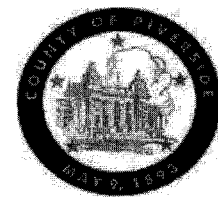


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.2
(ID # 2919)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199 - Applicant: Stephen Macie - First Supervisorial District - Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) - Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Pkwy. - 8.8 Acres - Zoning: Residential Agricultural (R-A) - Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots. - **REQUEST:** THIRD EXTENSION OF TIME OF TENTATIVE TRACT MAP NO. 31199, extending the expiration date to January 5, 2017. Applicant 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 July 6, 2016. The Tentative Tract Map No. 31199 will now expire on January 5, 2017.

ACTION: Consent

Steven Weiss
Steven Weiss, Director 11/1/2016

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: Applicant fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione 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 13, 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 No. 31199 was originally approved at Planning Commission on January 5, 2005. A first & second extension of time was approved at Planning Commission.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of four (4) 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 extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 31199 on July 6, 2016. The Planning Commission approved the project by a 5-0 vote.

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 Planning Department and the Planning Commission.

Supplemental


Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

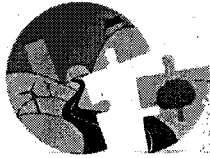
- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**

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



Juan C. Perez, Director of Transportation & Land Management

12/5/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JULY 6, 2016**

I. AGENDA ITEM 1.6

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199 – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) – Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Pkwy – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots.

II. PROJECT DESCRIPTION:

Third Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 5-0

APPROVED THIRD EXTENSION OF TIME OF TENTATIVE TRACT MAP NO. 31199, extending the expiration date to January 5, 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.

Agenda Item No. 1.6
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 31199
THIRD EXTENSION OF TIME
Applicant: Stephen Macie


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 8.8 acres into 15 single-family 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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199

BACKGROUND:

The Tentative Tract Map No. 31199 was originally approved at Planning Commission on January 5, 2005. A first & second extension of time was approved at Planning Commission.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of four (4) 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 Extension of Time applicant (dated April 1, 2016) indicating the acceptance of the four (4) 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 January 5, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 5, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1

DATE DRAWN 08/04/04

TR31199

DEVELOPMENT OPPORTUNITY

Planner: Roger Arroyo

Date: 08/25/04

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lake Mathews**

Township/Range: T3SR6W
SECTION: 25



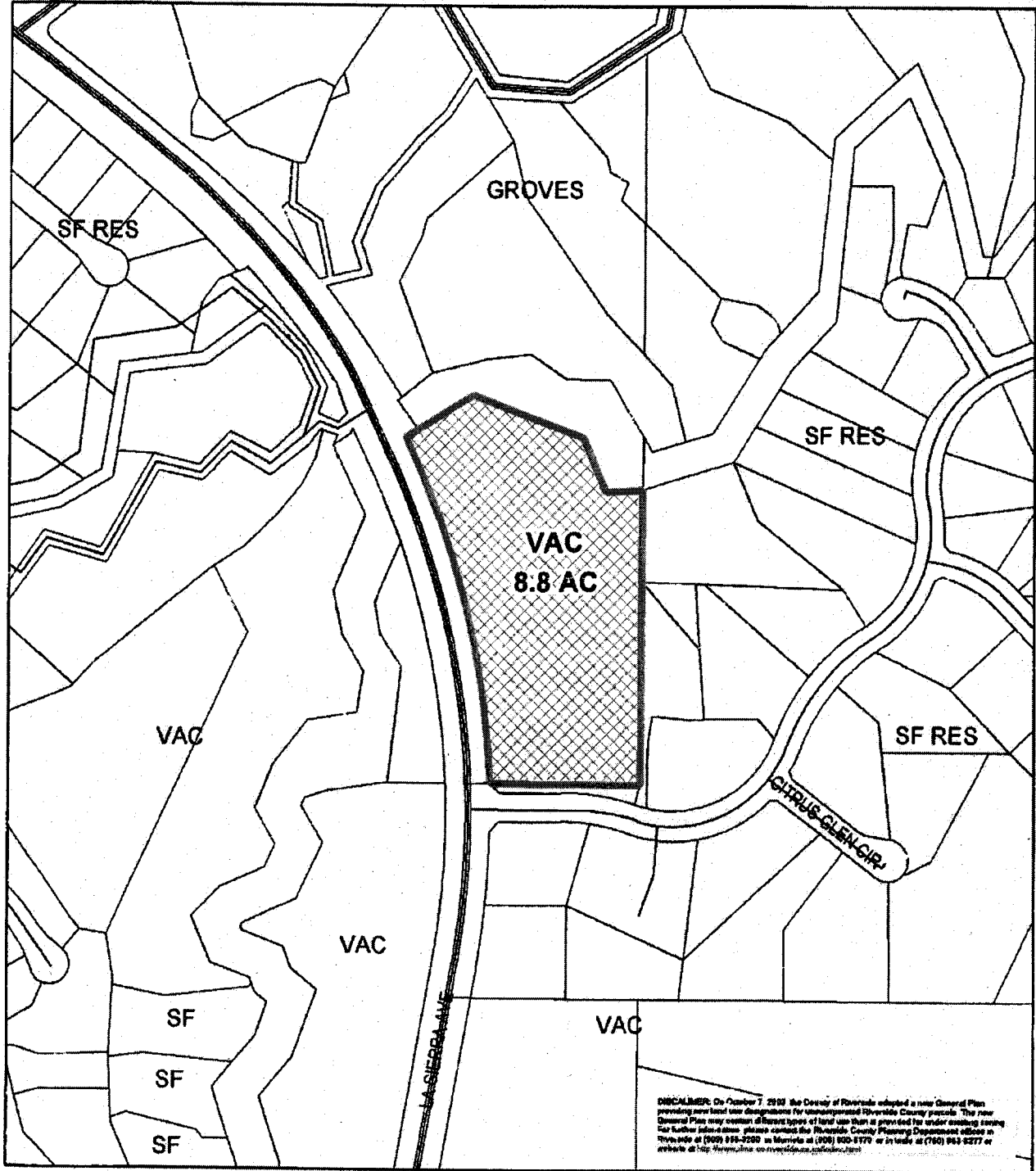
ASSESSORS 136-12
BK. PG.

