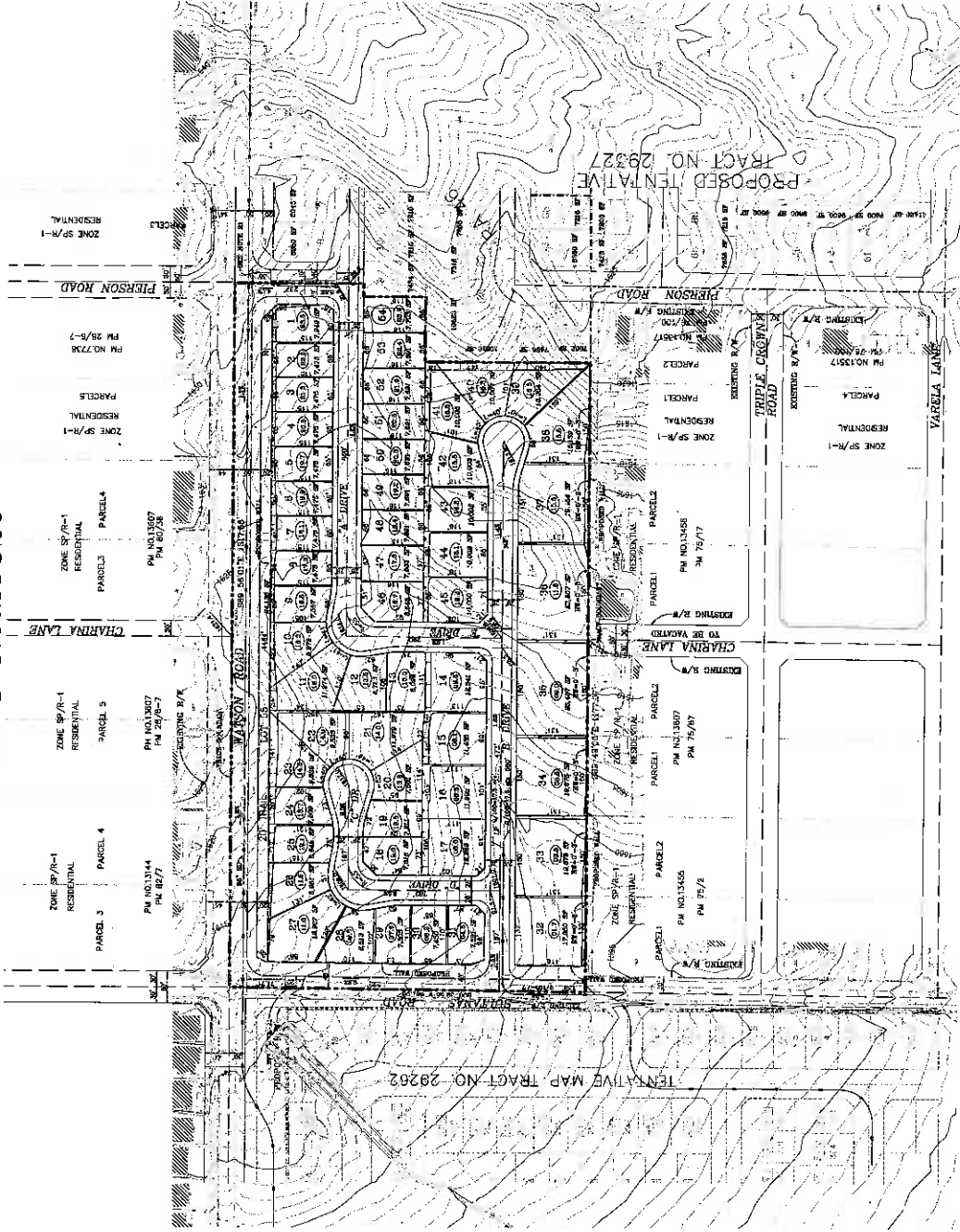
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR2W**
Section : **7**



ASSESSORS
BK. PG. **457-34**
THOMAS
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TENTATIVE MAP TRACT No. 29326



<p>Underground Services Alert</p> <p>Call TOLL FREE 1-800-277-2660</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>THIS TENTATIVE MAP IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL SURVEY DATA AND RECORDS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED HEREON.</p>	<p>PREPARED UNDER THE DIRECTION OF: PSOMAS 2010 Linn Avenue Riverside, CA 92507 (951) 781-8421 Fax (951) 682-3375</p> <p>SCHEDULED FOR: OCTOBER 2008</p> <p>DATE: _____</p> <p>ENGINEER: _____</p> <p>DATE: _____</p>	<p>PLANS PREPARED BY: PSOMAS 2010 Linn Avenue Riverside, CA 92507 (951) 781-8421 Fax (951) 682-3375</p> <p>SCHEDULED FOR: OCTOBER 2008</p> <p>DATE: _____</p> <p>ENGINEER: _____</p> <p>DATE: _____</p>	<p>TRACT 29326 TENTATIVE MAP</p> <p>A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 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2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108,</p>
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Extension of Time Environmental Determination

Project Case Number: TR29326
 Original E.A. Number: EA38511
 Extension of Time No.: First
 Original Approval Date: December 13, 2006
 Project Location: South of Watson Road, west of Pierson Road, and east of Sultanas Road.

Project Description: Schedule 'A' subdivision of 19.1 acres into 65 single family residential lots, and one drainage channel lot.

On December 13, 2006, 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:  Date: 12/8/16
 Dionne Harris, Urban Regional Planner | For Steve Weiss, Planning Director

TRACT MAP Tract #: TR29326

Parcel: 457-340-020

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

50.E HEALTH. 8 EOT1- ECP CLEARANCE

RECOMMND

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs(ECP). Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

01/10/17
11:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR29326

Parcel: 457-340-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

From: Jason Holt [mailto:JHolt@diversifiedpacific.com]
Sent: Tuesday, January 10, 2017 8:13 AM
To: Harris, Dionne
Cc: Peter Pitassi
Subject: RE: 1st EOT TR29326 Recommended Conditions For Acceptance


Good morning Dionne,

After much clarification we approve your latest set of revised conditions for TR 29326, I have attached them for your convenience. Thank you for all of your help.

Thank you,

Agenda Item No. 1.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31444
SECOND EXTENSION OF TIME
Applicant: Graperoad, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31444

BACKGROUND:

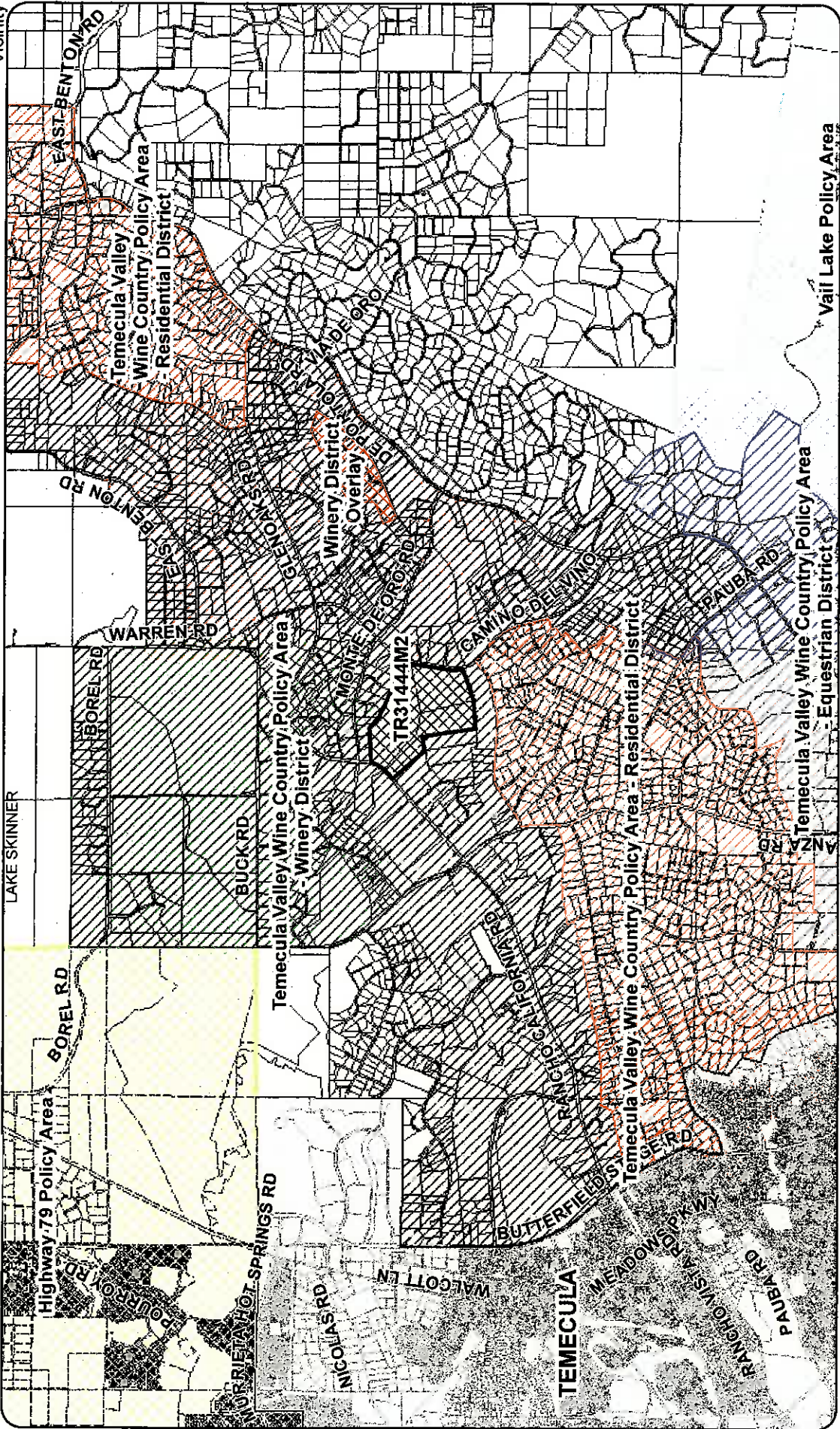
The Tentative Tract Map No 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008 and also proceeded to the Board of Supervisors along with Change of Zone 7624 and both were approved on September 2, 2008.



