

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



ITEM
1.8
(ID # 3322)

MEETING DATE:

Tuesday, January 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020 - Applicant: Jonathan Skeith - Fifth Supervisorial District - Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue - 5.0 Acres - Zoning: Residential Agricultural (R-A) - Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots - REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020. 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 November 2, 2016. The Tentative Tract Map No. 33020 will now expire on May 25, 2017.

ACTION: Consent

Steven Weiss, Director

1/3/2017

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 100%			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 Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington and Ashley
 Nays: None
 Absent: Tavaglione
 Date: January 24, 2017
 xc: Planning, Applicant

Kecia Harper-Ihem
 Clerk of the Board
 By: Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map No. 33020 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was received and filed on July 26, 2005.

The County Planning Department, as part of this Extension of Time review, recommends the addition of six (6) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new 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. 33020 on November 2, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Sanchez 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.

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**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 2, 2016**

I. AGENDA ITEM 1.2

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33020 – Applicant: Jonathan Skeith – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) – Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue – 5.0 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

II. PROJECT DESCRIPTION:

Second Extension Of Time For Tentative Tract Map No. 33020, extending the expiration date to May 25, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020,
extending the expiration date to May 25, 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. 1.2
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview
Supervisorial District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 33020
SECOND EXTENSION OF TIME
Applicant: Jonathan Skeith


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 of a Schedule 'B' subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33020.

BACKGROUND:

The Tentative Tract Map No. 33020 was originally approved at Planning Commission on May 25, 2005. The Map proceeded to the Board of Supervisors and was received and filed on July 26, 2005.

The County Planning Department, as part of this Extension of Time review, recommends the addition of six (6) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

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The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 03, 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.

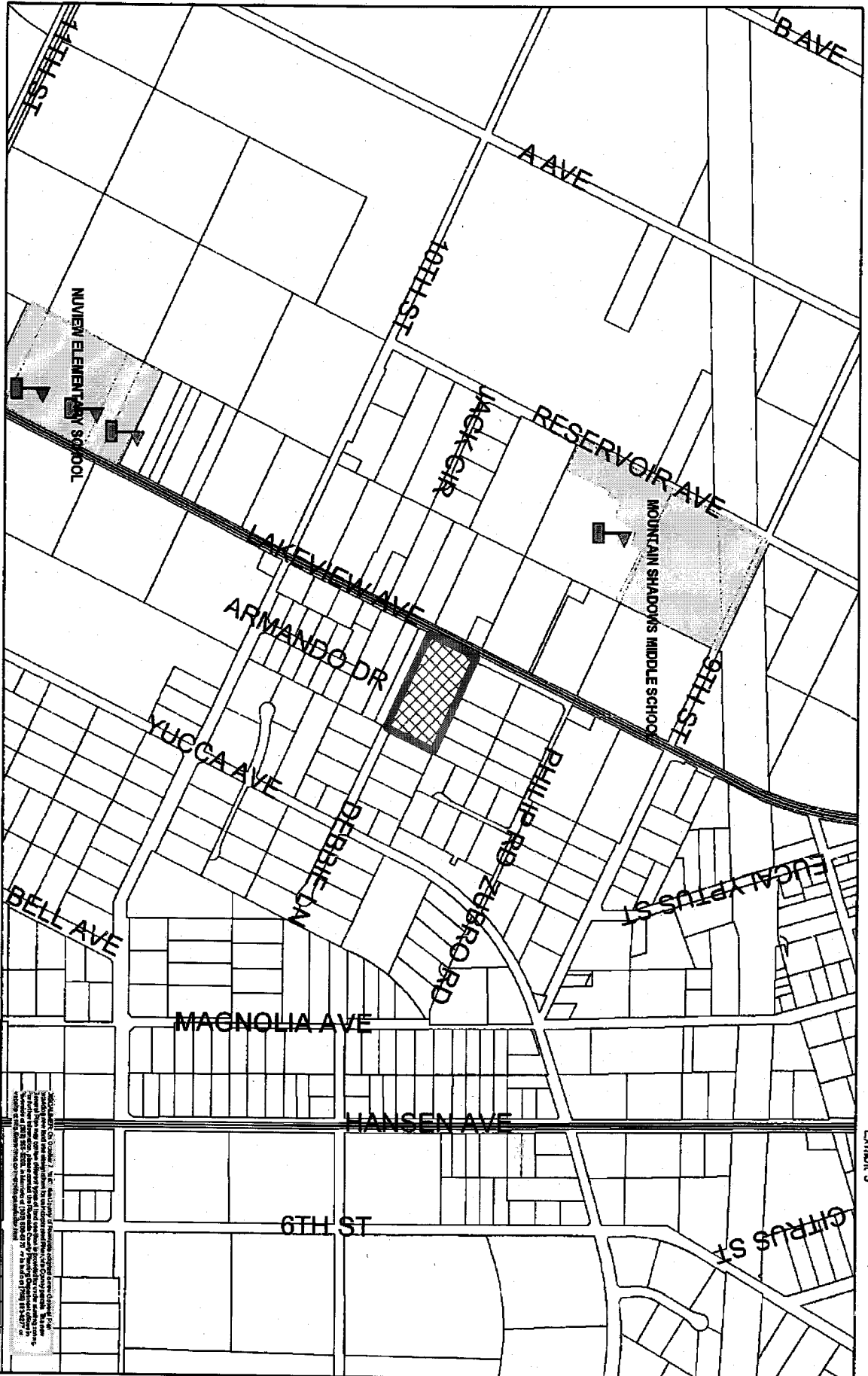
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33020**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2017, subject to all the previously approved and amended Conditions of Approval.