THOMAS 744 H4
BROS.PG

Supervisor Buster
District 1
DATE DRAWN: 08/04/04

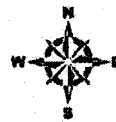
TR31199
Land Use

Planner: Roger Arroyo
Date: 08/25/04
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**
Township/Range: T3SR6W
Section : 25



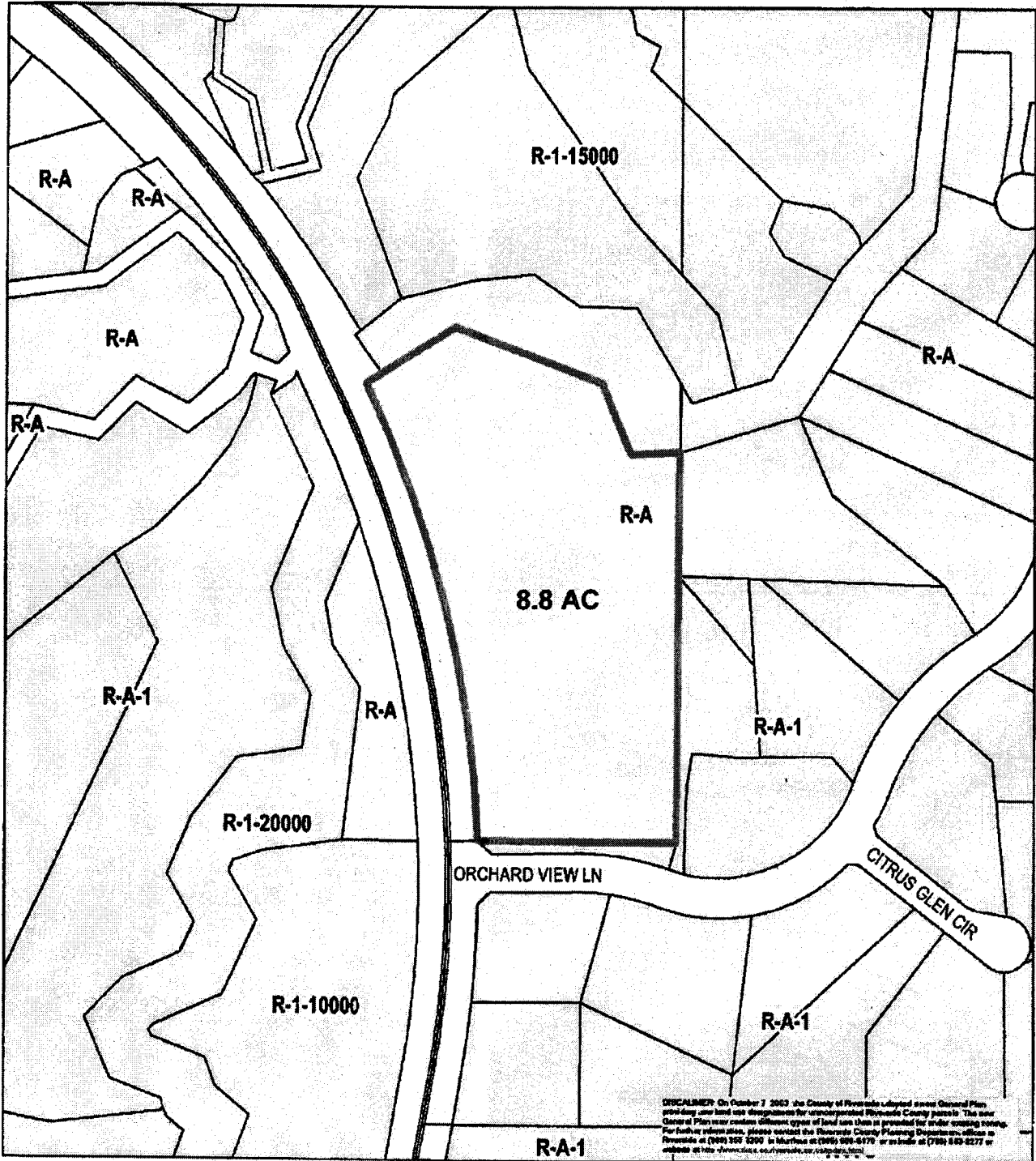
ASSESSORS 136-12
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THOMAS 744 H4
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Supervisor BUSTER
District 1
DATE DRAWN: 08/04/04