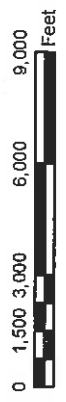
Vicinity, Policy Areas and Overlays

Date Drawn: 06/04/14
Vicinity



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new and use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in the County Center, 1000 University of California Plaza, Riverside, CA 92507, or in Palm Desert at (951) 963-9277 (Eastern County) or website at: rcpd/planning_zone.asp

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

Supervisor Washington
District 3

Date Drawn: 06/04/14

Exhibit 1

LAND USES



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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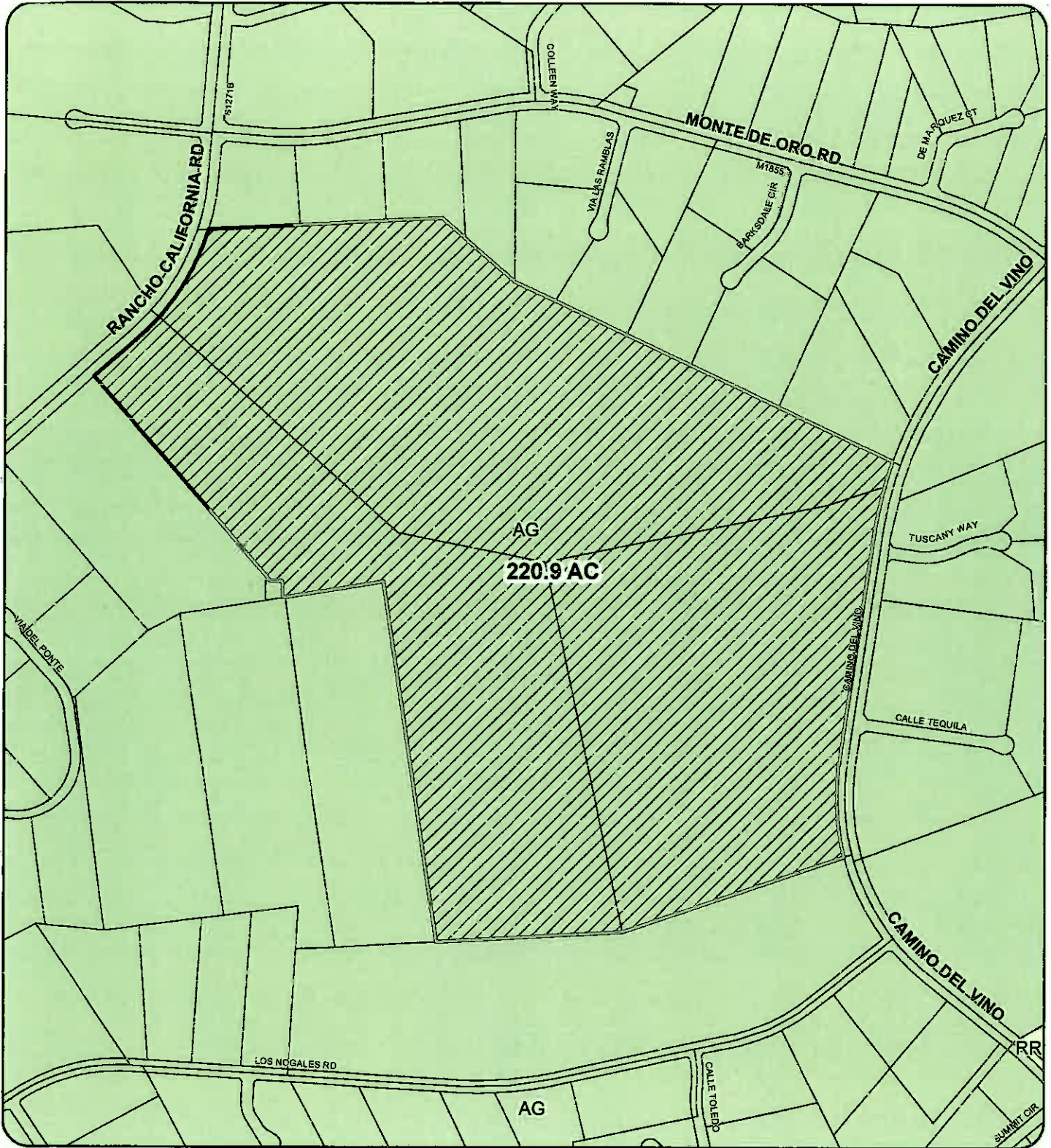


RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Washington
District 3

TR31444M2 CZ07827
EXISTING GENERAL PLAN

Date Drawn: 06/04/14
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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Extension of Time Environmental Determination

Project Case Number: TR31444M2

Original E.A. Number: EA42684

Extension of Time No.: Second

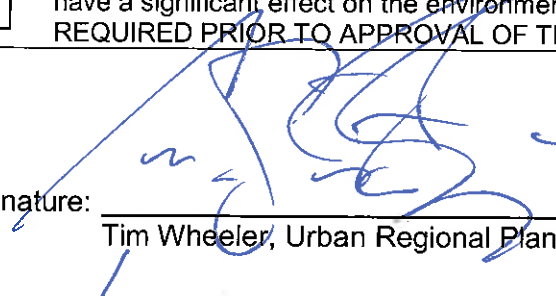
Original Approval Date: January 31, 2006

Project Location: Southeast of Rancho California Road, west of Camino Del Vino, and south of Monte de Oro.

Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

On January 31, 2006, this *SELECT* 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: 
Tim Wheeler, Urban Regional Planner III

Date: January 10, 2017
For Steve Weiss, Planning Director

1.4

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning Area: Bautista
Supervisory District: Third
Project Planner: Dionne Harris
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 30877
FIRST EXTENSION OF TIME
Applicant: David Rosenthal


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'B' to subdivision of 9.71 acres into ½ acre lots and one detention basin.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30877

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 30877 was originally approved at Planning Commission on April 11, 2006. The Map proceeded to the Board of Supervisors with Change of Zone No. 7093 and General Plan Amendment No. 730 and was approved July 11, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend no further 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 this recommendation and has agreed to accept them.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

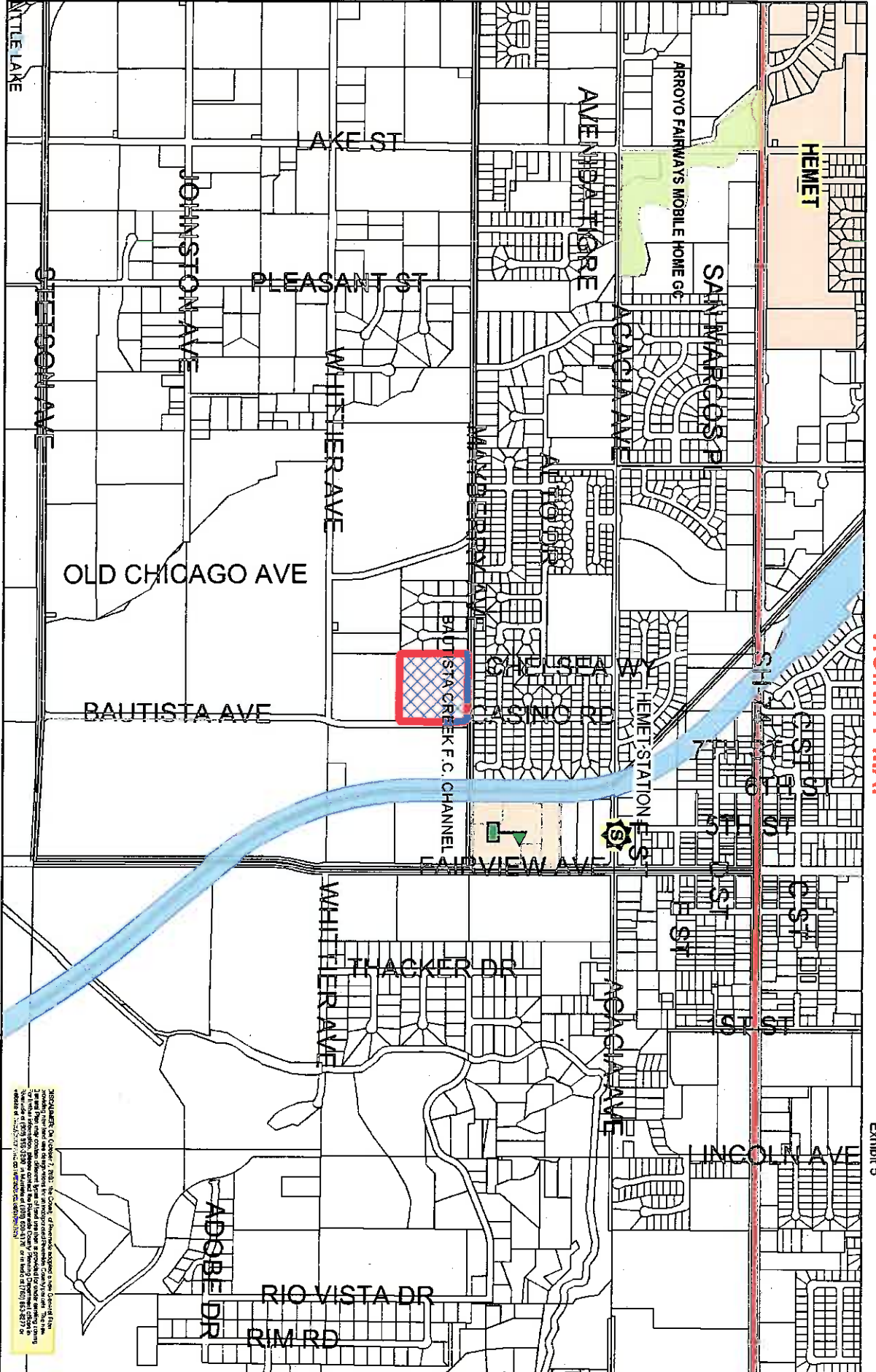
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 11, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30877**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ07093 TR30877 GPA00730
VICINITY MAP



