

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



ITEM
1.3

MEETING DATE:

Tuesday, November 8, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065 - Applicant: Raymond Ferrari - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) - Location: Northerly of Rowley Lane, southerly of Montgomery Avenue and easterly of 6th Street - 64.5 Gross Acres - Zoning: Residential Agriculture - (R-A) - APPROVED PROJECT DESCRIPTION: Schedule B - subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 foot wide access road. - REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32065M1, 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. 32065 will now expire on May 25, 2017.

Consent

Steven Weiss

Steven Weiss, Director

10/20/2016

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 Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 8, 2016
xc: Planning, Applicant

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

1-3

**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 32065 was approved at Planning Commission on October 4, 2006. In the minor change to the tract a reduction from 100 lots to 99 lots occurred to allow 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 twelve (12) 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. 32065 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**



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

I. AGENDA ITEM 1.5

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32065M1 – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Rowley Lane, Southerly of Montgomery Avenue and Easterly of 6th Street – 64.5 Gross acres – Zoning: Residential Agriculture – (R-A) – Approved Project Description: Schedule B – subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. **REQUEST:** Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32065 M1, 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. 32065M1.

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. **1.5**
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

**TENTATIVE TRACT MAP NO. 32065 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 64.5 gross acres into 99 single family residential lots with a minimum size of 21,780 sq. ft. and two detention basins, and one 16.5 wide access road.

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. 32065 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 32065 was approved at Planning Commission on October 4, 2006. In the minor change to the tract a reduction from 100 lots to 99 lots occurred to allow 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 twelve (12) 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 twelve (12) 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.

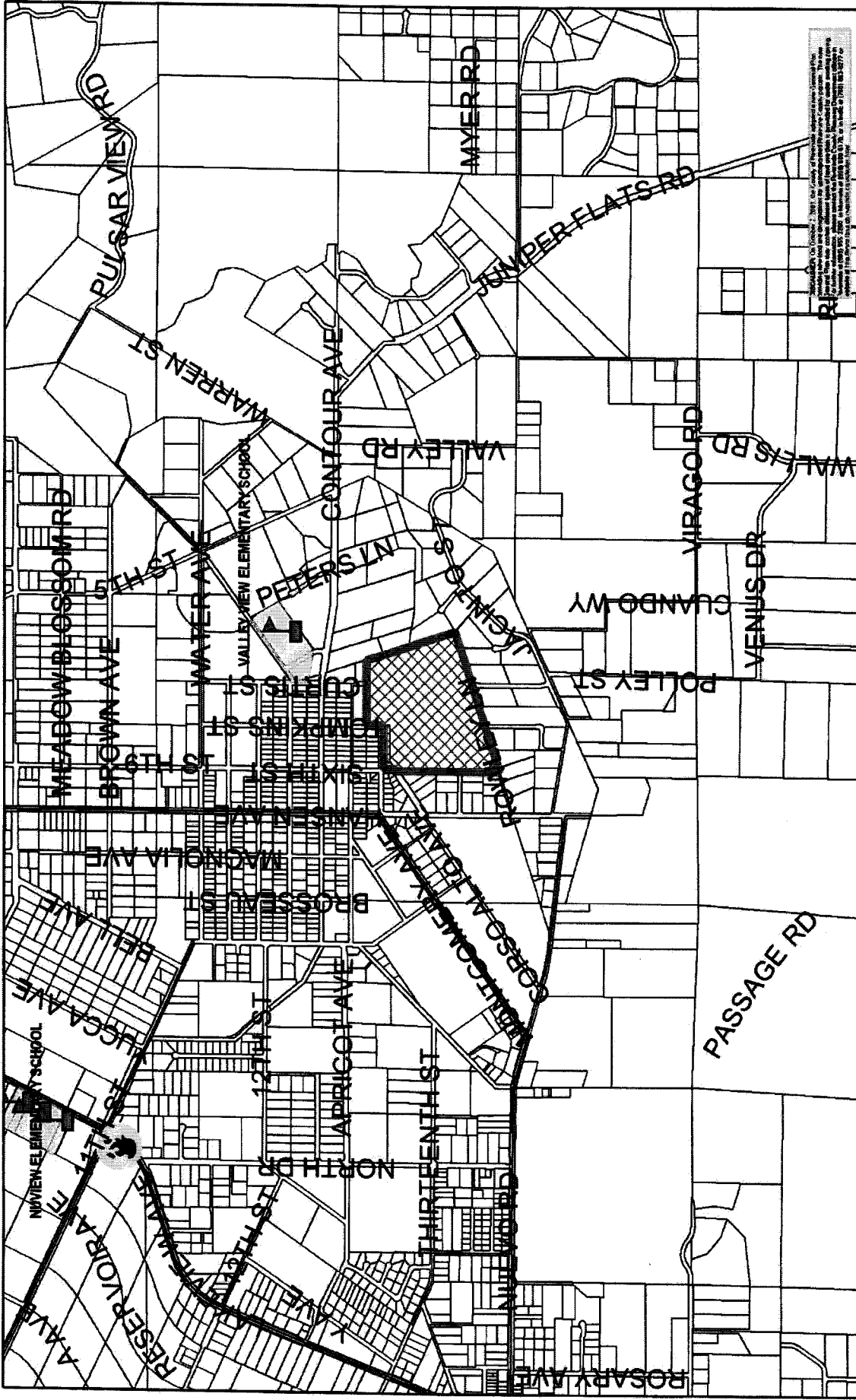
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32065 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: 5/6/05

