

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



ITEM  
1.2  
(ID # 2922)

MEETING DATE:

Tuesday, December 6, 2016

FROM: TLMA-PLANNING:

**SUBJECT:** TLMA-PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32764 - Applicant: Sideways Properties Inc. - Fifth Supervisorial District - Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2-acre minimum) - Location: Northerly of Jack Circle, easterly of Reservoir Avenue, and southerly of 9th Street - 6.74 Acres - Zoning: Residential Agricultural (R-A) - APPROVED PROJECT DESCRIPTION: Schedule B- to subdivide 6.74 gross acres into six (6) one (1) acre lots - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764, extending the expiration date to February 22, 2017. APN: 426-450-010. Deposit Based Fees 100%

ACTION: Consent

  
Steven Weiss, Director

11/2/2016

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 Jeffries, seconded by Supervisor Washington 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: December 6, 2016  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

1.2

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

**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 September 21, 2016. The Tentative Tract Map No. 32764 will now expire on February 22, 2017.

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 32764 was originally approved by the Planning Commission on February 22, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends 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 first extension of time for Tentative Tract Map No. 32764 on September 21, 2016. The Planning Commission approved the project by a 4-0 vote (Chairman Leach 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:**

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

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



Tina Grande, Principal Management Analyst

11/29/2016



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 21, 2016**

**I. AGENDA ITEM 1.1**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32764** – Applicant: Sideways Properties, Inc – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2-acre minimum) – Location: Northerly of Jack Circle, easterly of Reservoir Avenue, and southerly of 9<sup>th</sup> Street – 6.74 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B – to subdivide 6.74 gross acres into six (6) – one (1) acre lots.

**II. PROJECT DESCRIPTION:**

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764, extending the expiration date to February 22, 2017.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Valdivia  
A vote of 4-0 (Chairman Leach absent)

**APPROVED FIRST EXTENSION OF TIME TO FEBRUARY 22, 2017.**

**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](mailto:mcstark@rctlma.org).

Agenda Item No. **1.1**  
Area Plan: Lakeview/Nuevo  
Zoning Area: Lakeview  
Supervisory District: Fifth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 32764  
FIRST EXTENSION OF TIME  
Applicant: Sideways Properties Inc.

  
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 6.74 gross acres into six (6) - one (1) acre 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:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764**

### BACKGROUND:

The Tentative Tract Map No. 32764 was originally approved by the Planning Commission on February 22, 2006.

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

*W*

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 August 2, 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 February 22, 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.