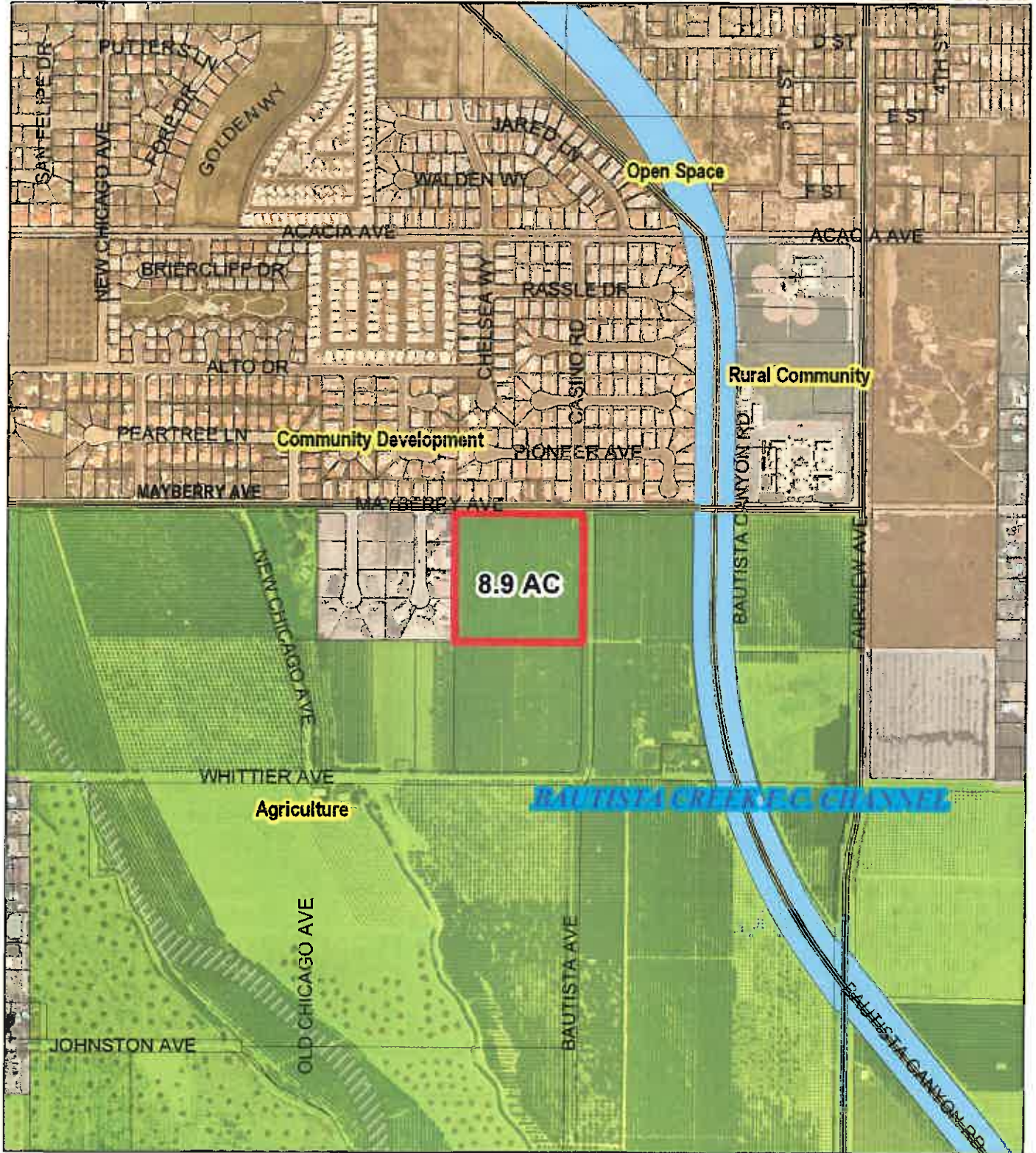
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Bautista**
 Township/Range: T55R1E
 Section: 17



ASSESSORS
 BK. PG. 552-12
 THOMAS 841 J1
 BROS. PG.

RECALCULATED: On October 1, 2003, the Office of Planning and Assessment is now providing the following information for the purpose of providing a more accurate and up-to-date map of the City of Hemet. The information is provided for informational purposes only. It is not intended to be used as a legal document. The information is provided for informational purposes only. It is not intended to be used as a legal document. The information is provided for informational purposes only. It is not intended to be used as a legal document.



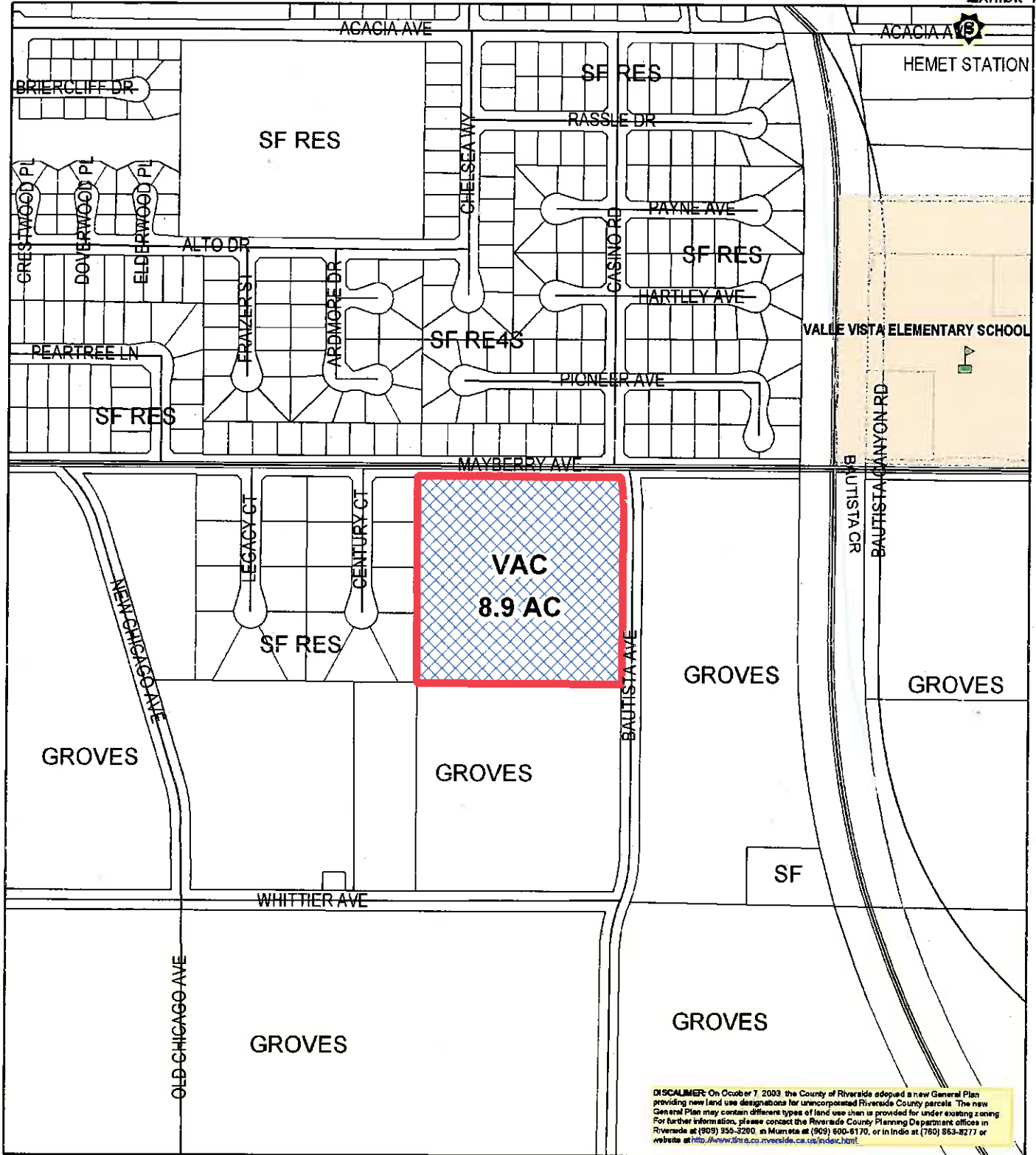
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Bautista**

