

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



2746

FROM : TLMA-PLANNING::

SUBMITTAL DATE:
October 19, 2016

SUBJECT: SUBJECT: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32064 - Applicant: Raymond Ferrari - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) - Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue and westerly of Hansen Avenue – 31.4 Gross Acres - Zoning: Residential Agriculture - (R-A) - APPROVED PROJECT
DESCRIPTION: Schedule B - to subdivide 31.4 gross acres into 43 single family residential lots with a minimum lot size of 21,784 sq. ft. And One (1) detention basin. REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32064M1, extending the expiration date to May 25, 2017. Deposit Based Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on August 3, 2016. The Tentative Tract Map No. 32064 will now expire on May 25, 2017.

Consent

Steven Weiss
Steven Weiss, Director 10/19/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit based funds			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: November 1, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

1-2

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

BACKGROUND:

Summary

The Tentative Tract Map was originally approved by the Planning Commission on May 25, 2005. A minor change to Tentative Tract Map No. 32064 was approved at Planning Commission on July 12, 2006. In the minor change to the tract a reduction from 48 lots to 43 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,784 sq. ft.; plus one detention basin. This action allowed for the construction of septic systems and the removal requiring sewer facilities. The first extension of time was approved by the Planning Commission on November 4, 2009.

The County Planning Department, as part of the review for this Extension of Time request recommend the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 32064 on August 3, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
AUGUST 3, 2016**

I. AGENDA ITEM 1.4

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32064M1 – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue and westerly of Hansen Avenue – 31.4 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32064M1, extending the expiration date to May 25th, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED SECOND EXTENSION OF TIME for Tentative Tract Map No. 32064M1.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No. 174
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32064 MINOR
CHANGE NO. 1
SECOND EXTENSION OF TIME
Applicant: Ray Ferrari


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 for the recordation of the final map to subdivide 31.4 gross acres into 43 single family residential lots with a minimum size of 21,784 sq. ft. 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:

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 32064 MINOR CHANGE NO. 1

BACKGROUND:

The tentative Tract Map was originally approved by the Planning Commission on May 25, 2005. A minor change to Tentative Tract Map 32064 was approved at Planning Commission on July 12, 2006. In the minor change to the tract a reduction from 48 lots to 43 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,784 sq. ft.; plus one detention basin. This action allowed for the construction of septic systems and the removal requiring sewer facilities. The first extension of time was approved by the Planning Commission on November 4, 2009.

The County Planning Department, as part of the review for this Extension of Time request recommend the addition of six (6) 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 June 5, 2016) indicating the acceptance of the six (6) 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 May 25, 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.