TR32065 VICINITY MAP

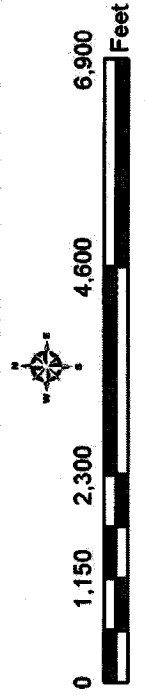
Planner: Adam Rush
Date: 5/25/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

ASSESSORS 427-37
BK. PG.
THOMAS 779 B6
BROS.PG



Supervisor Ashley
District 5

DATE DRAWN 5/6/05

TR32065

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 5/25/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Nuevo
Township/Range: T4SR2W
SECTION: 20



ASSESSORS
BK. PG. 427-37
THOMAS
BROS.PG 779 B6

Supervisor Ashley
District 5

DATE DRAWN: 5/6/05

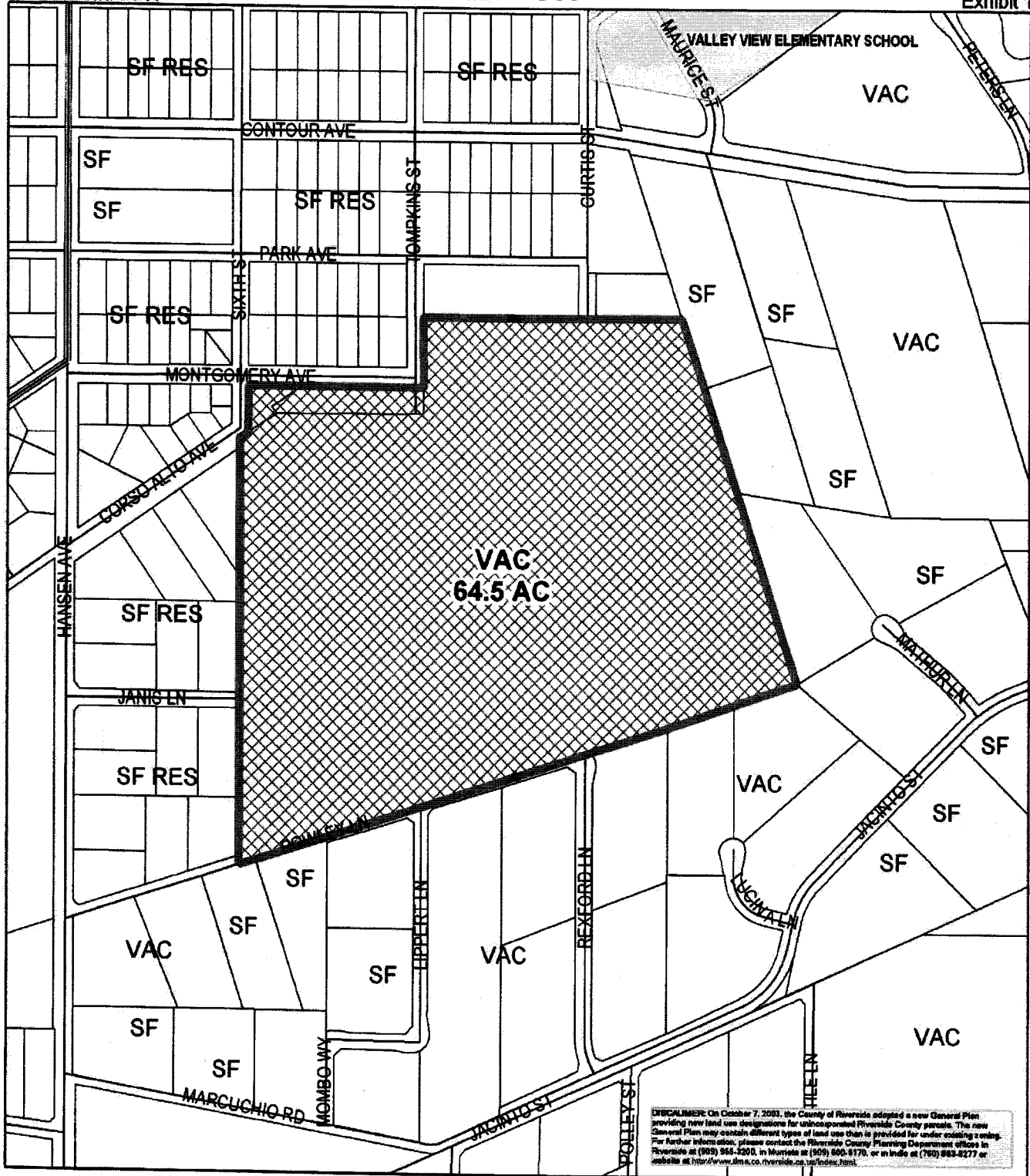
TR32065

Land Use

Planner: Adam Rush

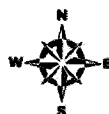
Date: 5/25/05

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



0 250 500 1,000 1,500
Feet

ASSESSORS
BK. PG. 427-37
THOMAS
BROS.PG 779 B6

Supervisor Ashley
District 5

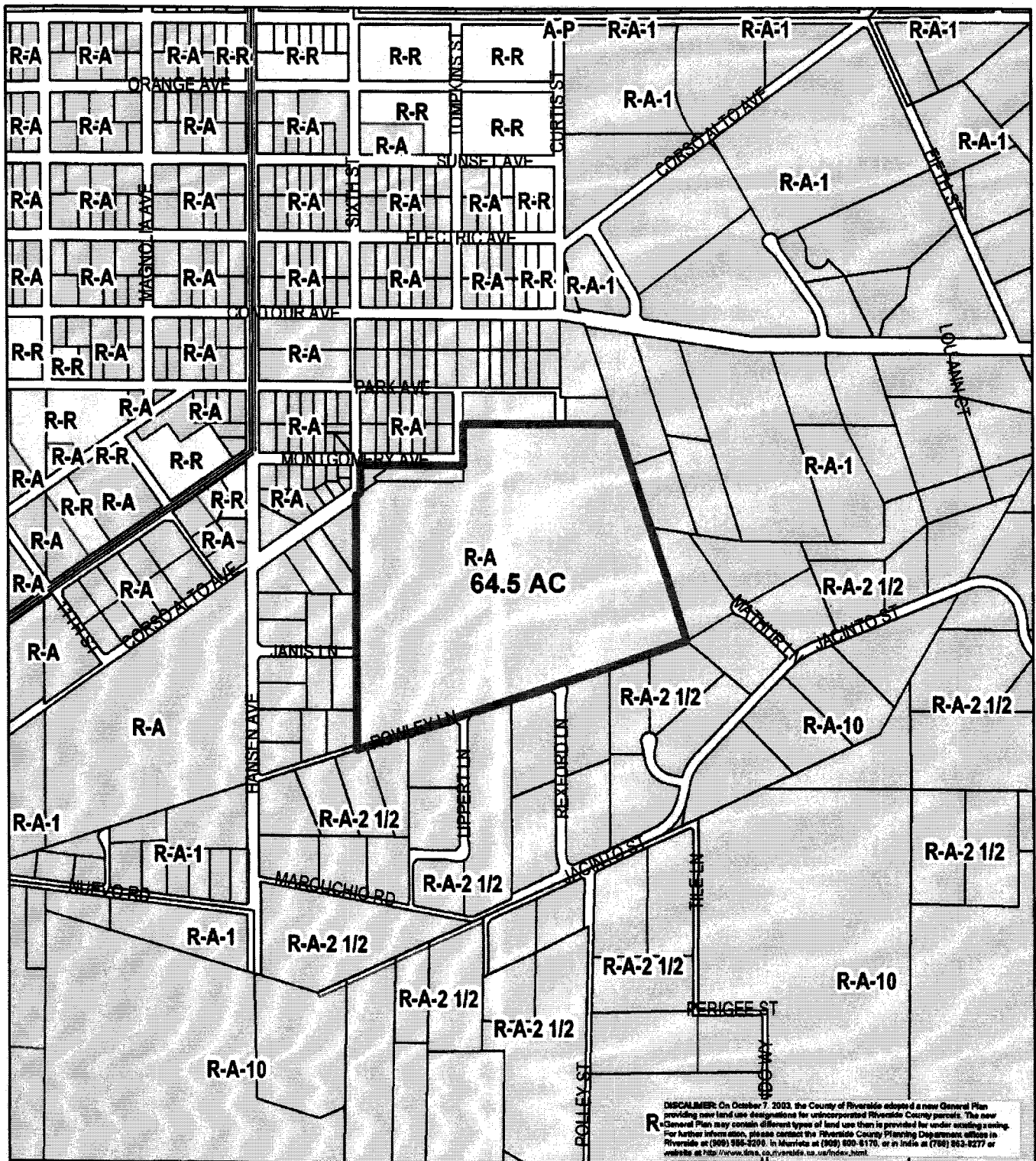
DATE DRAWN: 5/6/05

TR32065
EXISTING ZONING

Planner: Adam Rush

Date: 5/25/05

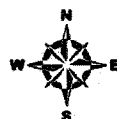
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**

