

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

7108



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 16, 2008

SUBJECT: NOTICE OF DECISION OF THE PLANNING DIRECTOR REGARDING REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE PARCEL MAP NO. 29961.

ORIGINAL DATE OF APPROVAL: October 21, 2002

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Director on December 16, 2008, regarding the request for an Extension of Time to record a final map for the following:

THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP 29961 -
Applicant: Avalon Consultants - ~~First~~ Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) - Location: Southerly of Calle Huerto and westerly of Hacienda Drive - 10.0 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) - The parcel map proposes a Schedule H subdivision of 10.0 acres into two (2) 5.0 acre parcels. - **REQUEST:** EXTENSION OF TIME TO OCTOBER 21, 2008 - THIRD EXTENSION.

The Planning Director approved the requested Extension of Time.

The decision of the Planning Director is considered final and no action by the Board of Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board accompanied by the fee set forth in Ordinance No. 671.



Ron Goldman
Planning Director

DM:cg

REVIEWED BY EXECUTIVE OFFICE
DATE 12/19/08 TNG
Tina Grande
Departmental Concurrence

Policy Policy
 Consent Consent
Dept'l Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.

District: FIRST

Agenda Number:

1.3

Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: First
Project Planner: David Mares

TENTATIVE PARCEL MAP NO. 29961
THIRD EXTENSION OF TIME
Director's Decision: December 16, 2008
Applicant: Avalon Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT DIRECTOR'S DECISION STAFF REPORT

The applicant of the below listed tentative map has requested an extension of time to allow for recordation of a final map. The following will be presented to the Planning Director for action.

CEQA: The following map has conformed to the requirements of the California Environmental Quality Act. It has been determined that the individual map has one or more potentially significant environmental changes and may have a significant effect upon the environment.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

ORDINANCE NO. 659: It has been determined that in order to ensure public health, safety and welfare, the map listed below will be required to pay all fees in accordance with Ordinance No. 659.

BACKGROUND

Upon approval of the tentative map, an approval letter was issued to the applicant along with final conditions of approval, indicating an approval date of March 25, 2003. The Planning Department established an expiration date 3 years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with Section 6.6 of County Ordinance No. 460, the correct approval date should have been based upon the Planning Director's approval decision on October 21, 2002. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the original approval/decision date is now corrected to show a date of **October 21, 2002**.

ORIGINAL APPROVAL DATE: October 21, 2002

FURTHER PLANNING CONSIDERATIONS

EFFECT OF SB 1185: On July 15, 2008 Governor Schwarzenegger signed into law SB 1185, "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 and allows local governments to approve an additional 12 month extension at their discretion".

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become October 21, 2008 and will automatically gain benefit of the change to State law (SB 1185), and will, in fact, be extended until October 21, 2009. If a final map has not been recorded prior this date a fourth extension of time application for the approved tentative map must be filed.

RECOMMENDATION:

APPROVAL, subject to all the previously approved and amended/added Conditions of Approval, (with the applicant's consent) of the THIRD EXTENSION OF TIME REQUEST to October 21, 2008 for:

THIRD EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP 29961 - Applicant: Avalon Consultants - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) - Location: Southerly of Calle Huerto and westerly of Hacienda Drive – 10.0 Acres - Zoning: Residential Agricultural (R-A-5) (5 Acre Minimum) - The parcel map proposes a Schedule H subdivision of 10.0 acres into two (2) 5.0 acre parcels. - **REQUEST: EXTENSION OF TIME TO OCTOBER 21, 2008 - THIRD EXTENSION.**

DM:cg
05/21/2008
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Tentative Tract Map & Parcel Map Extension of Time – Environmental Determination

Project Case Number: PM29961
 Original E.A. Number: 38233
 Extension of Time No.: SECOND
 Original Approval Date: October 21, 2002
 Project Location: Southerly of Calle Huerto and westerly of Hacienda Drive

Description of Land Division: The parcel map proposes a Schedule H subdivision of 10.0 acres into two (2) 5.0 acre parcels.

On June 12, 2008 this land division and its original environmental assessment/environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

| | |
|-------------------------------------|---|
| <input checked="" 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 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: David Mares
 David Mares, Principal Planner

Date: 06/12/08
 For Ron Goldman, Planning Director