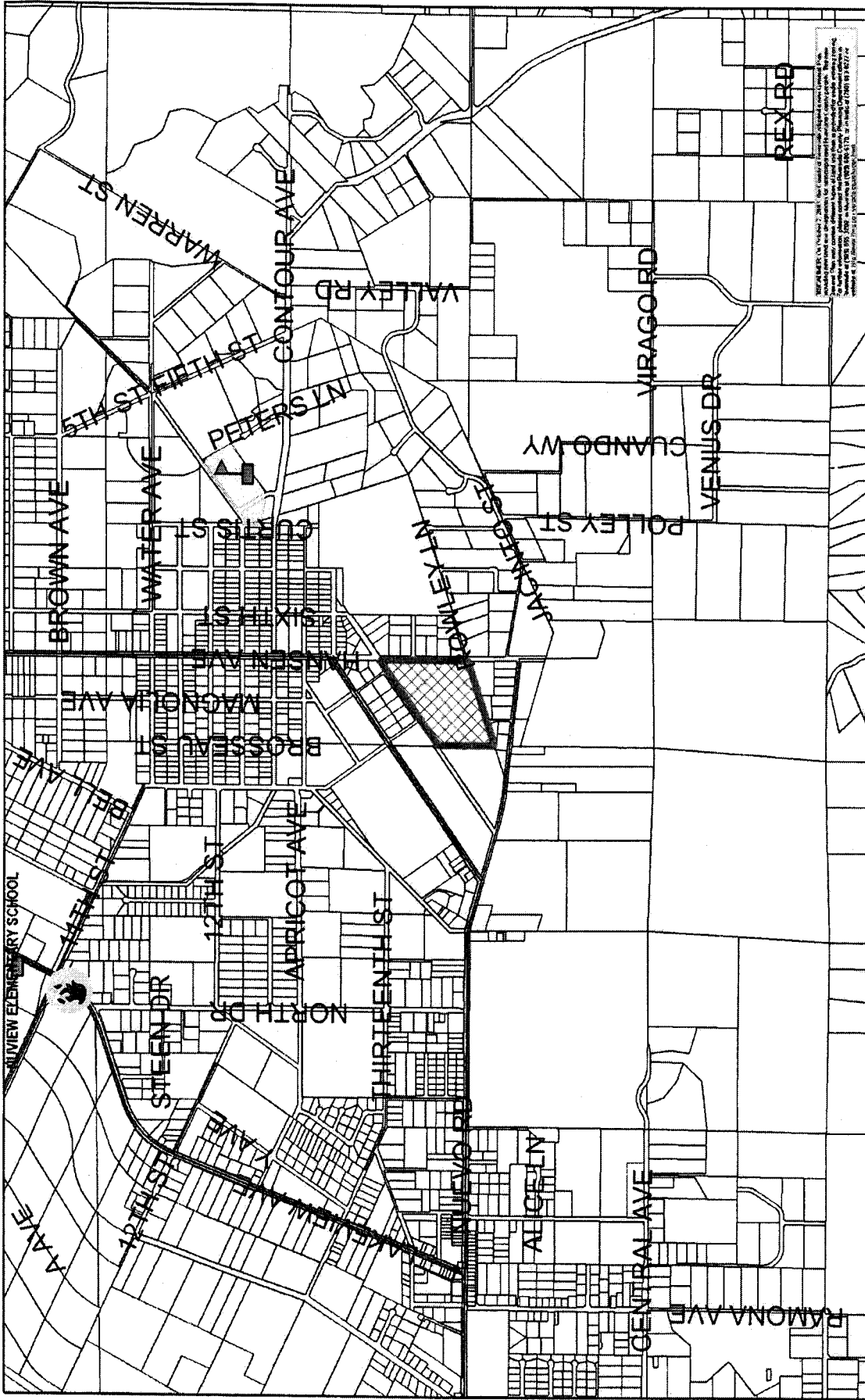
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32064 MINOR CHANGE NO. 1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 5/5/05

TR32064 VICINITY MAP

Planner: Adam Rush
Date: 5/25/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Nuevo
Township/Range: T4SR2W
Section: 20 & 29

ASSESSORS
BK. PG. 427-13
THOMAS
BROS. PG. 779 A7



WARNING: This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from public records and is subject to change without notice. The Riverside County Planning Department is not responsible for any errors or omissions on this map.