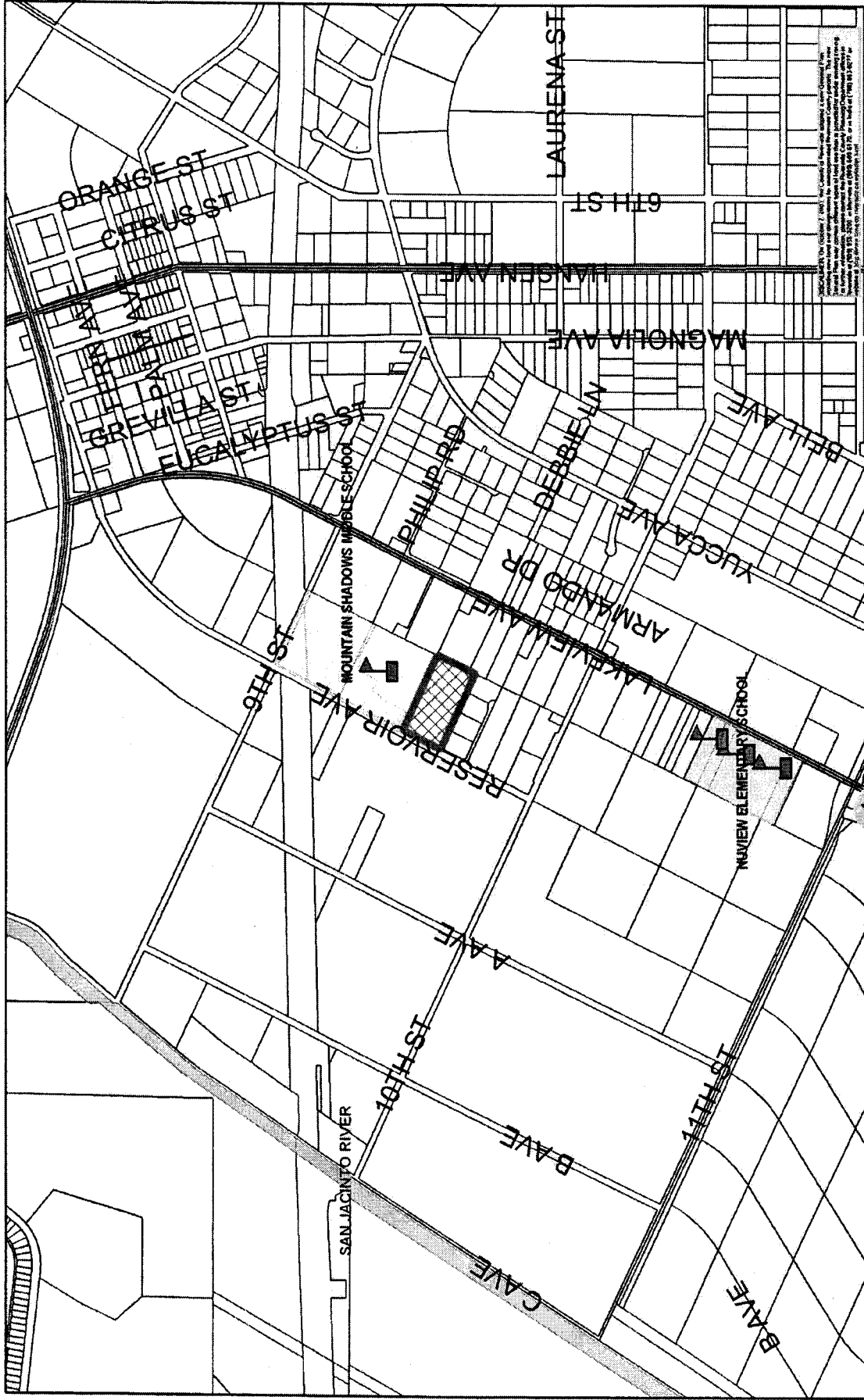
#### **RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32764**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley  
District 5  
DATE DRAWN: 1/31/06

# TR32764 VICINITY MAP

Planner: Adam Rush  
Date: 2/3/06  
Exhibit 5



Zone  
District: Lakeview  
Township/Range: T4SR2W  
Section : 18

ASSESSORS  
BK. PG. 426-45  
THOMAS  
BROS. PG. 778 J3

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Ashley  
District 5

DATE DRAWN 1/31/06

TR32764

DEVELOPMENT OPPORTUNITY

Planner: Adam Rush

Date: 2/3/06

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Lakeview**  
Plan:

