

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



ITEM
1.2
(ID # 3325)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35864 – Applicant: Chad Davies – First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 12.15 Gross acres – Zoning: Residential Agricultural – 2 1/4 Acre Minimum (R-A-2 1/4) – APPROVED PROJECT DESCRIPTION: Schedule 'H' subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 35864 [Applicant Fees 100%]

RECOMMENDED MOTION: Continued on page 2.

RECEIVE AND FILE Continued on page 2.

ACTION: Consent

Steven Weiss, Director 12/27/2016

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 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 31, 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**

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 7, 2016. The Tentative Parcel Map No. 35864 will now expire on May 20, 2017.

BACKGROUND:

Summary

The Tentative Parcel Map No. 35864 was originally approved at Director's Hearing on May 20, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of one (1) new condition 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 this recommended condition and has agreed to accept it.

The Tentative Parcel 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 Director's Hearing heard the first extension of time for Tentative Parcel Map No. 35864 on November 7, 2016. The Hearing Officer approved the project.

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**



DIRECTOR'S HEARING REPORT OF ACTIONS NOVEMBER 7, 2016

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32782** – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Gross acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **APPROVED PROJECT DESCRIPTION:** Schedule H – to subdivide 2.07 gross acres into two (2) one (1) acre single family lots – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32872,** extending the expiration date to April 17, 2017. APN: 309-170-024. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org. **APPROVED FIRST EXTENSION OF TIME, EXTENDING THE EXPIRATION DATE TO APRIL 17, 2017.**

1.2 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35864** – Applicant: Chad Davies – First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 12.15 Gross acres – Zoning: Residential Agricultural – 2.25 Acre Minimum (R-A-2.25) – **APPROVED PROJECT DESCRIPTION:** Schedule 'H' subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 35864,** extending the expiration date to May 20, 2017. APN: 257-220-017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org. **APPROVED FIRST EXTENSION OF TIME, EXTENDING THE EXPIRATION DATE TO MAY 20, 2017.**

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 **NONE**

4.0 SCOPING SESSION:

4.1 **NONE**

5.0 PUBLIC COMMENTS:

NONE

1.2

Agenda Item No.
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisorial District: First
Project Planner: Dionne Harris
Directors Hearing: November 7, 2016

TENTATIVE PARCEL MAP NO. PM35864
FIRST EXTENSION OF TIME
Applicant: Chad Davies


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 'H' subdivision of 20.57 gross acres into two (2) residential parcels with Parcel 1 becoming 8.42 acres and Parcel 2 becoming 12.15 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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 PARCEL MAP NO. 35864

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Parcel Map No. 35864 was originally approved at Director's Hearing on May 20, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of one (1) 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 June 11, 2016) indicating the acceptance of the one (1) 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.