Supervisor Ashley
District 5

DATE DRAWN 5/5/05

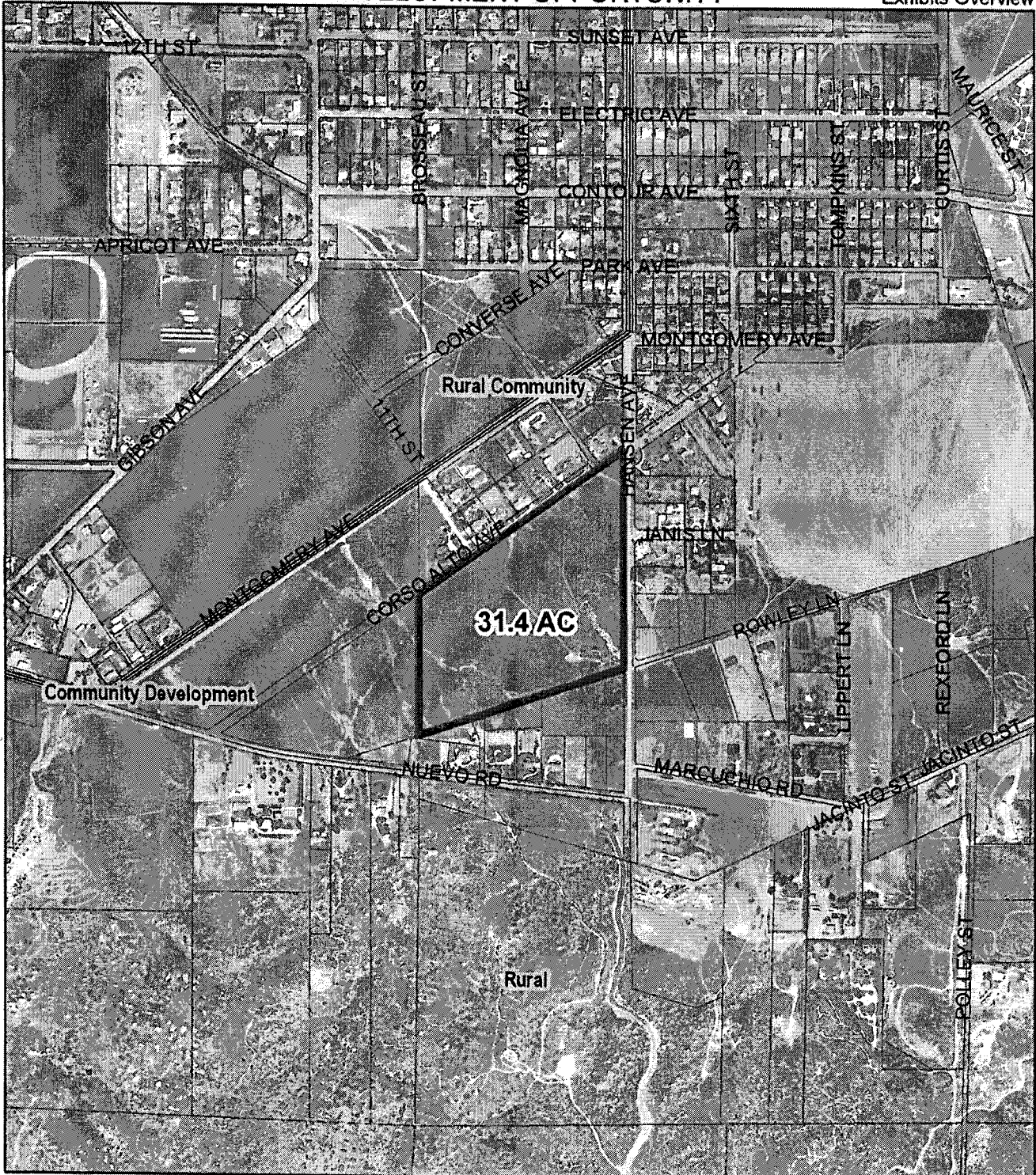
TR32064

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 5/25/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Nuevo**
Township/Range: T4SR2W
SECTION: 20 & 29