Township/Range: T4SR2W
Section : 20



0 410 820 1,640 2,460
Feet

ASSESSORS
BK. PG. 427-37

THOMAS
BROS.PG 779 B6

Supervisor Ashley
District 5

DATE DRAWN: 5/6/05

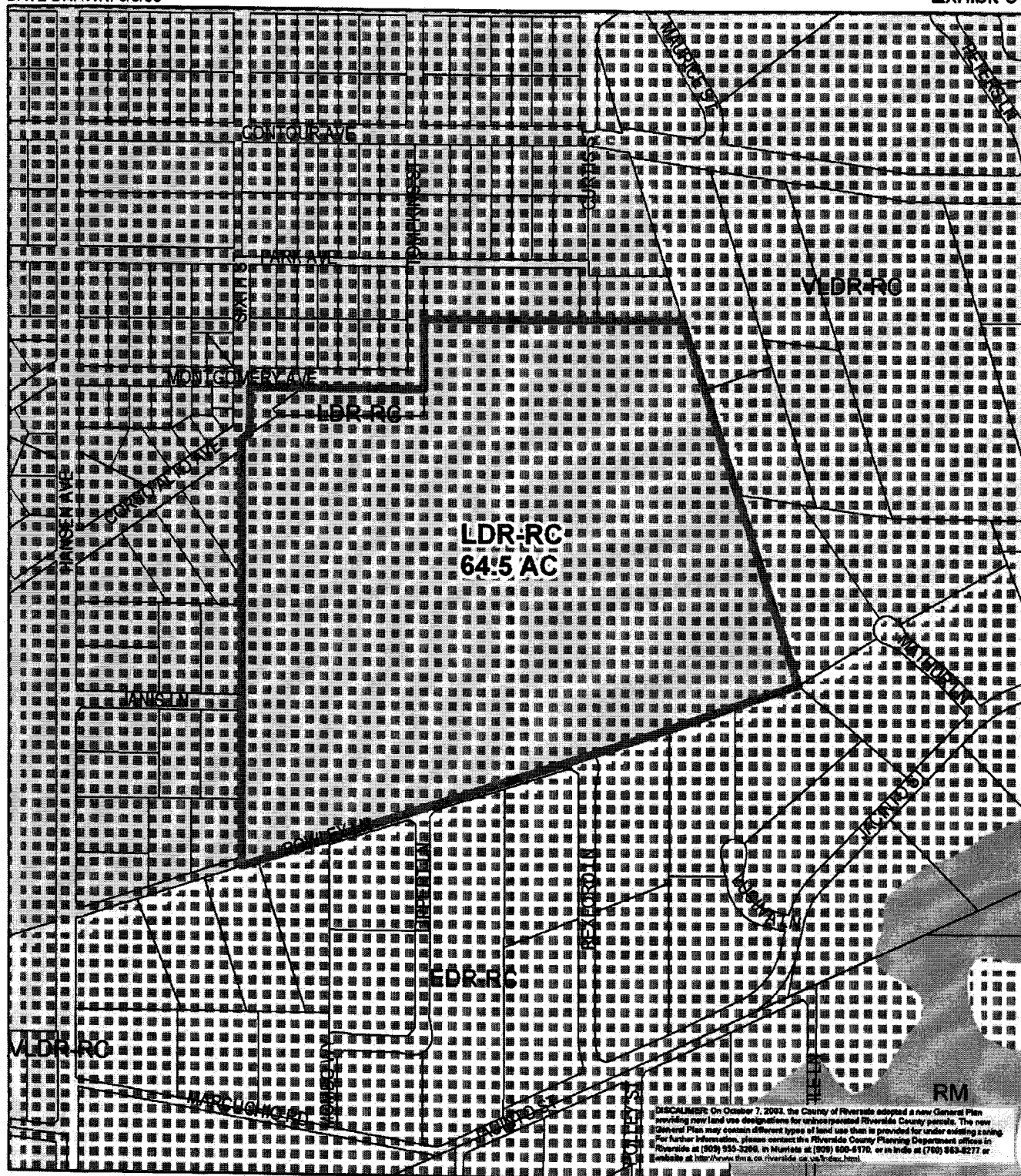
TR32065

General Plan

Planner: Adam Rush

Date: 5/25/05

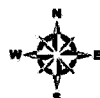
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