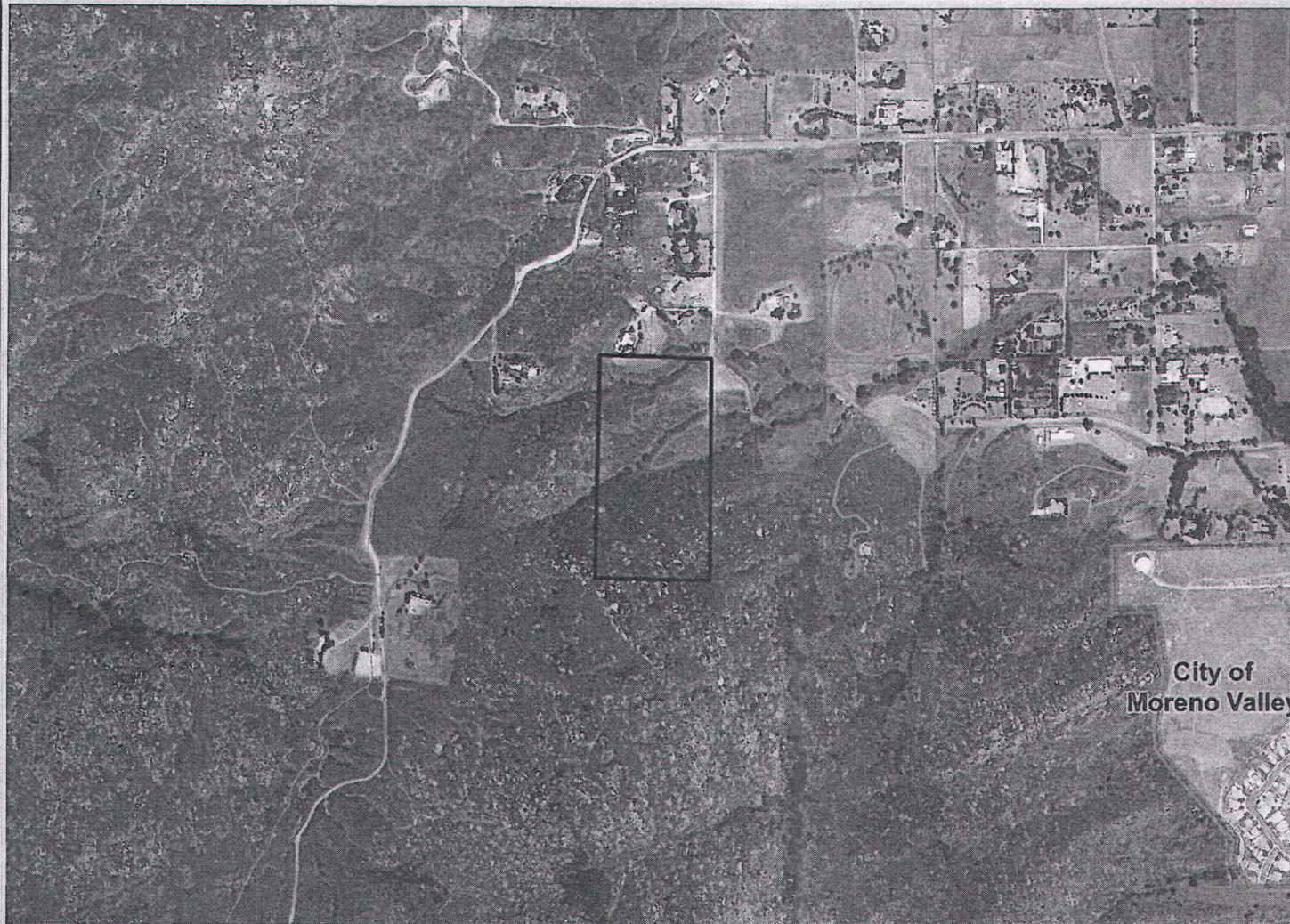
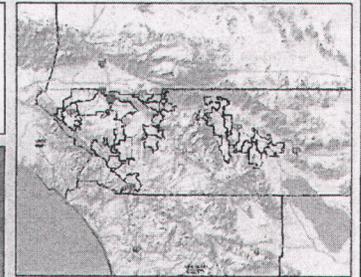
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 20, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35864**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 20, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

VICINITY MAP

1st EOT for PM35864



Legend

-  City Boundaries
- Cities
- World Street Map



0 1,115 2,230 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 1/24/2017 3:01:39 PM

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Notes

TENTATIVE PARCEL MAP 35864

APPLICANT
 CHAD DAVIS
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 P: (951) 440-3773 email: chad@chadhill.com
 PR. PAR. R.
 ANDREW W. BRISCOE S. 5491
 4716A 1249
 RIVERSIDE, CA 92502
 P: (951) 832-3671 AG: (951) 788-8200 email: a.briscoe@calvary.net
 TOWN R.
 SAN MICH.
 9233 GAWN TRAIL
 RIVERSIDE, CA 92504 9609
 P: (951) 789-6303

PROPERTY INFO
 APM 257 220 017
 IMPROVEMENTS: 300,000 SF, 3 acres and above
 THOMAS BROTHERS MAP PAGE: 860, J. 3, 2002 (DITTON)