ASSESSORS 427-13
BK. PG.
THOMAS 779 A7
BROS.PG

Supervisor Ashley
District 5

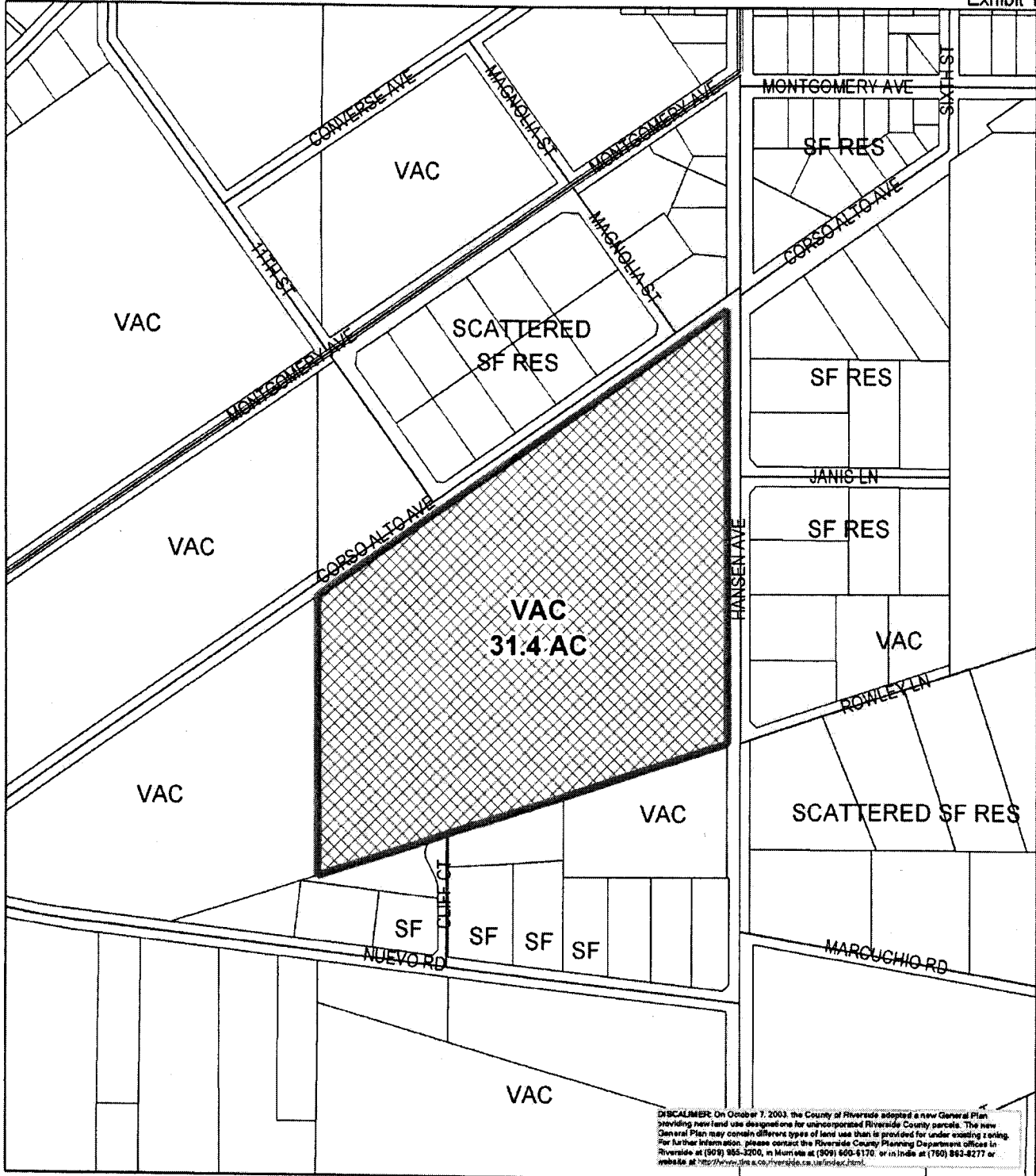
TR32064

Land Use

Planner: Adam Rush
Date: 5/5/05

DATE DRAWN: 5/5/05

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**

Township/Range: T4SR2W
Section : 20 & 29

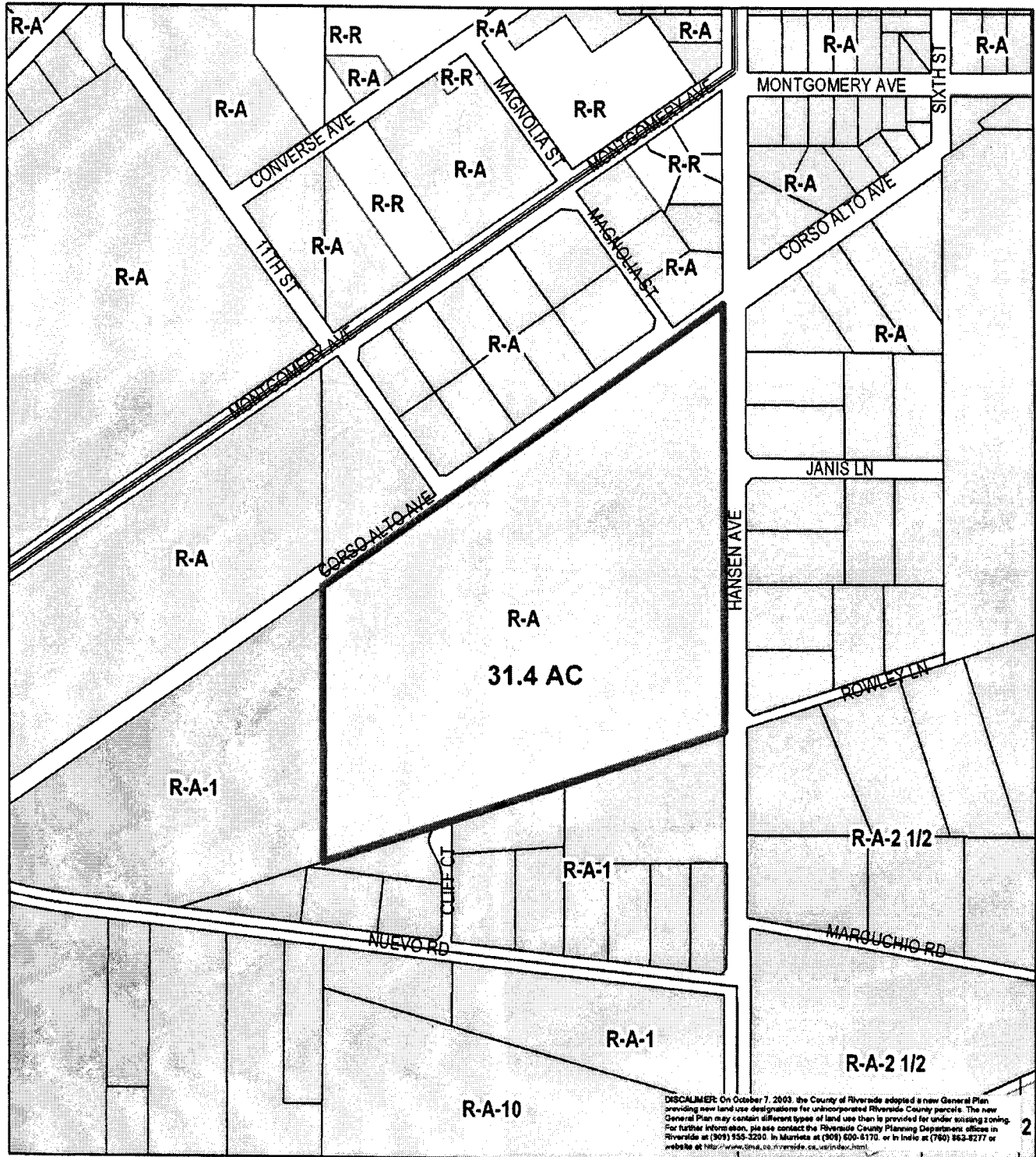


ASSESSORS 427-13
BK. PG.
THOMAS 779 A7
BROS.PG

Supervisor Ashley
 District 5
 DATE DRAWN: 5/5/05

TR32064
 EXISTING ZONING

Planner: Adam Rush
 Date: 5/25/05
 Exhibit 3



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 office in Riverside at (951) 555-3200. In Murrieta at (951) 600-5170, or in Indio at (760) 862-8277 or website at http://www.cora.ca.gov/riverside_ca_us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: T4SR2W
 Section : 20 & 29