Township/Range: T4SR2W  
SECTION: 18



0 495 990 1,980 2,970 Feet

ASSESSORS  
BK. PG. 426-45  
THOMAS  
BROS.PG 778 J3

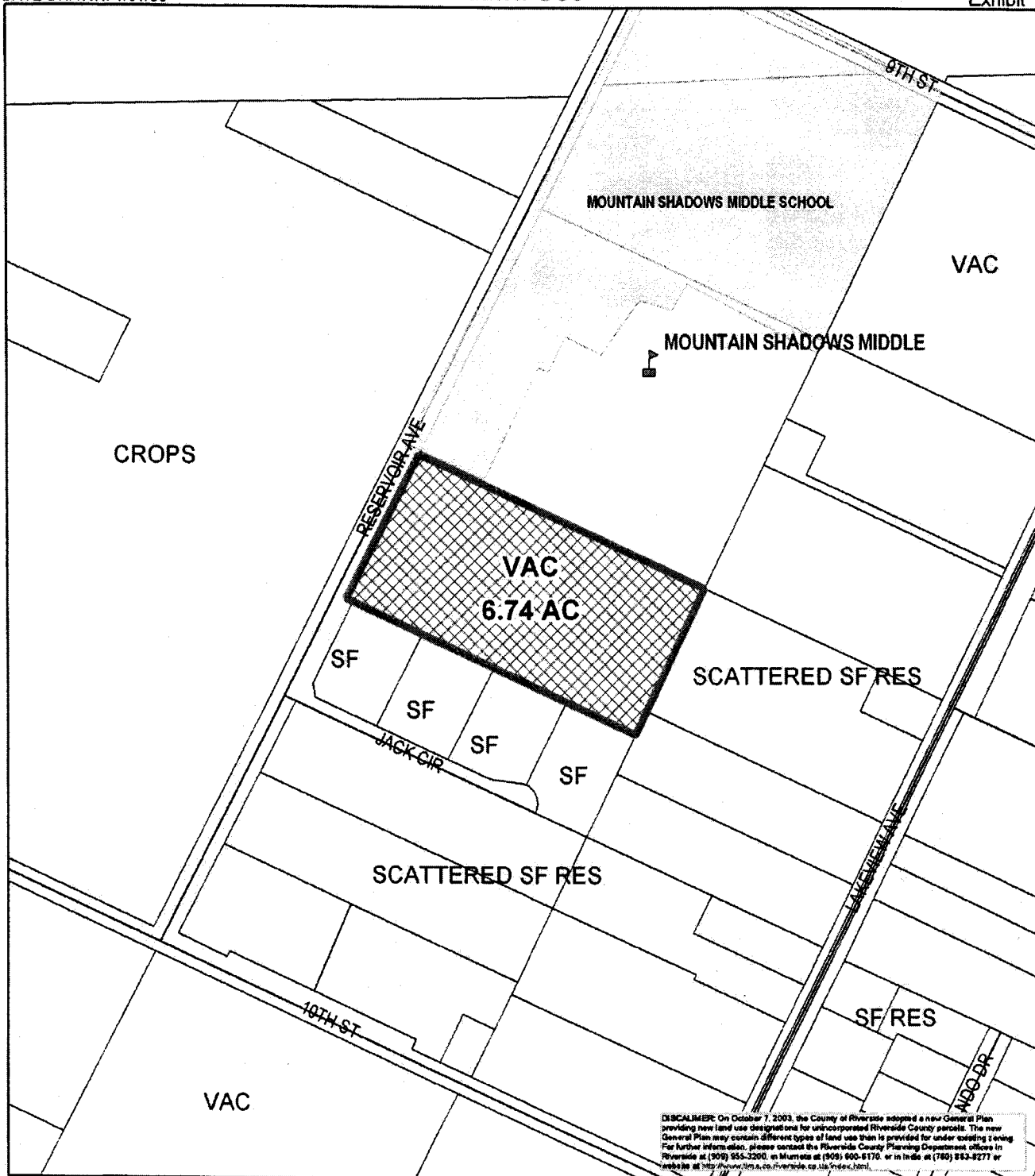


Supervisor Ashley  
District 5  
DATE DRAWN: 1/31/06

# TR32764

Land Use

Planner: Adam Rush  
Date: 2/3/06  
Exhibit 1



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: **Lakeview**  
Township/Range: T4SR2W  
Section : 18