Township/Range: **T5SR1E**
SECTION: 17

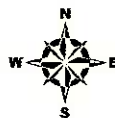


ASSESSORS
BK. PG. 552-12
THOMAS
BROS.PG 841 J1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bautista**
Township/Range: **T5SR1E**
Section : 17

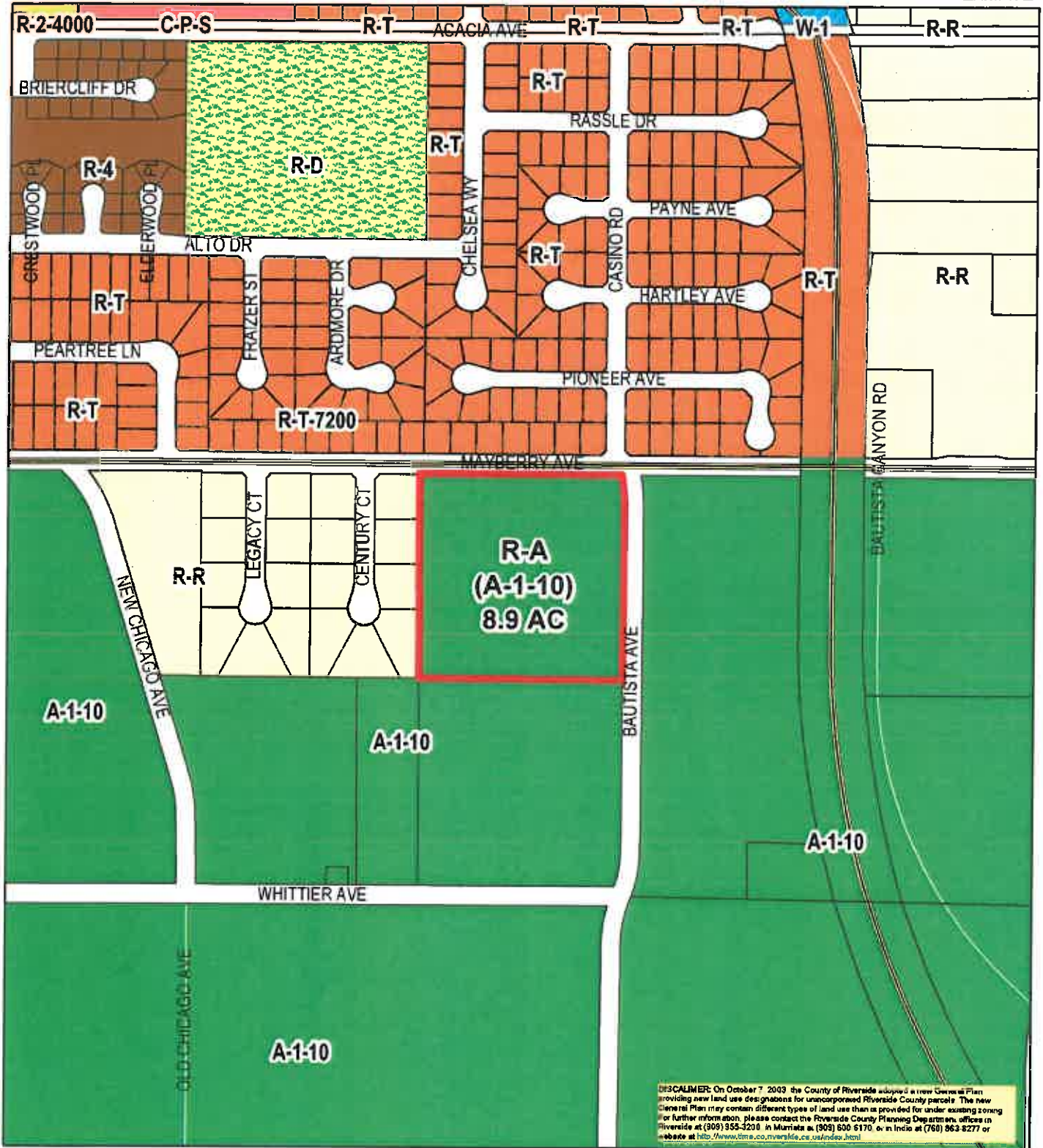


ASSESSORS 552-12
BK. PG.
THOMAS 841 J1
BROS.PG

Supervisor Stone
 District 3
 DATE DRAWN: 11/10/05

CZ07093 TR30877 GPA00730
PROPOSED ZONING

Planner: Ann Kraus
 Date: 12/7/05
 Exhibit 2



DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning or further reform them. Please contact the Riverside County Planning Department, offices in Riverside at (951) 953-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at http://www.cdm.ca.gov/riverside_ca_us/index.html

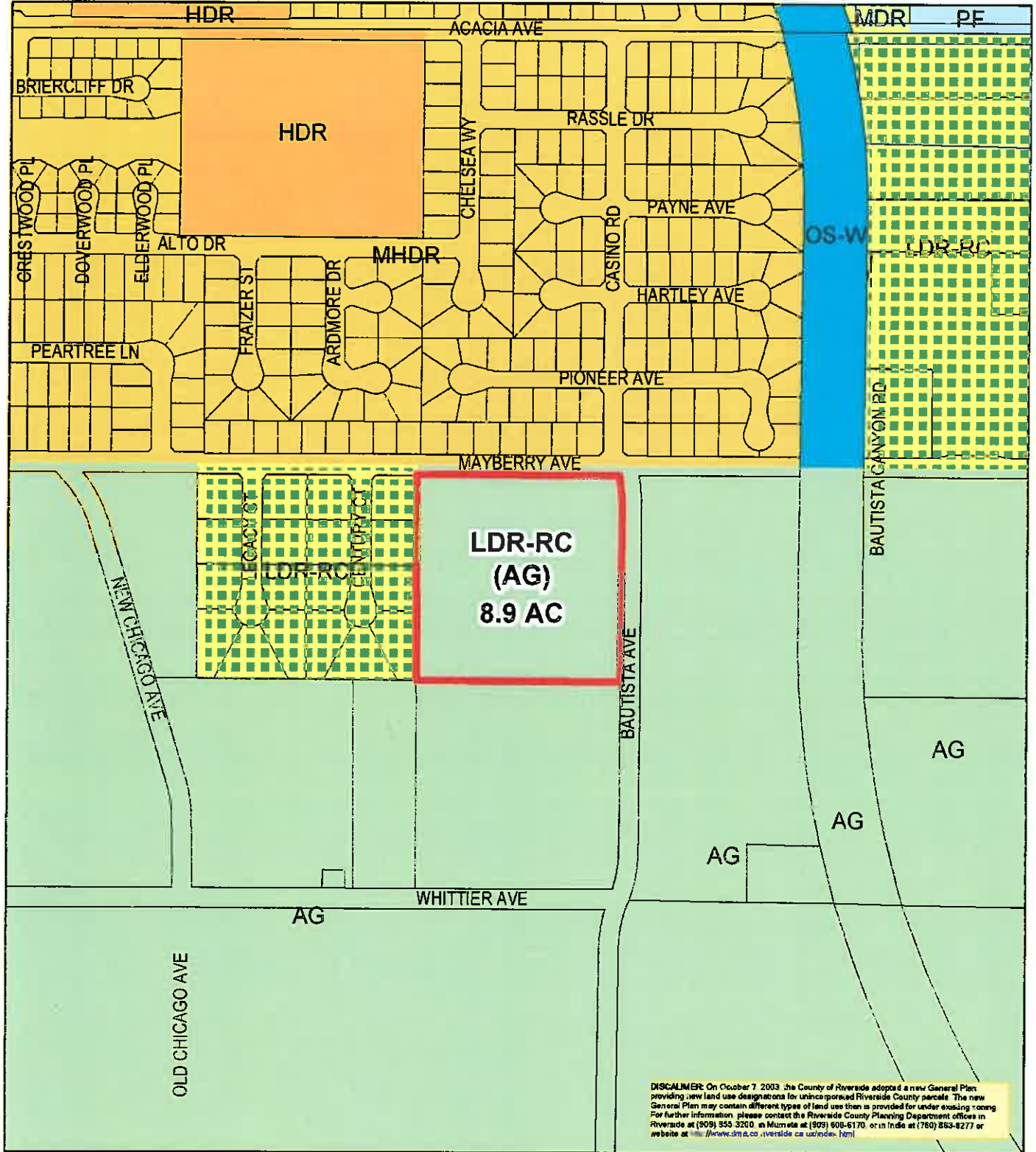
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Bautista**
 Township/Range: **T5SR1E**
 Section : 17



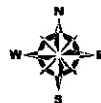
ASSESSORS
 BK. PG. 552-12
 THOMAS
 BROS. PG 841 J1

DATE DRAWN: 11/10/05



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Bautista**
Township/Range: **T5SR1E**
Section: 17



ASSESSORS
BK. PG. 552-12
THOMAS
BROS.PG 841 J1

Extension of Time Environmental Determination

Project Case Number: TR30877
 Original E.A. Number: EA39923
 Extension of Time No.: First
 Original Approval Date: April 5, 2006
 Project Location: South of Mayberry Avenue and west of Bautista Avenue

Project Description: Schedule 'B' to subdivision 9.71 acres into 1/2 acre lots and one detention basin.

On April 5, 2006, 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: 
 Dionne Harris, Urban Regional Planner I

Date: 1/6/17
 For Steve Weiss, Planning Director

Agenda Item No. **1.5**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31141
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 40.65 gross acres into 67 single family residential lots with 3 open space lots.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141

BACKGROUND:

Tentative Tract Map No. 31141 was originally approved at Planning Commission on December 1, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6845 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

W

A third extension of time was filed January 11, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. No conditions of approval will be imposed on the third extension of time.