LEGAL DESCRIPTION
 WEST 1/4 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
 OF SECTION 22, T. 2S., R. 4W., S. 4M., COUNTY OF RIVERSIDE, STATE OF
 CALIFORNIA
 GROSS ACRES: 205.7 AC
 NET ACRES: 19.88 AC

EASIMENTS
 EASIMENT TO ROAD AS SHOWN UNDER EGRESS AND CROSS RECORDED IN
 APRIL 10, 1975 AS INSTRUMENT 40679
 EASIMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR BULK LINES,
 CONDUITS, OR LANDS ORLAND FACILITIES RECORDED IN FEBRUARY 20, 1977 AS
 INSTRUMENT 216605
 AN IRREVOCABLE OFFER TO DEDICATE FOR PUBLIC ROAD, UTILITY AND
 SERVICE PURPOSES AS RECORDED IN JULY 13, 1977 AS INSTRUMENT 181551,
 AND AS SHOWN IN PM 48257 58

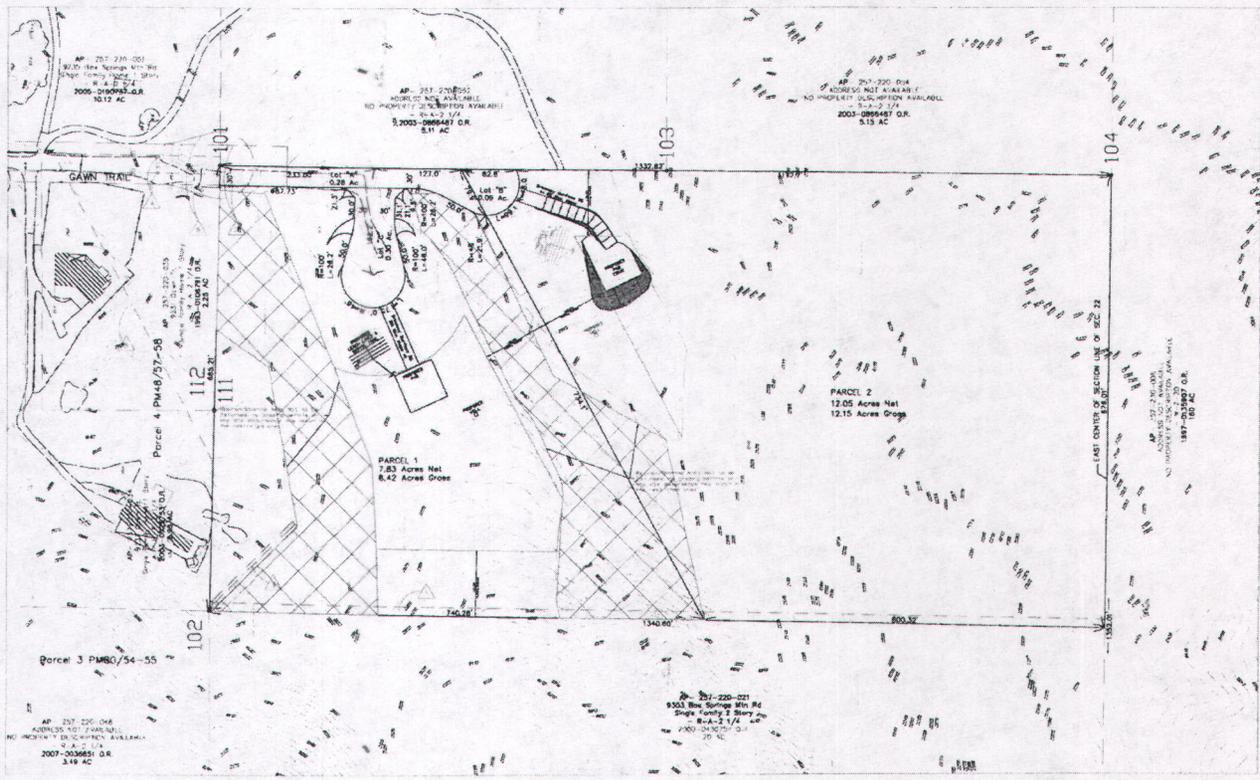
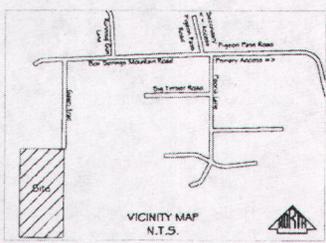
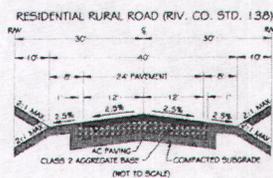
- EASIMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR
 COMMUNICATION, CONDUITS, AND INCIDENTAL PURPOSES PER 2365/256, AS
 SHOWN IN PM 48257 58
- SUBDIVISION PM 48257 58
- 1. EXISTING ZONING R-A-2 1/4
 - 2. PROPOSED ZONING R-A-2 1/4
 - 3. EXISTING AND USE VACANT
 - 4. PROPOSED AND USE SINGLE FAMILY
 - 5. GENERAL PLAN AND USE DESIGNATION DR-RC RH
 - 6. PUBLIC COMPANY SO
 - 7. WATER COMPANY WELL ON SITE
 - 8. SINGLE DISPOSAL SPILL
 - 9. UTILITIES UTILITIES
 - 10. GAS COMPANY SCDS
 - 11. SERVICE DISTRICT SERVICES OF UNIFIED
 - 12. NOT IN A SPECIFIC PLAN AREA
 - 13. NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITY DISTRICT
 - 14. NO EXISTING WELLS ON PROPERTY OR WITHIN 200 FEET
 - 15. CULTURES AND FERTILIZER CONTROLS, MAPS AND SURVEY PERFORMED BY WICKS RUM & ASSOCIATES
 - 16. LAND IS NOT SUBJECT TO SUBDIVISION AND NOT IN SPECIAL HAZARD ZONE
 - 17. LAND IS NOT SUBJECT TO FLOOD INUNDATION, OR FLOOD HAZARDS
 - 18. FEMA MAP DESIGNATION OF PROPERTY UNDER ZONING