Supervisor Ashley
District 5
DATE DRAWN: 5/13/05

TR33020A1 VICINITY MAP

Planner: Ann Kraus
Date: 5/25/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS 426-46
BK. PG.
THOMAS 779 A3
BROS. PG

NOT A LEGAL DOCUMENT. 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 the Assessor's Office records and is subject to change without notice. The Assessor's Office is not responsible for any errors or omissions on this map. For more information, please contact the Assessor's Office at (951) 948-1111.

Supervisor Ashley
District 5

DATE DRAWN 5/13/05

TR33020A1

DEVELOPMENT OPPORTUNITY

Planner: Ann Kraus

Date: 5/25/05

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Lakeview

Township/Range: T4SR2W
SECTION: 18



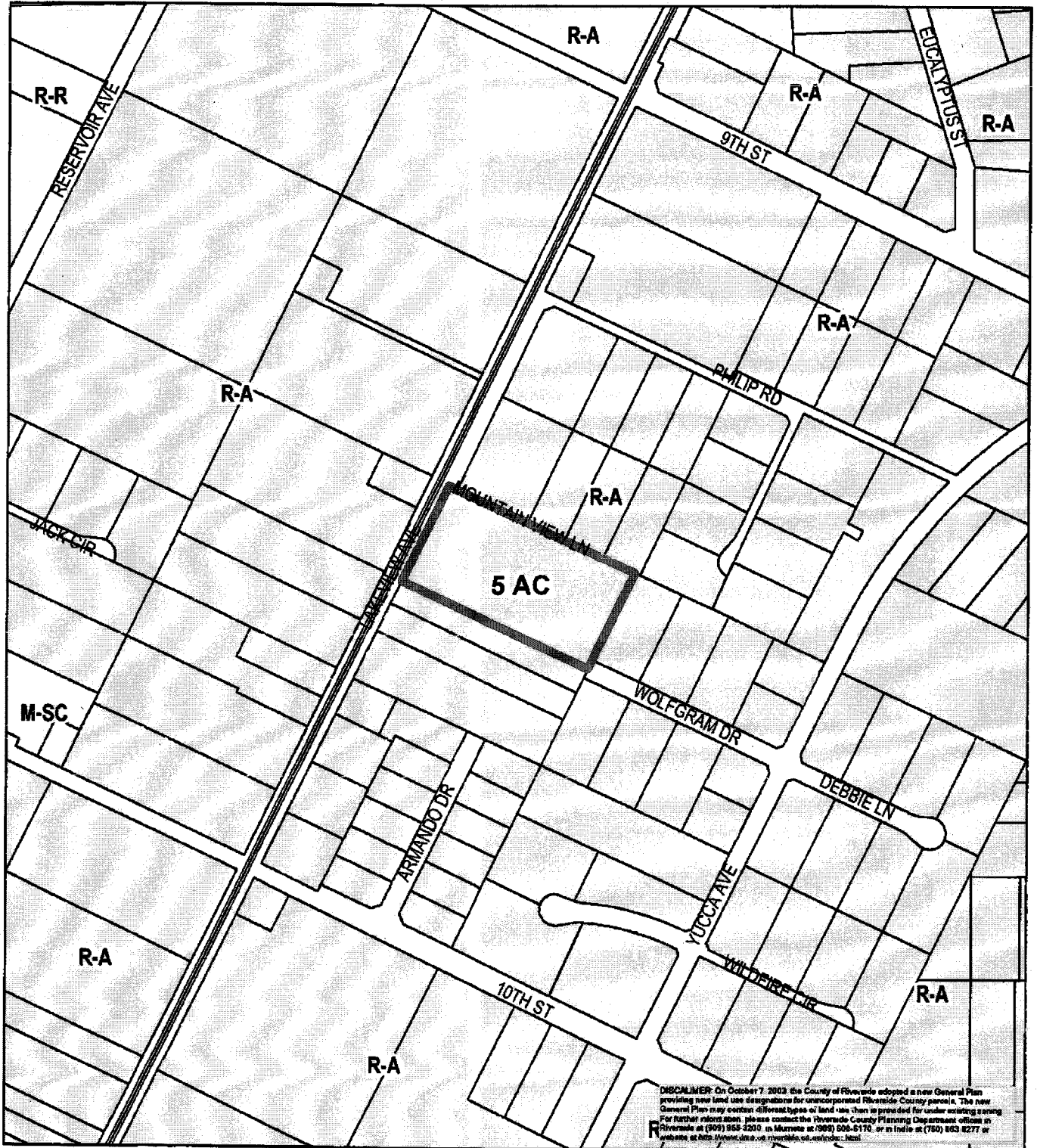
ASSESSORS 426-46
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Supervisor Ashley
 District 5
 DATE DRAWN: 5/13/05