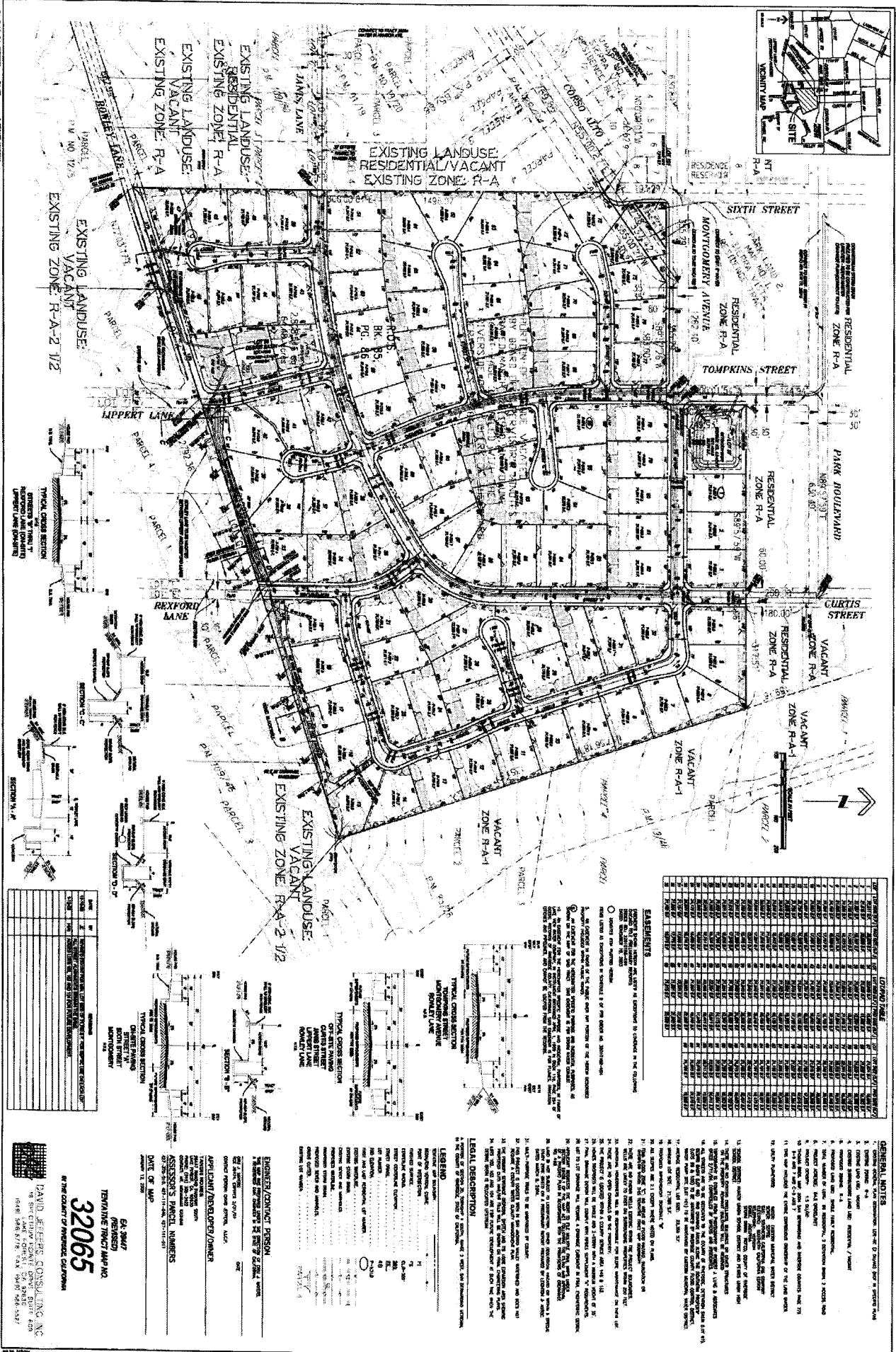
Zone
District: Nuevo

Township/Range: T4SR2W
Section: 20



0 230 460 920 1,380
Feet

ASSESSORS
BK. PG. 427-37
THOMAS 779 B6
BROS.PG



Extension of Time Environmental Determination

Project Case Number: TR32065M1
Original E.A. Number: EA39447
Extension of Time No.: Second
Original Approval Date: May 25, 2005
Project Location: North of Rowley Lane, South of Montgomery Avenue and East of 6th Street

Project Description: Schedule B - subdivide 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road.

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# TR32065M1/Conditions of Approval

Dear Mr. Wheeler:

Please receive this letter as our "acceptance" of the "conditions of approval" by the Riverside County LMS dated 05/31/16. We are in receipt of and have reviewed the additional conditions for TR32065 (parcel:427-111-047) 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', with a stylized flourish extending to the right.

Raymond J. Ferrari
(Ray)

cc: Rich Ferrari, Dave Ferrari, Ron Ferrari

07/22/16
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 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. 2 EOT2- WATER WILL SERVE

RECOMMND

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

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.

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

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15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

60.E HEALTH. 2 EOT2- GRADING & FEASIBILITY RECOMMND

On those projects where the grading plans are prepared by other than the person preparing the soils feasibility report, a statement must be included on the grading plan submitted for review and approval with the soil engineer's signature and seal as to the appropriateness of the grading with regard to the conclusions and recommendations set forth in the soil engineer's feasibility report.

60.E HEALTH. 3 EOT2 - PLAN REQMENTS RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer, Geologist with soils percolation expertise on all grading plans where subsurface sewage disposal is intended:

- 1) The proposed cuts and/or fills in the areas of the

07/22/16
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 3 EOT2 - PLAN REQMENTS (cont.)

RECOMMND

sewage disposal systems.

2) The primary sewage disposal system and its 100% expansion.

3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system.

4) The original tile line to be installed and all required expansion area shall be located in a natural undisturbed soil at the depth of the percolation tests performed.

5) On those grading plans prepared by other than the person preparing the feasibility percolation report, a statement must be placed on the plan, signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report and specific to the aforementioned items.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 EOT2- SEPTIC PLANS

RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 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.

07/22/16
15:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32065M1

Parcel: 427-111-047

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5

MAP - EOT2 IF WQMP REQUIRED (cont.)

RECOMMND

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 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.

E HEALTH DEPARTMENT

90.E HEALTH. 2

EOT2- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.