The County Planning Department, as part of the review of this Second Extension of Time request recommends the addition of three (3) 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 (dated January 13, 2017) indicating the acceptance of the three (3) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

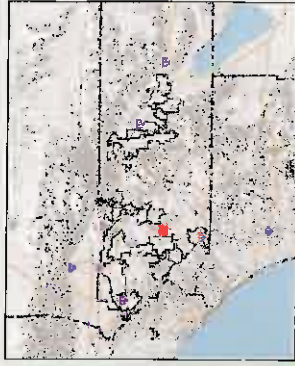
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 29, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on January 11, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31141**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31141 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 1,537 3,075 Feet



REPORT PRINTED ON... 2/3/2017 9:57:36 AM

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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.

Extension of Time Environmental Determination

Project Case Number: TR31141
 Original E.A. Number: EA39170
 Extension of Time No.: Second
 Original Approval Date: March 29, 2005
 Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court, _____
 Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with 3 open space lots. _____

On March 29, 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:  Date: February 2, 2017 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Wheeler, Timothy

From: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Sent: Friday, January 13, 2017 3:05 PM
To: Wheeler, Timothy
Cc: Brady, Russell; Ross, Larry; Jim Lytle; Jennell Lawrence; Fayres Hall; Bruce Davis; Deborah Saulina
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)
Attachments: Acceptance of EOT-2 Conditions of Approval for CASE TR31141 - 3-30-16.pdf; Acceptance of EOT-2 Conditions of Approval for CASE TR31633 - 3-30-16.pdf; TR31142 EOT 2 - Acceptance of Conditions Letter 3-25-16.pdf; Waste Management Letter to Service TR 31141, 31142 & 31633 3 30 16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Tim,

It has been decided to drop the request to revise some of the existing conditions, and move forward with excepting the new conditions with these EOTs. Attached are the original acceptance letters, as well as the previously provided Waste Management letter dated 3/16/16 that was sent to Kim to clear the LEA Conditions.

We would like to get these EOTs on an agenda ASAP since all three maps are close to being recorded . County Survey has already routed the three maps to the various departments to clear conditions.

Also, TR 31142 EOT2 would have expired on 1/11/17, and we have already applied for the next EOT. TR 31141 and 31633 EOT2 would both expire on 3/29/17.

Please let us know if you need anything else to get these three EOTs on an agenda.

Thanks,

Sarah K. Kowalski, PE - Senior Engineer
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6006
e: sarah.kowalski@webbassociates.com w: www.webbassociates.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

From: Fayres Hall
Sent: Thursday, December 22, 2016 10:28 AM
To: Wheeler, Timothy
Cc: Russell Brady; Larry Ross; Sarah Kowalski; Jim Lytle; Jennell Lawrence
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)

Thanks Tim!



SR CONESTOGA, LLC

March 30, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31141

Mr. Wheeler:

I am the applicant for the EOT Case TR31141. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.4 – EOT2-LEA CLEARANCE /Working with Environmental Health to clear condition.
50-E-HEALTH.5 – EOT2-WATER & SEWER WILL SERVE/Working with Environmental Health to clear condition.

2. Prior to Building Permit Issuance

80-BS-GRADE.2 -- EOT2-ROUGH GRADE APPROVAL
[REDACTED]

Regards,



Jim Lytle

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 5 EOT2- EMWD WATER AND SEWER RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - EOT2 ROUGH GRADE APPROVA RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

02/03/17
10:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - EOT2 ROUGH GRADE APPROVA (cont.)


RECOMMND

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

1.6

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31141
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 40.65 gross acres into 67 single family residential lots with 3 open space lots.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141

BACKGROUND:

Tentative Tract Map No. 31141 was originally approved at Planning Commission on December 1, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6845 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time is being processed concurrently with the Third Extension of time. The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

h

A third extension of time was filed January 11, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. No conditions of approval will be imposed on this third extension of time.

The County Planning Department, as part of the review of this Third Extension of Time request recommends 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.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

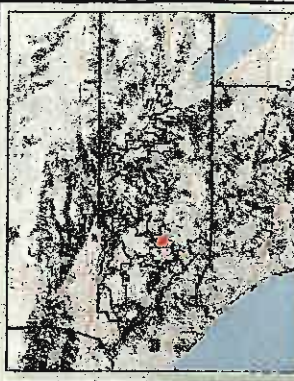
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 29, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31141 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

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.

0 1,537 3,075 Feet

REPORT PRINTED ON... 2/3/2017 9:57:36 AM

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GENERAL APPLICANT:
 CITY OF LOS ANGELES
 215 WEST WASHINGTON STREET, 4TH FLOOR
 LOS ANGELES, CALIFORNIA 90012

ENGINEER:
 JAMES H. HARRIS, INC.
 1000 WEST 10TH STREET, SUITE 100
 LOS ANGELES, CALIFORNIA 90015

ASSOCIATED PARCEL NO. 2

APPROXIMATE
 1.5000 SQ. FT. (0.034 AC.)

LAND USE:
 COMMERCIAL OFFICE BUILDING

UTILITIES:
 WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV, FIBER OPTIC

LEGAL DESCRIPTION:
 TRACT NO. 51461, SCHEDULE "A" SUBDIVISION, CITY OF LOS ANGELES, CALIFORNIA

BASEMENTS:
 1. ALL BASEMENTS SHALL BE CONSTRUCTED TO A MINIMUM FINISH FLOOR OF 10 FEET BELOW FINISH GRADE.

ROOFS:
 1. ALL ROOFS SHALL BE CONSTRUCTED TO A MINIMUM FINISH FLOOR OF 10 FEET ABOVE FINISH GRADE.

LEGEND:
 1. EXISTING CURB AND GUTTER
 2. EXISTING SIDEWALK
 3. EXISTING DRIVEWAY
 4. EXISTING DRIVEWAY
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY

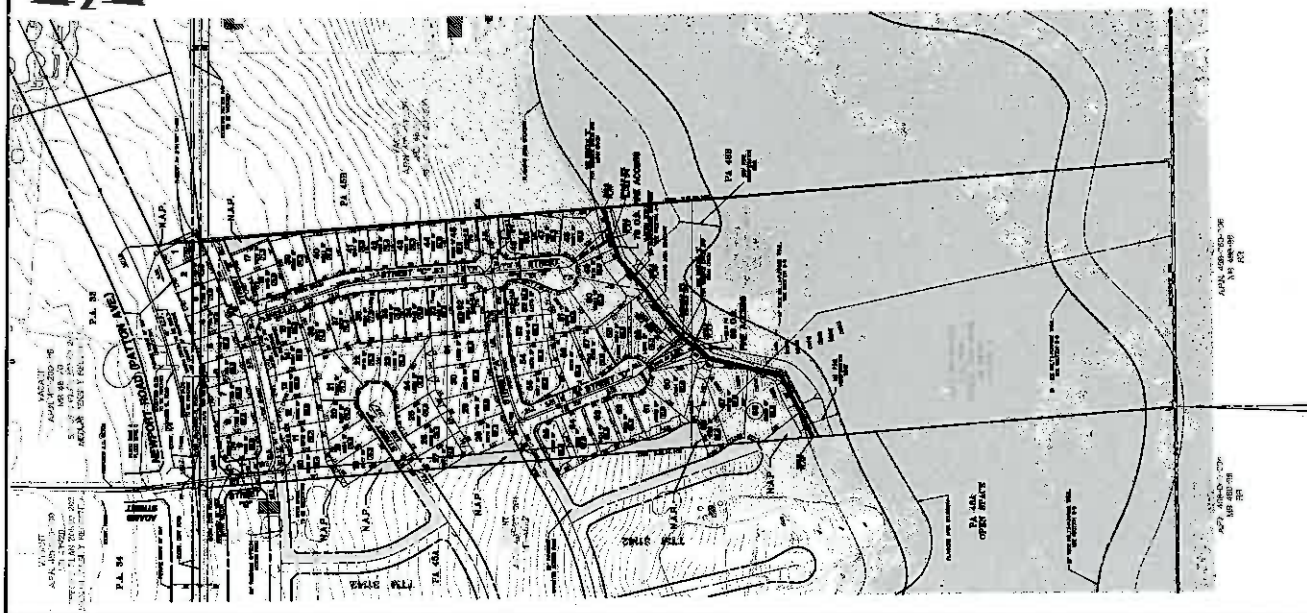
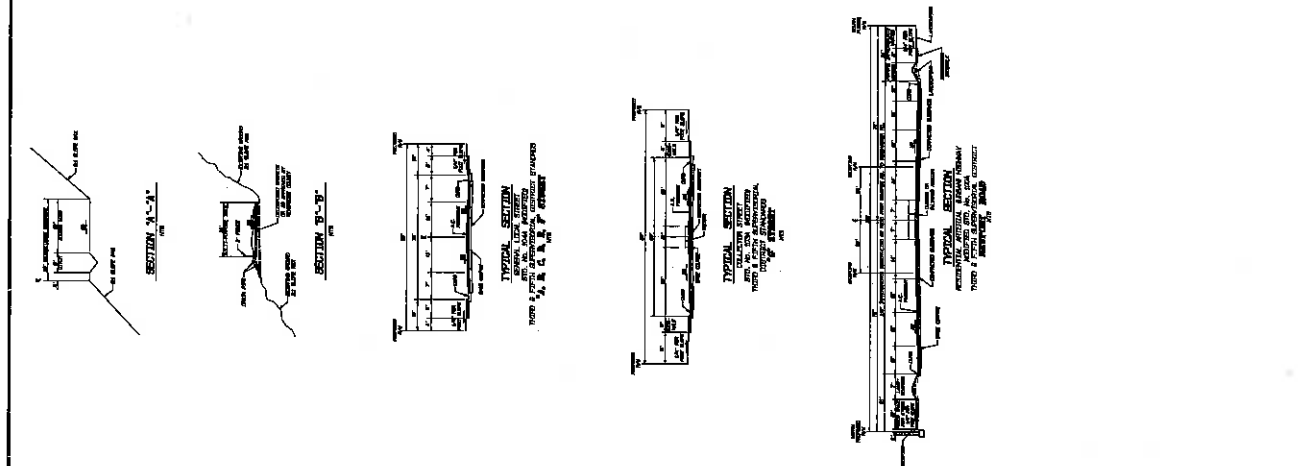
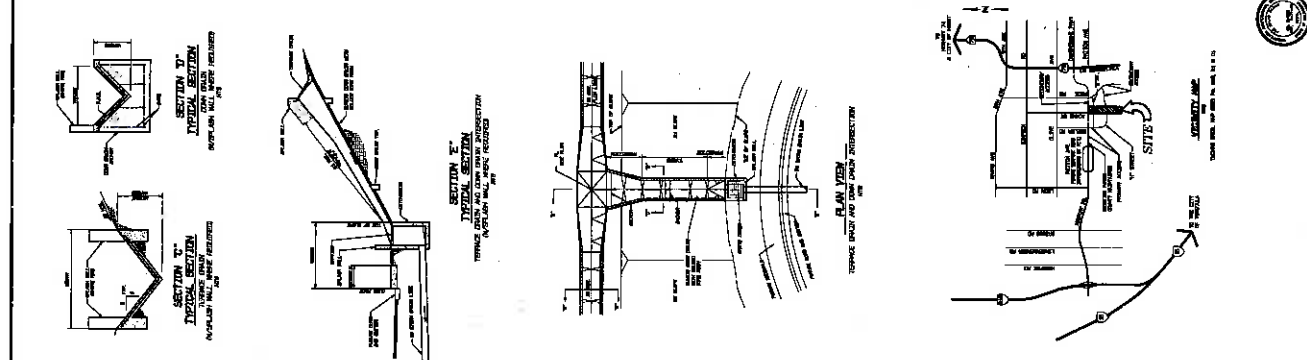