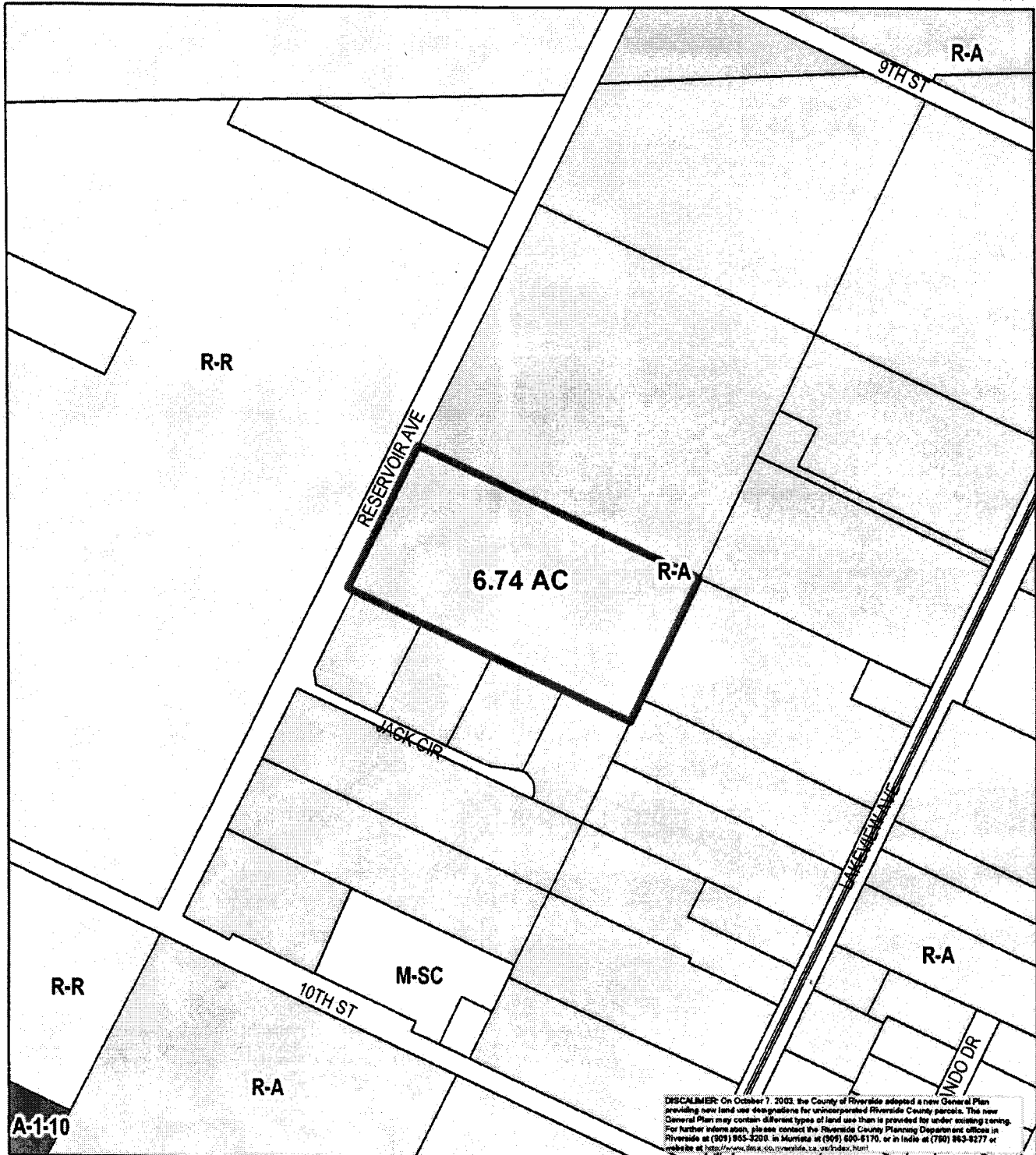


ASSESSORS 426-45  
BK. PG.  
THOMAS 778 J3  
BROS.PG

Supervisor Ashley  
District 5  
DATE DRAWN: 1/31/06

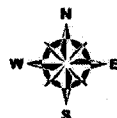
**TR32764**  
**EXISTING ZONING**

Planner: Adam Rush  
Date: 2/3/06  
Exhibit 3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Lakeview**  
Township/Range: T4SR2W  
Section : 18