LEGEND
 (xxxxx) EXISTING DIMENSION PER PM 9987
 (---) MEASURED DIMENSION

ADJOINING RECORDED LAND DIVISIONS
 MAP BEK 48, PAGE 57 58 OF PARCEL MAPS, PM 9987
 MAP BEK 80, PAGE 54 55 OF PARCEL MAPS, PM 15006

PROPERTY OWNER'S STATEMENT
 THIS TENTATIVE MAP INCLUDES THE INTERESTS OF ALL OWNERS OF THE PROPERTY.

SAN MICH. DATE



REVISION BLOCK

NO.	DESCRIPTION	DATE



4. VISIONS App. Date

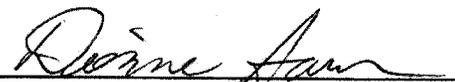
Extension of Time Environmental Determination

Project Case Number: PM35864
 Original E.A. Number: 42028
 Extension of Time No.: First
 Original Approval Date: May 20, 2013
 Project Location: East of Box Springs Mountain Road and south of Gawn Trail.

Project Description: Schedule 'H' subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres.

On May 20, 2013, this Tentative Parcel 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 I

Date: 10/19/16
 For Steve Weiss, Planning Director

From: Riverside Air Service [mailto:riversideairservice@hotmail.com]
Sent: Saturday, June 11, 2016 4:38 PM
To: Harris, Dionne
Subject: Re: 1st EOT PM35864 Recommended Conditions For Acceptance

Hello Dionne,

Per the "1st EOT PM35864 Recommended Conditions For Acceptance" as reviewed by the LDC, we approve the condition 60. EPD #2 as stated by EPD.

Regards

Chad Davies
President



RAS JETPORT
Riverside Air Service
6741 Gemende Dr,
Riverside Airport,
Riverside, CA 92504

909-645-3777 Cell
951-352-2631 Office
951-352-1855 Fax
www.RALair.com

06/10/16
15:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35864

Parcel: 257-220-017

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2

EPD - EOT MBTA SURVEY

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.