TR31199
EXISTING ZONING

Planner: Roger Arroyo
Date: 08/25/04
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**
Township/Range: T3SR6W
Section : 25



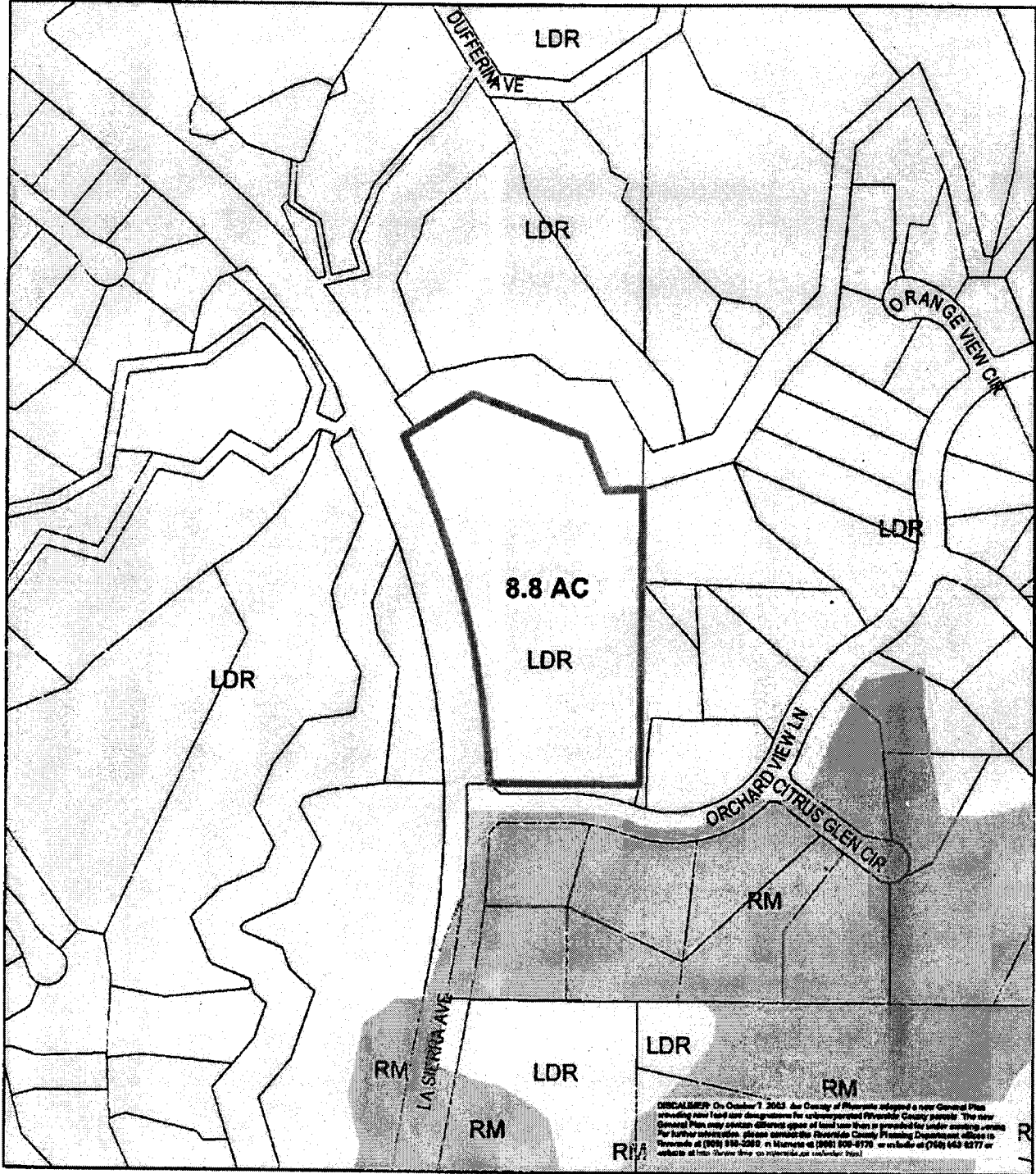
ASSESSORS
BK. PG. 136-12
THOMAS
BROS.PG 744 H4