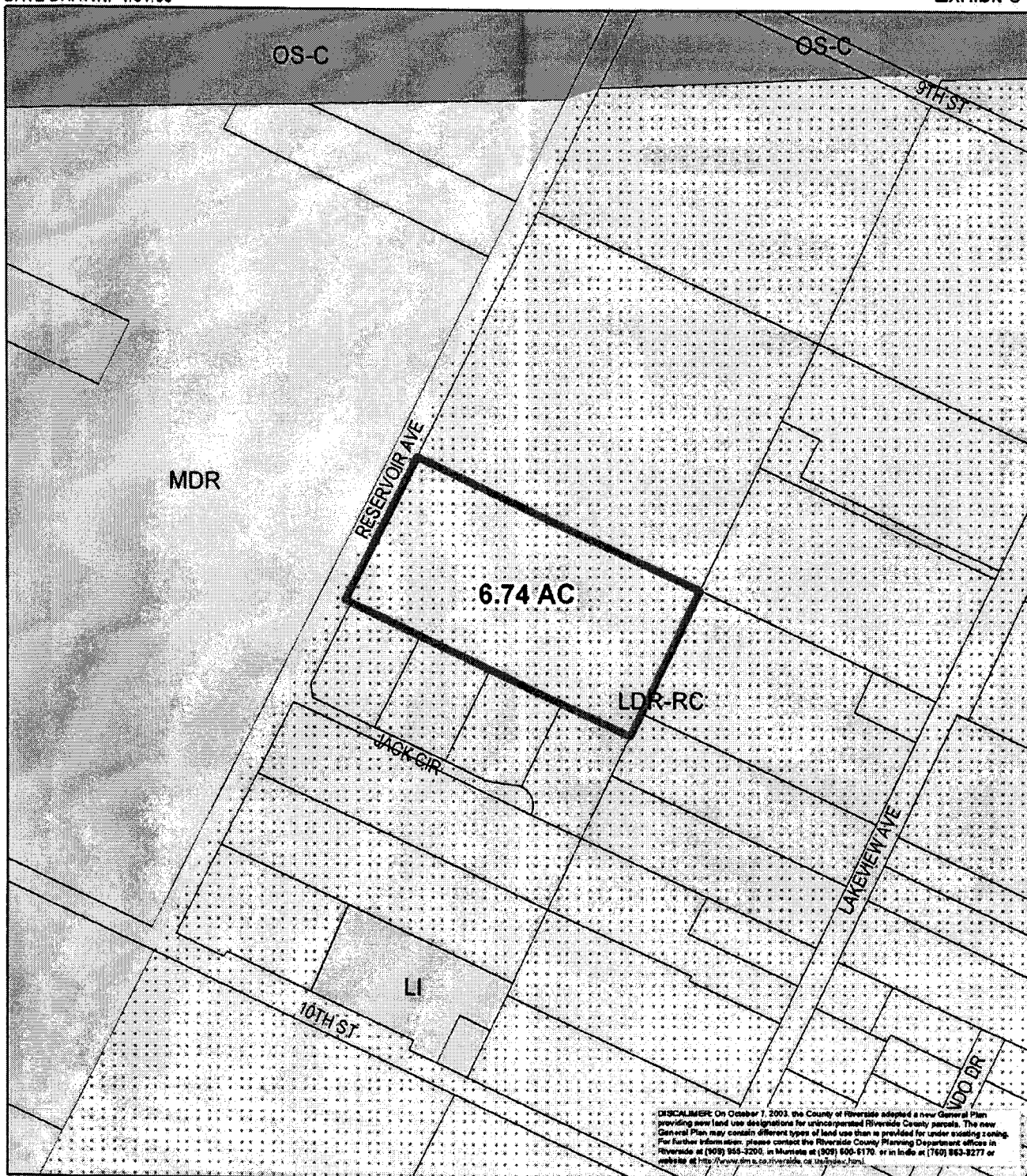


ASSESSORS  
BK. PG. 426-45  
THOMAS  
BROS.PG 778 J3

Supervisor Ashley  
District 5  
DATE DRAWN: 1/31/06

**TR32764**  
General Plan

Planner: Adam Rush  
Date: 2/3/06  
Exhibit 5

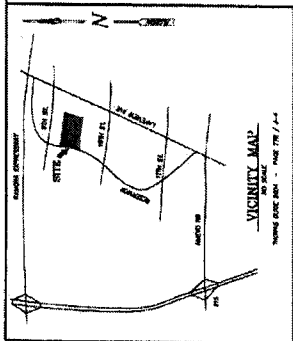


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lakeview  
Township/Range: T4SR2W  
Section: 18



ASSESSORS  
BK. PG. 426-45  
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BROS.PG 778 J3