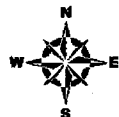
TR33020A1
EXISTING ZONING

Planner: Ann Kraus
 Date: 5/25/05
 Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS
 BK. PG. 426-46
 THOMAS
 BROS.PG 779 A3

Supervisor Ashley
District 5
DATE DRAWN: 5/13/05

TR33020A1 General Plan

Planner: Ann Kraus
Date: 5/25/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



ASSESSORS
BK. PG. 426-46
THOMAS 779 A3
BROS.PG

Supervisor Ashley
District 5

DATE DRAWN: 5/13/05

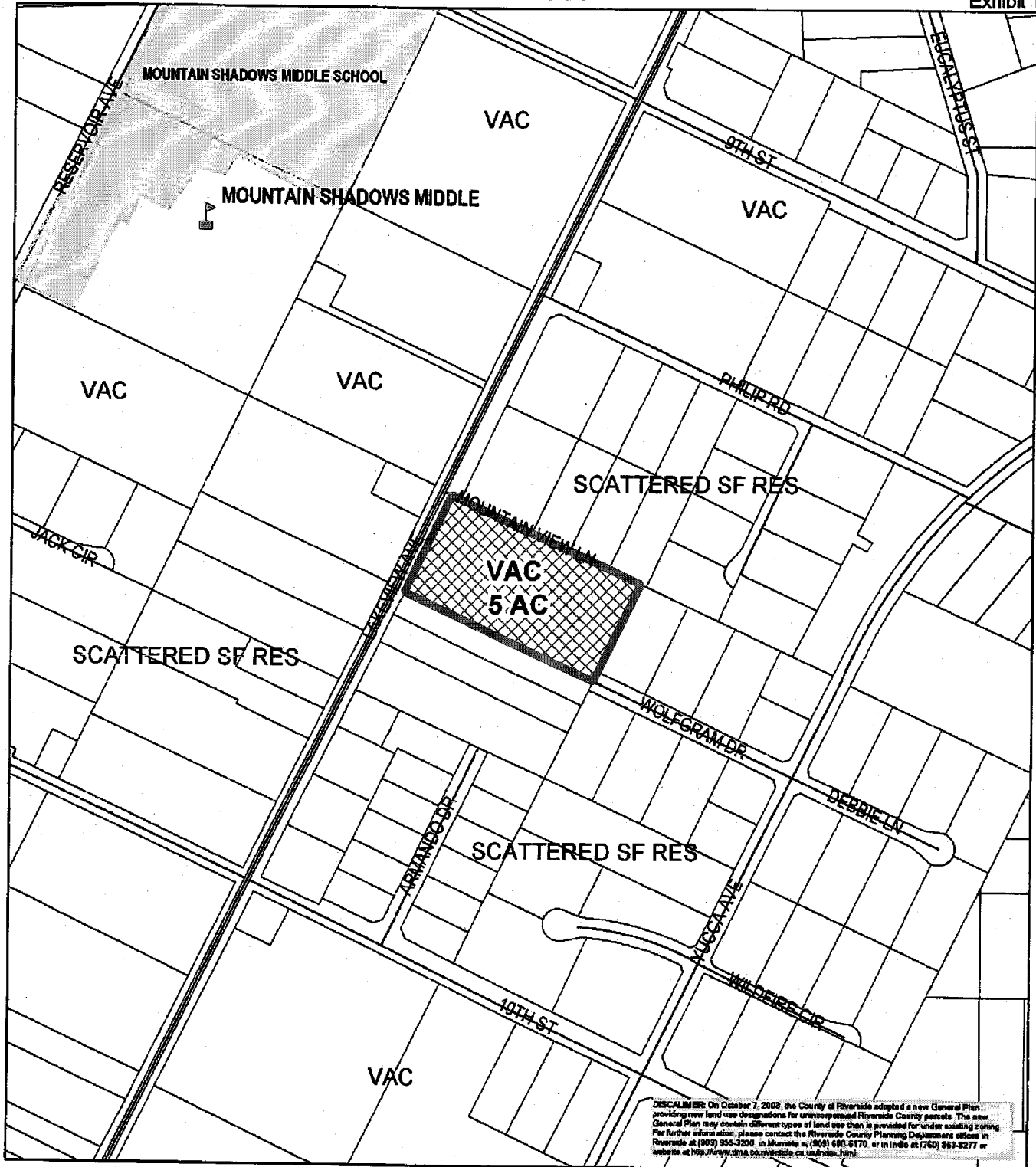
TR33020A1

Land Use

Planner: Ann Kraus

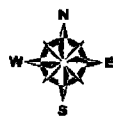
Date: 5/25/05

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

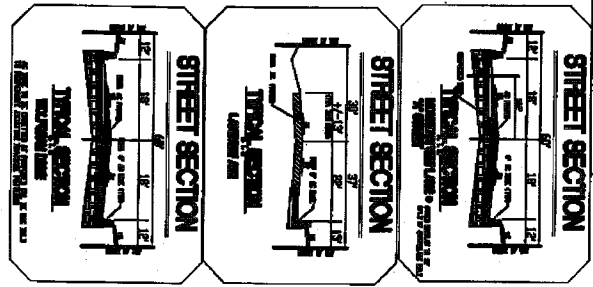
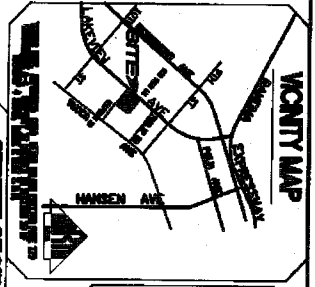
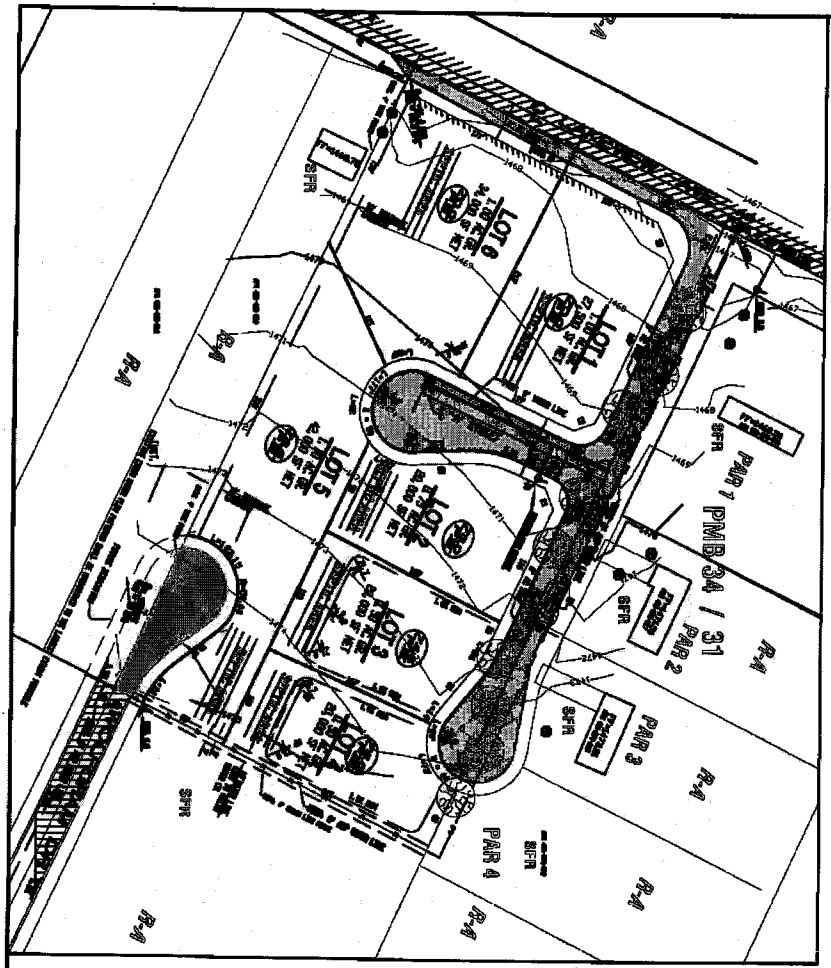
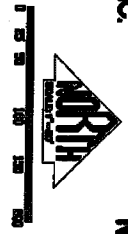
Zone
District: **Lakeview**
Township/Range: T4SR2W
Section: 18