Supervisor Buster
District 1
DATE DRAWN: 08/04/04

TR31199

General Plan

Planner: Roger Arroyo
Date: 08/25/04
Exhibit 5

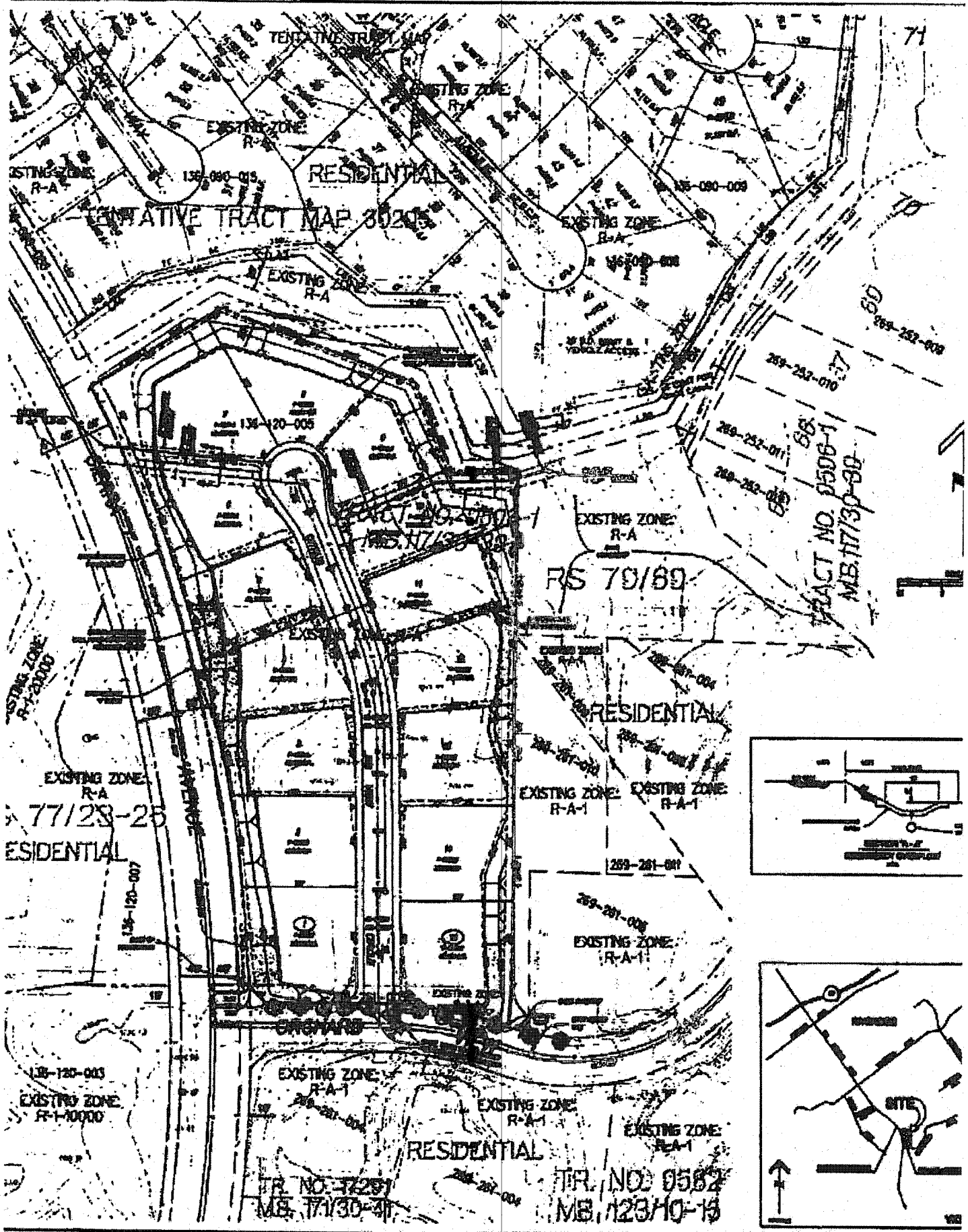


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**
Township/Range: T3SR6W
Section : 25



ASSESSORS
BK. PG. 136-12
THOMAS 744 H4
BROS.PG



TENTATIVE TRACT MAP 30205

RESIDENTIAL

RS 70/80

RESIDENTIAL

EXISTING ZONE R-A
77/23-25
RESIDENTIAL

EXISTING ZONE R-A-1

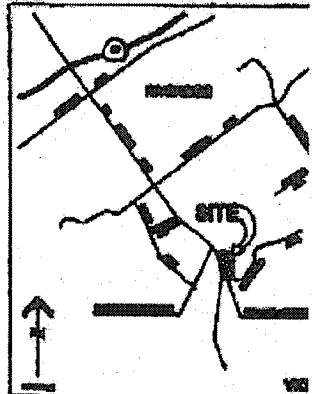
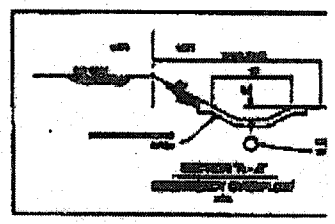
EXISTING ZONE R-A-1

RESIDENTIAL

TR. NO. 7257
MB. 7/1/30-41

TR. NO. 0552
MB. 123/10-13

TRACT NO. 0506-1
MB. 11/30-30



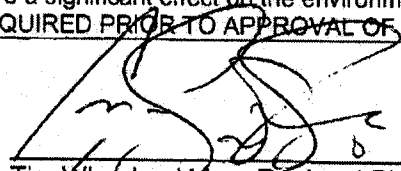
Extension of Time Environmental Determination

Project Case Number: TR31199
 Original E.A. Number: EA39261
 Extension of Time No.: Third
 Original Approval Date: January 5, 2005
 Project Location: East of La Sierra Avenue, north of Orchard View Lane and south of McAllister Pkwy.

Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots.

On January 5, 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: June 24, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

From: Steve Macie <stevecgate@aol.com>
Sent: Friday, April 01, 2016 2:31 PM
To: Wheeler, Timothy; Ellen Merkin; papa457@yahoo.com
Subject: Re: Acceptance of additional conditions for TR31199 EOT#3

Thank you Tim
The additional conditions from health 5,6 and 7
And Trans # 9 are acceptable.

Thank you

Yours is the first response received
on this 3rd extension since the application was made.
Please complete the request with conditions accepted and forward the staff report to me and
set for PC approval
This email response will serve as our acceptance

Sincerely
Stephen E Macie

Sent from my iPhone

On Apr 1, 2016, at 12:55 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Hello Stephen,

My name is Tim wheeler and I have taken over the processing of this extension of time. From the
previous planner (Roger) I do not see that there has been an acceptance of these additional conditions
per this EOT#3 processing. Please read the information below and reply to me with the acceptance or
not of the attached conditions:

Attn: Stephen E Macie
16391 Harwich Circle
Riverside, CA 92503

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31199.

The County Planning Department has transmitted this extension of time request to the Land
Development Committee (LDC) for comments on January 14, 2016. The LDC has determined it
necessary to recommend the addition of four (4) 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions
are acceptable, then submit a short written letter/memo/email that clearly references this case, the
acceptance of each condition by name and number, and clearly state that you, the Extension of Time

Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E Health #5
50 E Health #6
50 E Health #7
90 Trans #9

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Interim Urban/Regional Planner II
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

<TR 31199 EOT#3 conditions for acceptance.pdf>

04/01/16
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31199

Parcel: 136-120-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- 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. 6 EOT3- WATER & SEWER WILL SERVE RECOMMND

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

50.E HEALTH. 7 EOT3- NOISE CLEARANCE RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9 MAP - LANDSCAPING (EOT3) RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within La Sierra Avenue.