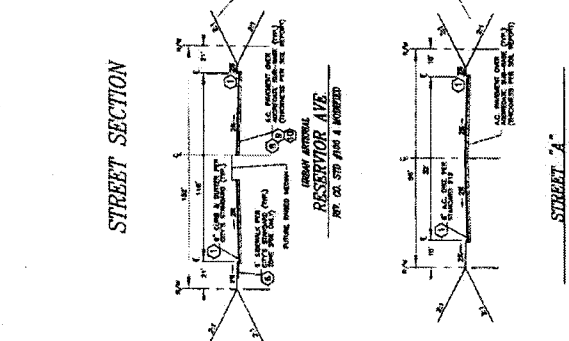
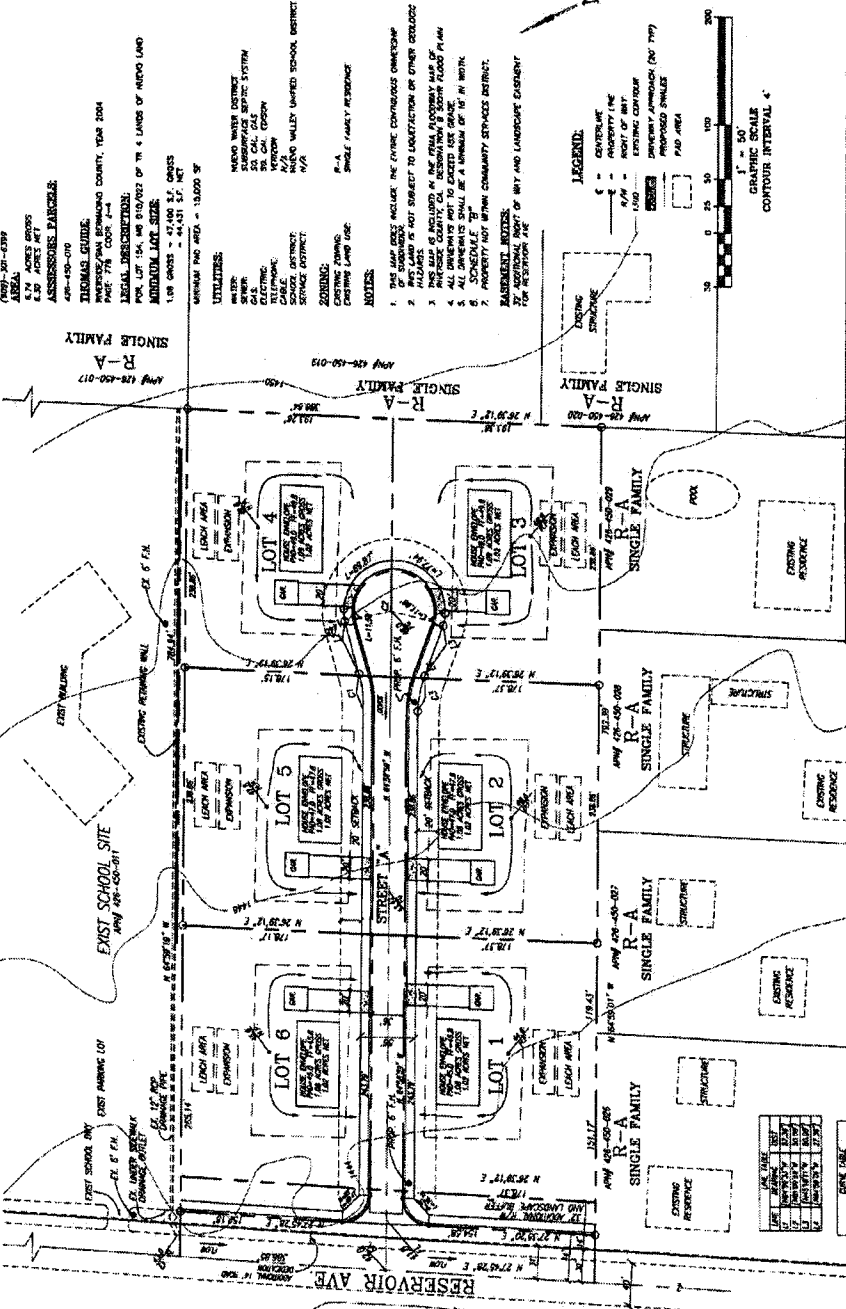


# TENTATIVE TRACT MAP NO. 32764 FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND A.P.N. 428-450-010 AMENDED NO. 1

**OWNER/APPLICANT:**  
NUEVO LAND, INC.  
15400 N. GARDEN AVENUE, SUITE 200  
GARDEN GROVE, CA 92645  
TEL: (714) 941-1100  
FAX: (714) 941-1101  
WWW.NUEVOLAND.COM

**REPRESENTATIVE/ENGINEER:**  
JAMES R. HARRIS, P.E.  
JAMES R. HARRIS & ASSOCIATES  
15400 N. GARDEN AVENUE, SUITE 200  
GARDEN GROVE, CA 92645  
TEL: (714) 941-1100  
FAX: (714) 941-1101  
WWW.NUEVOLAND.COM