ASSESSORS 426-46
BK. PG.
THOMAS
BROS.PG 779 A3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 33020
 SCHEDULE 'B'
 AMENDED NO. 1
 CALIFORNIA REGIONAL ENGINEERS, INC.

NOV, 2004



OWNER AND REPRESENTATIVE

OWNER: [Name]
 REPRESENTATIVE: [Name]

LEGEND

- 1. ALL DIMENSIONS ARE IN FEET
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED
- 6. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED
- 7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED
- 8. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED

INDICATES EXISTING AC PAVING
 INDICATES PROPOSED AC PAVING
 INDICATES EXISTING FENCE OR NOTES
 INDICATES EXISTING CONDUIT
 INDICATES EXISTING STREET FAMILY RESERVE
 INDICATES EXISTING NEAR IN NEIGHBORHOOD VIEW
 LANE. (TO BE REMOVED)
 INDICATES ACCESS RIGHTS RESTRICTIONS

PROPERTY NOTES AND STATISTICS

LEGAL DESCRIPTION: [Detailed legal description of the property]

AMOUNT OF LAND: [Area in acres]

PERCENTAGE ACQUIRED: [Percentage]

REMARKS: [Notes regarding the property and the map]

ADDITIONAL NOTES: [Further details and conditions]

California Regional Engineers, Inc.
 Engineers, Land Surveyors, Planners
 10000 California Street, Suite 100
 San Diego, California 92123
 Phone: (619) 594-1100 Fax: (619) 594-1101
 Website: www.crengineers.com

Extension of Time Environmental Determination

Project Case Number: TR33020
Original E.A. Number: 39891
Extension of Time No.: Second
Original Approval Date: May 25, 2005
Project Location: - North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue.
Project Description: Schedule 'B' subdivision of five acres into three one-acre minimum residential lots and three one-half acre minimum residential lots.

On July 26, 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: 
Dionne Harris, Urban Regional Planner

Date: 10/11/16
For Steve Weiss, Planning Director

Harris, Dionne

From: Jonathan D. Skeith PE, QSD <jskeith@crecorp.org>
Sent: Friday, September 30, 2016 11:04 AM
To: Harris, Dionne
Subject: Re: 2nd EOT acceptance of Conditions of Approval for TR33020

Dionne I have reviewed the attached additional conditions of approval and I have no objection. Please move the EOT forward. If any questions please contact me.

Jonathan Skeith

Sent from my Verizon Wireless 4G LTE DROID

On Sep 30, 2016 10:52 AM, "Harris, Dionne" <DHarris@rctlma.org> wrote:

Attn: Jonathan D. Skeith

California Regional

31676 Quilt Way

Menifee CA, 92584

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33020.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on September 22, 2016. The LDC has determined it necessary to 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.

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:

10 EPD#1

50 Flood #12

80 E Health #2

90 BS Grade #7

90 BS Grade #8

90 BS Grade #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.

Thank you,

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department

4080 Lemon Street, 12th Floor

PO Box 1409

Riverside, CA 92502

(P):951-955-6836

(F):951-955-1811

email: dharris@rctlma.org

Website: <http://planning.rctlma.org>



How are we doing? Click the Link and tell us

09/30/16
10:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

EPD - MBTA SURVEY (EOT2)

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 12

MAP EOT WQMP REQUIREMENTS

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP EOT WQMP REQUIREMENTS (cont.)

RECOMMND

submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 EOT2 - NOISE REVIEW

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

BS GRADE DEPARTMENT

90.BS GRADE. 7 EOT2- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT2- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade

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10:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33020

Parcel: 426-460-020

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT2- PRECISE GRDG APPROVAL (cont.) RECOMMND

approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 9 EOT2- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.