

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



ITEM
3.36
(ID # 2440)

MEETING DATE:

Tuesday, January 17, 2017

FROM: TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TLMA/TRANSPORTATION: Initiation of an Amendment to Ordinance No. 460 to Implement "Business Friendly" Changes to the County of Riverside Subdivision Map Act Ordinance. All Districts; [\$50,000 - Total Cost]; Local Funds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 460 to implement various "business friendly" changes to the County of Riverside (County) Subdivision Map Act ordinance as described in the background of this agenda item; and
2. Direct the Transportation and Land Management Agency (TLMA) to work with County Counsel to prepare and process the ordinance amendment.

Juan O. Rivera, Director of Transportation & Land Management 12/20/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 50,000	\$ 0	\$ 50,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: TLMA Administration funds (\$100%). There are no General County funds used in this project.			Budget Adjustment: No	
			For Fiscal Year: 2016/17	

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: None
 Date: January 17, 2017
 xc: TLMA, Co.Co.

Kecia Harper-Ihem
 Clerk of the Board
 By: Deputy

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BACKGROUND:

Summary

The County's Subdivision Map Act ordinance, Ordinance No. 460, is the master ordinance that governs the division of land within the unincorporated County area. With a view to identify possible amendments that would streamline the processing of land division maps, thereby reducing costs and processing time for private applicants, TLMA staff is proposing to initiate several "business-friendly" changes. Staff will coordinate with affected departments including but not limited to the County's Fire Department, Flood Control and Water Conservation District (Flood), the Parks Department, the Economic Development Agency (EDA) and the Environmental Health Department, with assistance from County Counsel, on the revision details.

Staff recommends that the Board of Supervisors adopt an order to initiate an amendment to Ordinance No. 460 which would authorize staff to further research the following basic concepts and prepare proposed Ordinance revisions for consideration. A phased approach is recommended to allow faster implementation of beneficial changes that would be less complex in nature:

Initial Amendment

1. Delegate final map and improvement agreement authority from the Board to the Transportation Director as allowed by the Government Code. Approval of final maps is a ministerial function that does not require a public hearing or discretionary review and judgment. This change will allow staff to periodically group upcoming approvals into one Board action, so that the public and Board are made aware of upcoming actions, thereby consolidating the work effort and expediting map recordation.
2. Amend ordinance sections relating to parcel mergers, lot line adjustments and certificates of compliance to align the ordinance language with streamlined processes.
3. Amend ordinance sections and language on time extensions for tentative maps to allow two (2) year increments in lieu of the current one (1) year extensions and seek delegated approval authority to the Planning Director, thereby streamlining map extensions and reducing processing time and costs.
4. Amend the ordinance and Land Development Committee (LDC) process with the goal of streamlining practices, and decreasing the number of projects required to be routed to LDC, which will reduce costs and processing time.
5. Revise street trees and planting requirements to better align with the Water Efficiency Ordinance No. 859.
6. Make other textual changes to reflect current law, as governed by the State's Subdivision Map Act, and implement other appropriate textual clean up.
7. Review current process and request delegated authority to the County Surveyor to approve summary vacations per the Streets and Highways Code. Summary vacations are well defined and not controversial in nature. General vacations for larger, more complex or controversial projects will be brought to the Board for action.

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Future Amendments

8. Amend the ordinance to streamline the minor change process for subdivision maps, with possible delegation of approval to the Planning Director, to more efficiently process changes not significant in nature.
9. Review and as appropriate amend the ordinance sections relating to the Quimby Act, park and recreational land dedications, and park payments in-lieu of dedication.
10. Amend section 17.3 of Ordinance No. 460 regarding lien agreements as security to additional subdivision maps beyond those currently allowed.
11. Review and as appropriate amend lien security language to consider subordination agreements by lenders in limited, specified circumstances.
12. Review and amend section 3.2 J for requirements and procedures for obtaining off-site right-of-way for tract and parcel map access.
13. Review the Fire Department and Transportation Department primary and secondary access criteria, paving requirements and hydrant locations for developments.
14. Review Road and Bridge Benefit Districts (RBBD) sections of the ordinance and update as necessary.
15. Review and update Area Drainage Plan (ADP) Flood fees as necessary.
16. Review and update development requirements with the Department of Environmental Health regarding State water quality standards for septic systems and minimum lot sizes allowed.
17. Explore the possibilities of creating a finance map mechanism for subdivisions, which would create blocks of lots that can be sold to individual builders.

Approval of this agenda item would allow staff to research and draft amendments to Ordinance No. 460 regarding the general concepts identified above for the Board's future consideration. Proposed amendments would be vetted through the Planning Commission public hearing process prior to presenting changes to the Board, and also discussed with members of the building industry.

Impact on Residents and Businesses

The proposed changes will have a positive impact on property owners who subdivide land, whether for parcel maps (that are four lots or less), or larger tract maps. They will also benefit local businesses that serve the private land development industry by improving customer service, with a goal of simplifying the process and reducing time and costs for applicants.

SUPPLEMENTAL:

Additional Fiscal Information

Board of Supervisors Policy A-67 requires that the Board of Supervisors consider the cost associated with preparing, processing and implementing an ordinance amendment in deciding whether to adopt an order initiating the ordinance amendment. The cost to prepare and process the multiple amendments will be approximately \$50,000.

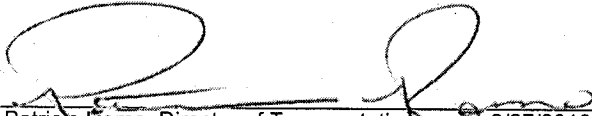
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Contract History and Price Reasonableness


N/A

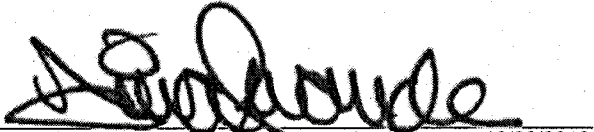
Attachment

N/A


Patricia Romo, Director of Transportation 9/27/2016


Shellie Clack 12/22/2016


Tiffany North 12/22/2016


Tina Grande, Principal Management Analyst 12/28/2016