**LAND DEVELOPMENT CONSULTANT:**  
JAMES R. HARRIS, P.E.  
JAMES R. HARRIS & ASSOCIATES  
15400 N. GARDEN AVENUE, SUITE 200  
GARDEN GROVE, CA 92645  
TEL: (714) 941-1100  
FAX: (714) 941-1101  
WWW.NUEVOLAND.COM



DATE	REVISIONS
10/15/01	1. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	2. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	3. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	4. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	5. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	6. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	7. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	8. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	9. PREPARED BY JAMES R. HARRIS & ASSOCIATES
10/15/01	10. PREPARED BY JAMES R. HARRIS & ASSOCIATES

**TENTATIVE TRACT MAP NO. 32764**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N. 428-450-010  
AMENDED NO. 1  
DATE OF MAP: 10/15/01

# Extension of Time Environmental Determination

Project Case Number: TR32764  
Original E.A. Number: EA39752  
Extension of Time No.: First  
Original Approval Date: February 22, 2006  
Project Location: North of Jack Circle, east of Reservoir Avenue, and south of 9th Street

Project Description: Schedule B- to subdivide 6.74 gross acres into six (6) - one (1) acre lots.

On February 22, 2016 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: August 2, 2016  
For Steve Weiss, Planning Director

That will work Tim.

Thanks,

Rick

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Tuesday, August 02, 2016 11:26 AM

To: 'Rick Hoffman'

Cc: Baez, Ken

Subject: RE: Update and REVISED 1st EOT TR32764 Recommended Conditions For Acceptance

Rick,

This is an edited version of those conditions of approval (COA). The Grading Dept. was not in the original list for your approval. Plus other of the original COA that was approved has been removed because they were duplicated and not needed in other sections for prior to issuance or final from the Flood Dept. The six (6) listed below and in the attachment are what will be moving forward, four (4) are the same; the two (2) new ones are the BS Grade COA.

I am processing the EOT forward to the PC date of 9/7/16. I just wanting you and the applicant to be aware of the revised COA with the added Grading Dept. conditions inserted.

If you want I will use your statement below in the email as your acceptance of these revised COA.

Thank you Rick

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Monday, August 01, 2016 5:29 PM

To: 'Rick Hoffman'

Cc: Baez, Ken

Subject: Update and REVISED 1st EOT TR32764 Recommended Conditions For Acceptance

Importance: High

Rick,

This and all the other EOTs I have been processing are being further reviewed for duplicate or unnecessary conditions of approval (COA); so as to not further burden the applicant or owner of a tract or parcel map with various additional conditions. I was editing this case for additional COA that were not a part of your clearance and missed the window for the 3rd. Also I just got news today that Planning Commission for August 17th has been canceled.

I have reviewed the final map (FSM32764) and there are still outstanding items that need to be addressed and funds due to move it forward. The next PC hearing is September 7, 2016. This delay in the EOT will not adversely affect the final map processing and since the EOT was applied for in a timely matter; our processing keeps the map alive until it gets approval and then receive and file at the Board.

I am keeping my Principle Planner, Ken Baez (included on this reply) aware of this EOT and others in his area.

Sorry for the delay on this end and we will strive to keep moving forward to get this EOT concluded. Attached is the revised recommended COA and a list of them (edited down to 6 with grading included).

50. E Health #1, 50. E Health #2, 50. Flood #15, 60. BS Grade #15, 80. E Health #2, 90. BS Grade #8

I look forward to your reply

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

09/02/16  
15:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32764

Parcel: 426-450-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                      EOT1- WATER WILL SERVE                      RECOMMND

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

50.E HEALTH. 2                      EOT1- 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. 15                      MAP WQMP IS REQUIRED FOR EOT1                      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 preliminary 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. 15                      MAP - EOT1 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2                      EOT1 - NOISE STUDY REQUIRED                      RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions,



09/02/16  
15:43

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32764

Parcel: 426-450-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 EOT1 - NOISE STUDY REQUIRED (cont.)

RECOMMND

please contact Office of Industrial Hygiene at (951)  
955-8980

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 MAP - EOT1 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 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.