COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

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. 32477

BACKGROUND:

The Tentative Tract Map No. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 and both were approved by the Board on June 28, 2005. The first extension of time was approved at Planning Commission on September 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend 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 applicant (dated May 5, 2016) 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 June 28, 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.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant’s consent.
Extension of Time
Environmental Determination

Project Case Number: TR32477
Original E.A. Number: EA39649
Extension of Time No.: Second
Original Approval Date: June 28, 2005
Project Location: North of Nandina Ave, south of Rabbit Scramble Trail, and east of Washington St.

Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

On June 28, 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:

☐ 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.

☒ 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.

☐ 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.

☐ 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: June 24, 2016
For Steve Weiss, Planning Director
May 5, 2016

County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Re: Tract 32477 extension of time conditions of approval

To whom it may concern:

This letter shall serve notice that Bridgewalk 64, LLC as owner of Tract 32477 and Extension of Time Applicant, accept these conditions.

Conditions of Approval:

Trans Dept:

10.Trans. 11: Accepted
10.Trans. 12: Accepted
10.Trans. 14: Accepted
50.Trans. 27: Accepted
50.Trans. 28: Accepted
50.Trans. 29: Accepted
90. Trans. 7: Accepted

Waste Dept:

80.Waste. 1: Accepted
90.Waste. 1: Accepted
TR 32477 Extension of Time
Conditions of Approval Accepted.
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Health Dept.

60.E Health. 4: Accepted

If you have any questions please do not hesitate to call (626-263-4205) or email: ponufer@avpre.net.

Sincerely,
Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager

[Signature]
Paul Onufer
Its: Managing Member

cc: Henry Lozano, Proactive Engineering
    Shelby Bundy, Proactive Engineering
10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 11 MAP-(EOT2) BRIDGE TYPE SELECT

For any road crossing spanning 20 feet or more along the road centerline, the project engineer shall contact the Transportation Department to begin the bridge type selection process.

10.TRANS. 12 MAP-(EOT2) SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 14 MAP-(EOT2) BMP MAINT & INSPECT

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&RS) for the development's Home/Property Owners
10. GENERAL CONDITIONS

10.TRANS. 14 MAP-(EOT2) BMP MAINT & INSPECT (cont.) RECOMMND

Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 27 MAP-(EOT2) WQMP RQMT-FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 28 MAP-(EOT2) SUBMIT WQMP & PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting
50. PRIOR TO MAP RECORDATION

50. TRANS. 28  MAP-(EOT2) SUBMIT WQMP & PLANS (cont.)  RECOMMEND

hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50. TRANS. 29  MAP-(EOT2) WQMP MAINT DETERM  RECOMMEND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60. E HEALTH. 4  EOT2- ECP PHASE II REQUIRED  RECOMMEND

A Phase II Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80. WASTE. 1  MAP - (EOT2) WASTE RECYCLE PLA  RECOMMEND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record
80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - (EOT2) WASTE Recycle PLA (cont.) RECOMMND

keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 MAP-(EOT2) BMP - EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Section a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1 MAP - (EOT2) WASTE Reporting F RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.