EXHIBIT "A" AMENDED MAP NO. 2
SCHEDULE "A" SUBDIVISION

TENTATIVE MAP
TRACT NO. 51461
CITY OF LOS ANGELES

DATE: 10/15/2015
SCALE: 1" = 100'

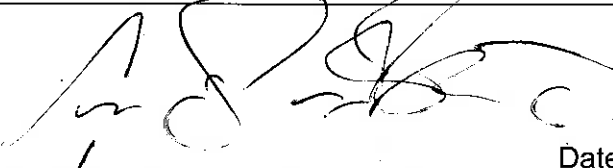


Extension of Time Environmental Determination

Project Case Number: TR31141
 Original E.A. Number: EA39170
 Extension of Time No.: Third
 Original Approval Date: March 29, 2005
 Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Pioneer Court.
 Project Description: Schedule A map to subdivide 40.65 gross acres into 67 single family residential lots with 3 open space lots.


On March 29, 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: _____ Date: February 8, 2017 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Agenda Item No. **1.7**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31142
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142

BACKGROUND:

Tentative Tract Map No. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6846 and both were approved on January 11, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time was received November 17, 2015, ahead of the expiration date of January 11, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

h

A third extension of time was filed December 5, 2016. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. No conditions of approval will be imposed on the third extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of ten (10) 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 (dated January 13, 2017) indicating the acceptance of the ten (10) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

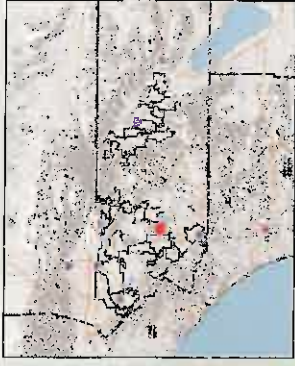
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on December 5, 2016).

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31142 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HIWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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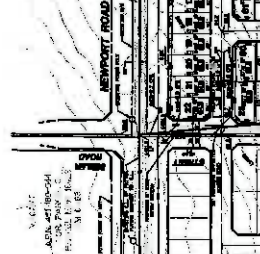
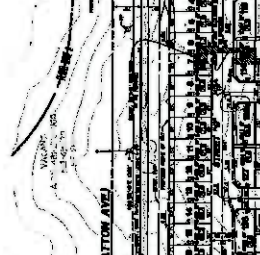
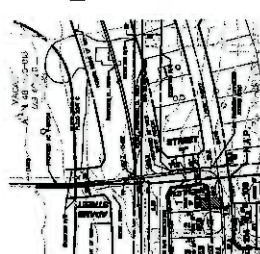
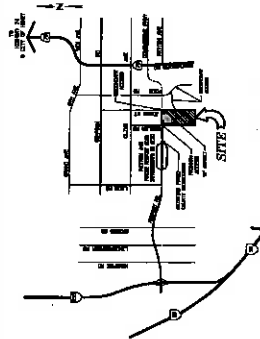
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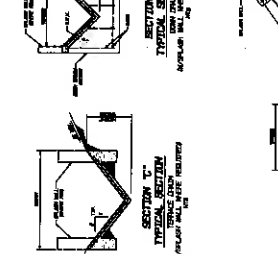
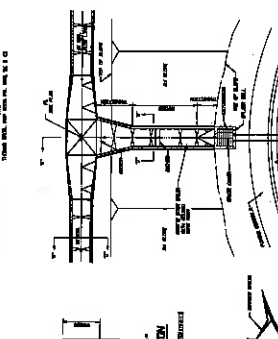
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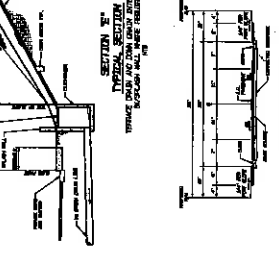
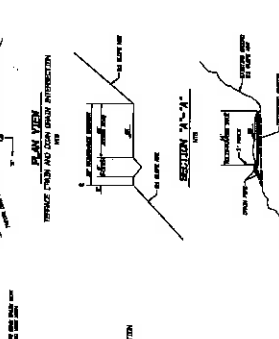
GENERAL REMARKS
 1. THIS MAP IS A TENTATIVE MAP.
 2. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE STATE OF CALIFORNIA.
 3. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE STATE OF CALIFORNIA.
 4. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE STATE OF CALIFORNIA.
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LEGAL DESCRIPTION
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 THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE STATE OF CALIFORNIA.



NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.
 4. ALL DIMENSIONS ARE IN FEET AND INCHES.
 5. ALL DIMENSIONS ARE IN FEET AND INCHES.



LEGEND
 1. SHOWN AS PER PERMITS.
 2. SHOWN AS PER PERMITS.
 3. SHOWN AS PER PERMITS.
 4. SHOWN AS PER PERMITS.
 5. SHOWN AS PER PERMITS.

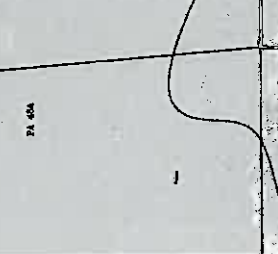
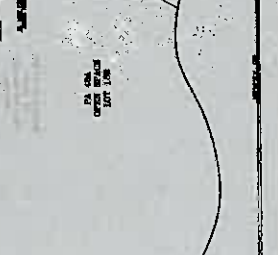
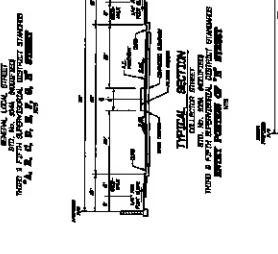
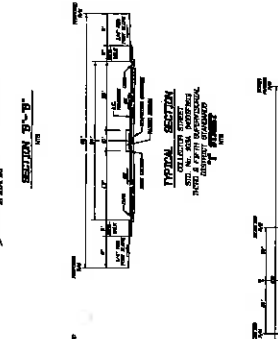
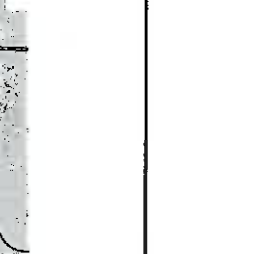
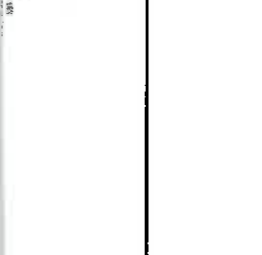
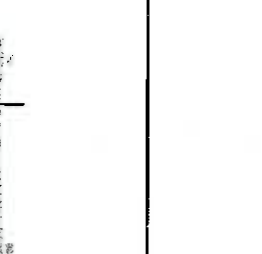
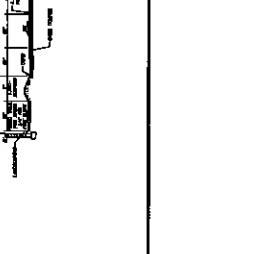
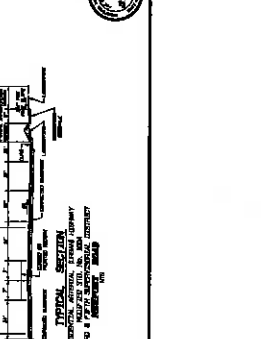


EXHIBIT 'A' AMENDED MAP NO. 2
SCHEDULE 'A' SUBDIVISION
TRACT NO. 3142
PERMITS



TENTATIVE MAP
 1. SHOWN AS PER PERMITS.
 2. SHOWN AS PER PERMITS.
 3. SHOWN AS PER PERMITS.
 4. SHOWN AS PER PERMITS.
 5. SHOWN AS PER PERMITS.