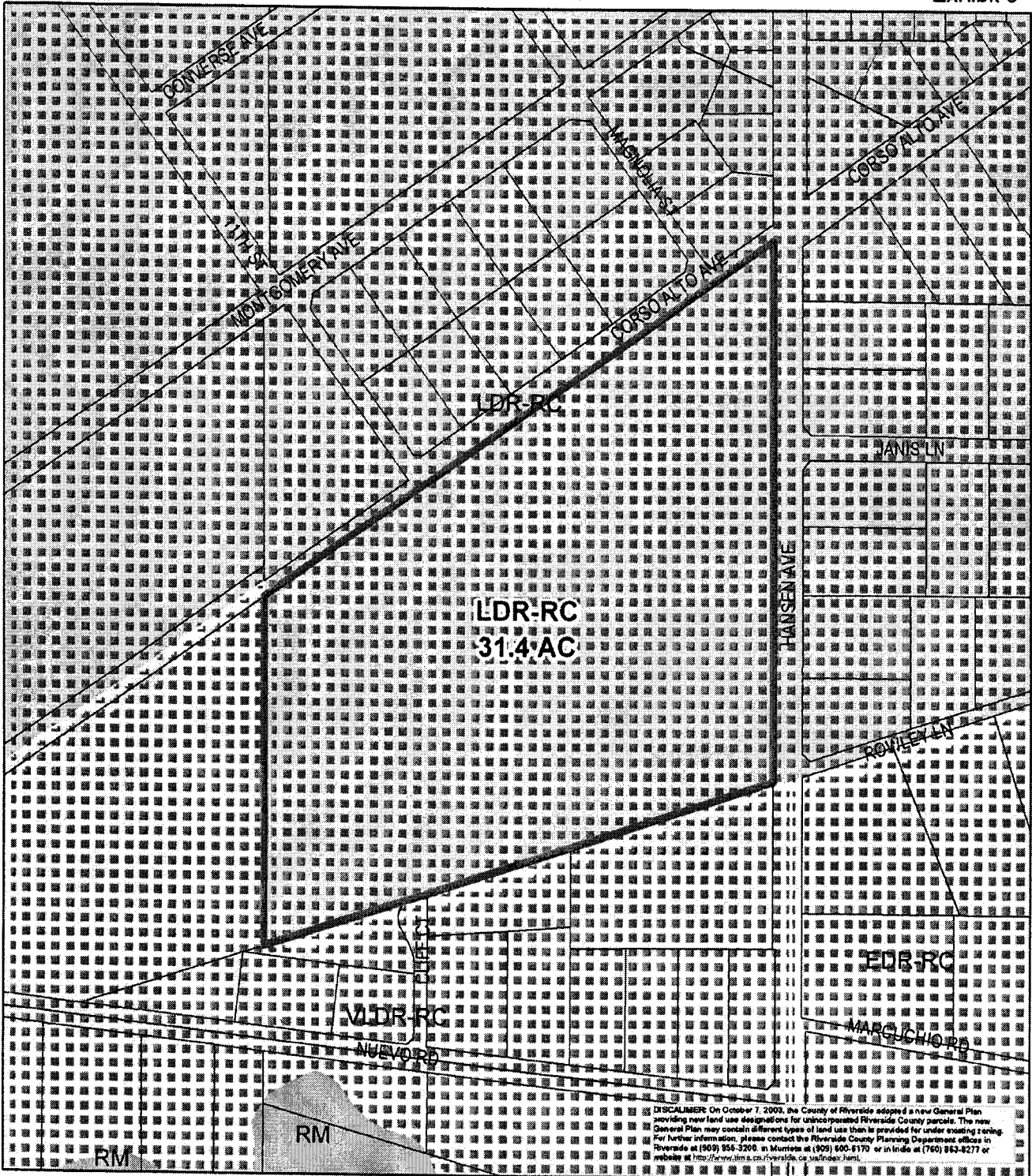


ASSESSORS
 BK. PG. 427-13
 THOMAS
 BROS.PG 779 A7

Supervisor Ashley
 District 5
 DATE DRAWN: 5/5/05

TR32064
 General Plan

Planner: Adam Rush
 Date: 5/25/05
 Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: T4SR2W
 Section : 20 & 29



ASSESSORS
 BK. PG. 427-13
 THOMAS 779 A7
 BROS.PG


Extension of Time Environmental Determination

Project Case Number: TR32064M1
 Original E.A. Number: EA39434
 Extension of Time No.: Second
 Original Approval Date: May 25, 2005
 Project Location: North of Nuevo Road, Southeast of Corso Alto Avenue and West of Hansen Avenue

Project Description: Schedule B - to subdivide 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin.

On May 25, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: July 22, 2016
 For Steve Weiss, Planning Director

June 5, 2016

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501

re: Extension Of Time #2 for Tract# TR32064M1/Conditions of Approval

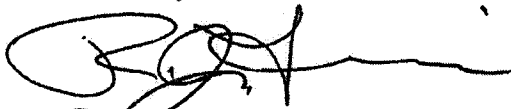
Dear Mr. Wheeler:

Please receive this letter as our "acceptance" of the "conditions of approval" by the Riverside County LMS dated 05/27/16. We are in receipt of and have reviewed the additional conditions for TR32064 (parcel:427-130-008) proposed as part of the tentative map extension(#2) process. We agree to these additional conditions, and are in the process of proposing modifications to the original conditions placed on this tract by Flood Control requiring significant offsite storm drain improvements.

We plan to begin discussions with the County Flood department about our proposed modifications. Regardless of the outcome with Flood Control, we would like to ensure that the tentative map approvals are extended. We look forward to working with you to resolve any and all conditions for this tract.

Should you need to contact me, please feel free to email: ray.ferrari@mac.com or call 530.368.2714. Thank you for your assistance in this matter.

I remain,
Sincerely,

A handwritten signature in black ink, appearing to read 'Ray J. Ferrari', with a long horizontal flourish extending to the right.

Raymond J. Ferrari
(Ray)

cc: Rich Ferrari, Dave Ferrari, Ron Ferrari

07/22/16
12:04

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT2- PHASE I ESA REQUIRED RECOMMND

A Phase I 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.

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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP - EOT2 CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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 .

07/22/16
12:04

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - EOT2 NPDES/SWPPP (cont.) RECOMMND

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.

60.BS GRADE. 2 MAP - EOT2 APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 MAP - EOT2 IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial

07/22/16
12:04

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32064M1

Parcel: 427-130-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

MAP - EOT2 IF WQMP REQUIRED (cont.)

RECOMMND

facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.