Extension of Time Environmental Determination

Project Case Number: TR31142

Original E.A. Number: EA39171

Extension of Time No.: Second

Original Approval Date: January 11, 2005

Project Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop.

Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

On January 11, 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: 

Tim Wheeler, Urban Regional Planner III

Date: February 2, 2017

For Steve Weiss, Planning Director

Wheeler, Timothy

From: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Sent: Friday, January 13, 2017 3:05 PM
To: Wheeler, Timothy
Cc: Brady, Russell; Ross, Larry; Jim Lytle; Jennell Lawrence; Fayres Hall; Bruce Davis; Deborah Saulina
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)
Attachments: Acceptance of EOT-2 Conditions of Approval for CASE TR31141 - 3-30-16.pdf; Acceptance of EOT-2 Conditions of Approval for CASE TR31633 - 3-30-16.pdf; TR31142 EOT 2 - Acceptance of Conditions Letter 3-25-16.pdf; Waste Management Letter to Service TR 31141, 31142 & 31633 3 30 16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Tim,

It has been decided to drop the request to revise some of the existing conditions, and move forward with excepting the new conditions with these EOTs. Attached are the original acceptance letters, as well as the previously provided Waste Management letter dated 3/16/16 that was sent to Kim to clear the LEA Conditions.

We would like to get these EOTs on an agenda ASAP since all three maps are close to being recorded . County Survey has already routed the three maps to the various departments to clear conditions.

Also, TR 31142 EOT2 would have expired on 1/11/17, and we have already applied for the next EOT. TR 31141 and 31633 EOT2 would both expire on 3/29/17.

Please let us know if you need anything else to get these three EOTs on an agenda.

Thanks,

Sarah K. Kowalski, PE - Senior Engineer
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6006
e: sarah.kowalski@webbassociates.com w: www.webbassociates.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

From: Fayres Hall
Sent: Thursday, December 22, 2016 10:28 AM
To: Wheeler, Timothy
Cc: Russell Brady; Larry Ross; Sarah Kowalski; Jim Lytle; Jennell Lawrence
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)

Thanks Tim!



SR CONESTOGA, LLC

March 25, 2016

To: Tim Wheeler

From: Jim Lytle

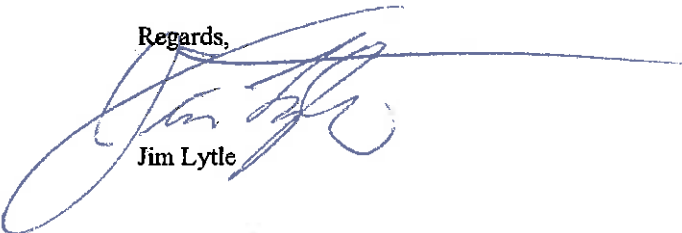
Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31142

Mr. Wheeler:

I am the applicant for the EOT Case TR31142. I accept the following conditions of approval associated with this Extension of Time Request.

1. **Prior to Map Recordation**
50-E-HEALTH.4 – EOT2-LEA CLEARANCE /Working with Environmental Health to clear condition.
50-E-HEALTH.5 – EOT2-WATER & SEWER WILL SERVE/Working with Environmental Health to clear condition.
2. **Prior to Grading Permit Issuance**
60-BS-GRADE.14 – EOT2-NPDES/SWPPP
[REDACTED]
3. **Prior to Building Permit Issuance**
80-BS-GRADE.2 – ROUGH GRADE APPROVAL
[REDACTED]
4. **Prior to Building Permit Issuance**
80-E-HEALTH.1-NOISE STUDY REQUIRED
5. **Prior to Building Final Inspection**
90-BS-GRADE.3 – EOT2-WQMP BMP Inspection
90-BS-GRADE.4 – EOT2-WQMP BMP Cert Required
90-BS-GRADE.5 – EOT2-BMP GPS Coordinates
90-BS-GRADE.6 – EOT2-WQMP BMP Registration
6. **Prior to Building Final Inspection**
90-TRANS.10 LANDSCAPING (EOT2)

Regards,


Jim Lytle

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT2- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP -EOT2 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 EOT2 - NOISE STUDY REQUIRED

RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

Please provide architectural and grading plans along with the noise study. Please contact Office of Industrial Hygiene for any associated fees.

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT2 WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP -EOT2 WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 5 MAP -EOT2 BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP -EOT2 WQMP BMP REGISTRATIO RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

TRANS DEPARTMENT

90.TRANS. 10 MAP - LANDSCAPING (EOT2) RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way),

02/03/17
10:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31142

Parcel: 461-210-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

MAP - LANDSCAPING (EOT2) (cont.)


RECOMMND

in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road
(Domenigoni Parkway).

Agenda Item No. 1.8
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31142
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142

BACKGROUND:

Tentative Tract Map No. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6846 and both were approved on January 11, 2005.

The Board of Supervisors approved the first Extension of Time on September 9, 2014.

The Second Extension of Time is being processed concurrently with the Third Extension of time. The Second Extension of Time was received November 17, 2015, ahead of the expiration date of January 11, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

Handwritten mark

A third extension of time was filed January 11, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. No conditions of approval will be imposed on this third extension of time.

The County Planning Department, as part of the review of this Third Extension of Time request recommends 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.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

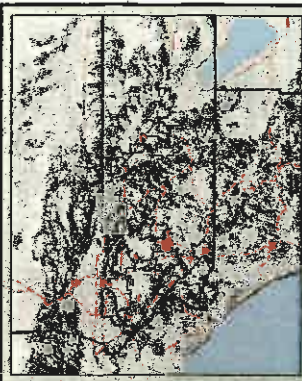
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 11, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31142, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31142 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HIWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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.

0 1,725 3,449 Feet

REPORT PRINTED ON... 2/3/2017 11:06:34 AM

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Extension of Time Environmental Determination

Project Case Number: TR31142

Original E.A. Number: EA39171

Extension of Time No.: Third

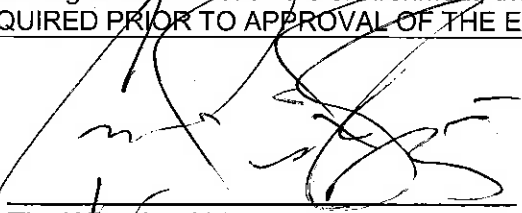
Original Approval Date: January 11, 2005

Project Location: Southerly of Domenigoni Parkway, northerly of Newport Road, westerly of Rice Road, and easterly of Frontier Loop. _____

Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293. _____

On January 11, 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: 


 Tim Wheeler, Urban Regional Planner III

Date: February 8, 2017

 For Steve Weiss, Planning Director

Agenda Item No. 1.9
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31633
SECOND EXTENSION OF TIME
Applicant: SR Conestoga, LLC



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31633

BACKGROUND:

Tentative Tract Map No. 31633 was originally approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6866 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on November 30, 2010.

The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

W

A third extension of time was filed January 11, 2017. The third extension of time will appear on the same agenda as this second extension of time, and be acted upon subsequent to this action. No conditions of approval will be imposed on the third extension of time.

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

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 13, 2017) indicating the acceptance of the five (5) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

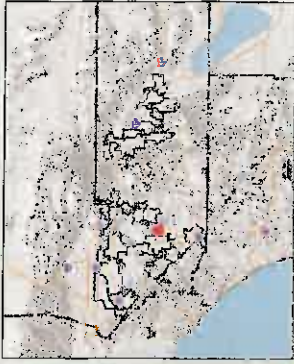
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 29, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration (which was filed on January 11, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31633**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

2nd EOT for TR31633 Vicinity Map



Legend
City Boundaries
Cities



0 1,759 3,519 Feet



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.

GENERAL APPLICANT

APPLICANT'S NAME
ADDRESS
CITY, STATE, ZIP

ASSESSOR'S PARCEL NO. 52

ASSESSOR'S PARCEL NO. 52
CITY, STATE, ZIP

ADDRESS

ADDRESS
CITY, STATE, ZIP

LAND USE

LAND USE
CITY, STATE, ZIP

UTILITIES

UTILITIES
CITY, STATE, ZIP

SCHOOL DISTRICT

SCHOOL DISTRICT
CITY, STATE, ZIP

SMALL SUBDIVISION

SMALL SUBDIVISION
CITY, STATE, ZIP

NOTES

- 1. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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- 19. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

LEGEND

LEGEND
CITY, STATE, ZIP

EXHIBIT T - AMENDED MAP NO. 2

SCHEDULE "A" SUBDIVISION

TENTATIVE MAP

TRACT NO. 31633

TRACT NO. 31633
CITY, STATE, ZIP

CITY, STATE, ZIP

CITY, STATE, ZIP

CITY, STATE, ZIP

CITY, STATE, ZIP

CITY, STATE, ZIP

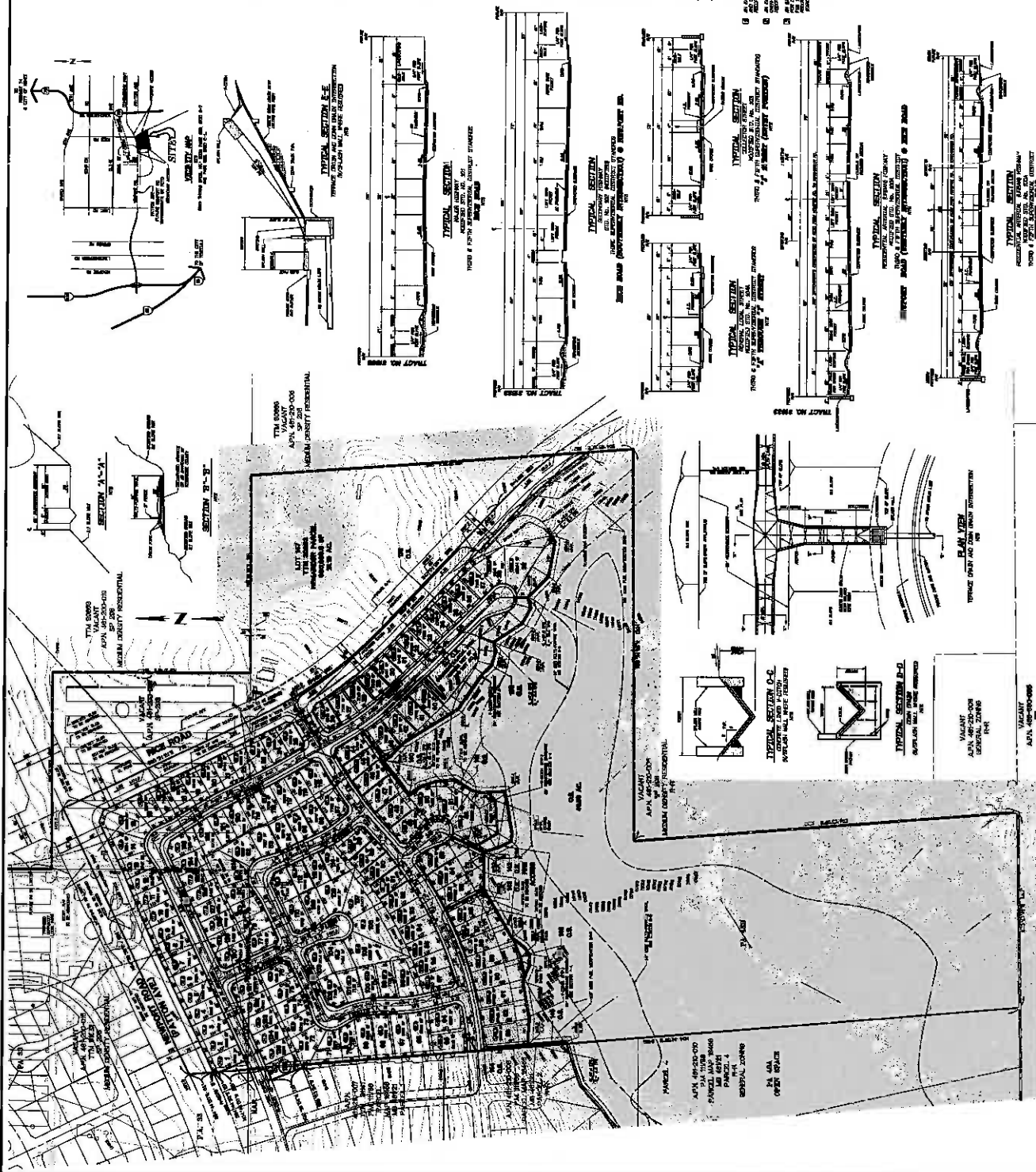
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CITY, STATE, ZIP



Extension of Time Environmental Determination

Project Case Number: TR31633

Original E.A. Number: EA39242

Extension of Time No.: Second

Original Approval Date: March 29, 2005

Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court. _____

Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel. _____

On March 29, 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:  Date: February 2, 2017 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Wheeler, Timothy

From: Sarah Kowalski <sarah.kowalski@webbassociates.com>
Sent: Friday, January 13, 2017 3:05 PM
To: Wheeler, Timothy
Cc: Brady, Russell; Ross, Larry; Jim Lytle; Jennell Lawrence; Fayres Hall; Bruce Davis; Deborah Saulina
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)
Attachments: Acceptance of EOT-2 Conditions of Approval for CASE TR31141 - 3-30-16.pdf; Acceptance of EOT-2 Conditions of Approval for CASE TR31633 - 3-30-16.pdf; TR31142 EOT 2 - Acceptance of Conditions Letter 3-25-16.pdf; Waste Management Letter to Service TR 31141, 31142 & 31633 3 30 16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category

Tim,

It has been decided to drop the request to revise some of the existing conditions, and move forward with excepting the new conditions with these EOTs. Attached are the original acceptance letters, as well as the previously provided Waste Management letter dated 3/16/16 that was sent to Kim to clear the LEA Conditions.

We would like to get these EOTs on an agenda ASAP since all three maps are close to being recorded. County Survey has already routed the three maps to the various departments to clear conditions.

Also, TR 31142 EOT2 would have expired on 1/11/17, and we have already applied for the next EOT. TR 31141 and 31633 EOT2 would both expire on 3/29/17.

Please let us know if you need anything else to get these three EOTs on an agenda.

Thanks,

Sarah K. Kowalski, PE - Senior Engineer
Albert A. Webb Associates
3788 McCray Street, Riverside, CA 92506
t: 951.320.6006
e: sarah.kowalski@webbassociates.com w: www.webbassociates.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

From: Fayres Hall
Sent: Thursday, December 22, 2016 10:28 AM
To: Wheeler, Timothy
Cc: Russell Brady; Larry Ross; Sarah Kowalski; Jim Lytle; Jennell Lawrence
Subject: RE: EOT Status Update Please (TR31141/TR31142/TR31633)

Thanks Tim!



SR CONESTOGA, LLC

March 30, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR31633

Mr. Wheeler:

I am the applicant for the EOT Case TR31633. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation

50-E-HEALTH.4 – EOT2-LEA CLEARANCE /Working with Environmental Health to clear condition.
50-E-HEALTH.5 – EOT2-WATER & SEWER WILL SERVE/Working with Environmental Health to clear condition.

50-E-TRANS.36 – EOT2-MAP-SIGNING & STRIPING PLAN

2. Prior to Building Permit Issuance

80-BS-GRADE.2 – EOT2-ROUGH GRADE APPROVAL

3. Prior to Building Final Inspection

90-TRANS.12 – EOT2 - LANDSCAPING

Regards,



Jim Lytle

02/03/17
14:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT2- WATER & SEWER WILL SERVE

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

TRANS DEPARTMENT

50.TRANS. 36 MAP-SIGNING & STRPNG PLN EOT2

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT2 ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31633

Parcel: 461-210-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP -EOT2 ROUGH GRADE APPROVAL (cont.) RECOMMND

grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 12 MAP - LANDSCAPING (EOT2) RECOMMND


The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road and Rice Road.

1.10

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 31633
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31633

BACKGROUND:

Tentative Tract Map No. 31633 was originally approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6866 and both were approved on March 29, 2005.

The Board of Supervisors approved the first Extension of Time on November 30, 2010.

The Second Extension of Time is being processed concurrently with the Third Extension of time. The Second Extension of Time was received January 4, 2016, ahead of the expiration date of March 29, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on January 13, 2017.

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A third extension of time was filed January 11, 2017. The third extension of time is being processed concurrently, but as a subsequent action, with the second extension of time. No conditions of approval will be imposed on this third extension of time.

The County Planning Department, as part of the review of this Extension of Time request recommends 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.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

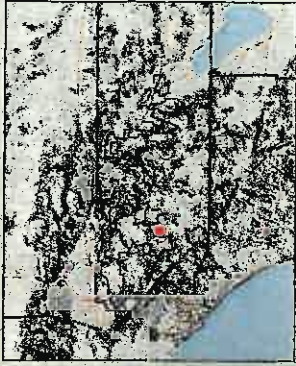
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 29, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31633, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

3rd EOT for TR31633 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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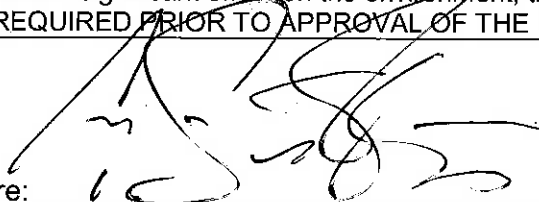


Extension of Time Environmental Determination

Project Case Number: TR31633
 Original E.A. Number: EA39242
 Extension of Time No.: Third
 Original Approval Date: March 29, 2005
 Project Location: Southerly od Domenigoni Parkway, northerly of Newport Road, westerly of Winchester Road (Highway 79), and easterly of Pioneer Court. _____
 Project Description: Schedule A map to subdivide 94.24 acres into 136 single family residential lots with 9 open space lots and 1 remainder parcel. _____


On March 29, 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: _____ Date: February 8, 2017 _____
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Agenda Item No.: 4.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission: February 15, 2017

CONDITIONAL USE PERMIT NO. 3742
Environmental Assessment No. 42880
Applicant: James Delhamer
Engineer/Representative: Jordan Architects


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 41,147 sq. ft. building including a ground floor 1,144 sq. ft. office, and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes seven (7) parking spaces, including one accessible parking space.

The project is located at the northwesterly corner of Calistoga Drive and Commerce Court.

RECOMMENDATIONS:

CONTINUE CONDITIONAL USE PERMIT NO. 3742, to March 15, 2017.

W