

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



**ITEM
1.9
(ID # 3401)**

MEETING DATE:
Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32764 – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Northerly of 10th Street, easterly of Interstate 215 and Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project: Schedule B Subdivision of 6.74 acres into six single family residential one acre lots. – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764, extending the expiration date and to reflect SB1185 and AB333 benefits to February 22, 2018. Deposit Based 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 January 4, 2017. The Tentative Tract Map No. 32764 will now expire on February 22, 2018.

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 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**

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 Flat Fee			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

The Tentative Tract Map No. 32764 was originally approved at Planning Commission on February 22, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 5696 and was approved on June 27, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of two (2) 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 is in concurrence with 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. 32764 on January 4, 2017. The Planning Commission approved the project by a 3-0 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 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:

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

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
January 4, 2017**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32764 – Applicant: Rick Hoffman – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) – Location: Northerly of 10th Street, easterly of Interstate 215 and Reservoir Avenue – 6.74 Acres – Zoning: Residential Agricultural (R-A) – Approved Project: Schedule B Subdivision of 6.74 acres into six single family residential one acre lots.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2018.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Sanchez, 2nd by Commissioner Leach
A vote of 3-0 (Chairman Hake Absent)

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 32764 extending the expiration date to February 22, 2018

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.

1.1
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview
Supervisorial District: Fifth
Project Planner: Desiree Bowie
Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 32764
SECOND EXTENSION OF TIME
Applicant: Rick Hoffman


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 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764

BACKGROUND:

The Tentative Tract Map No. 32764 was originally approved at Planning Commission on February 22, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 5696 and was approved on June 27, 2006.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of two (2) 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 is the recommended condition of approval, and the

correspondence from the Extension of Time applicant (dated November 30, 2016) indicating the acceptance of the two (2) 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, 2018. 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.

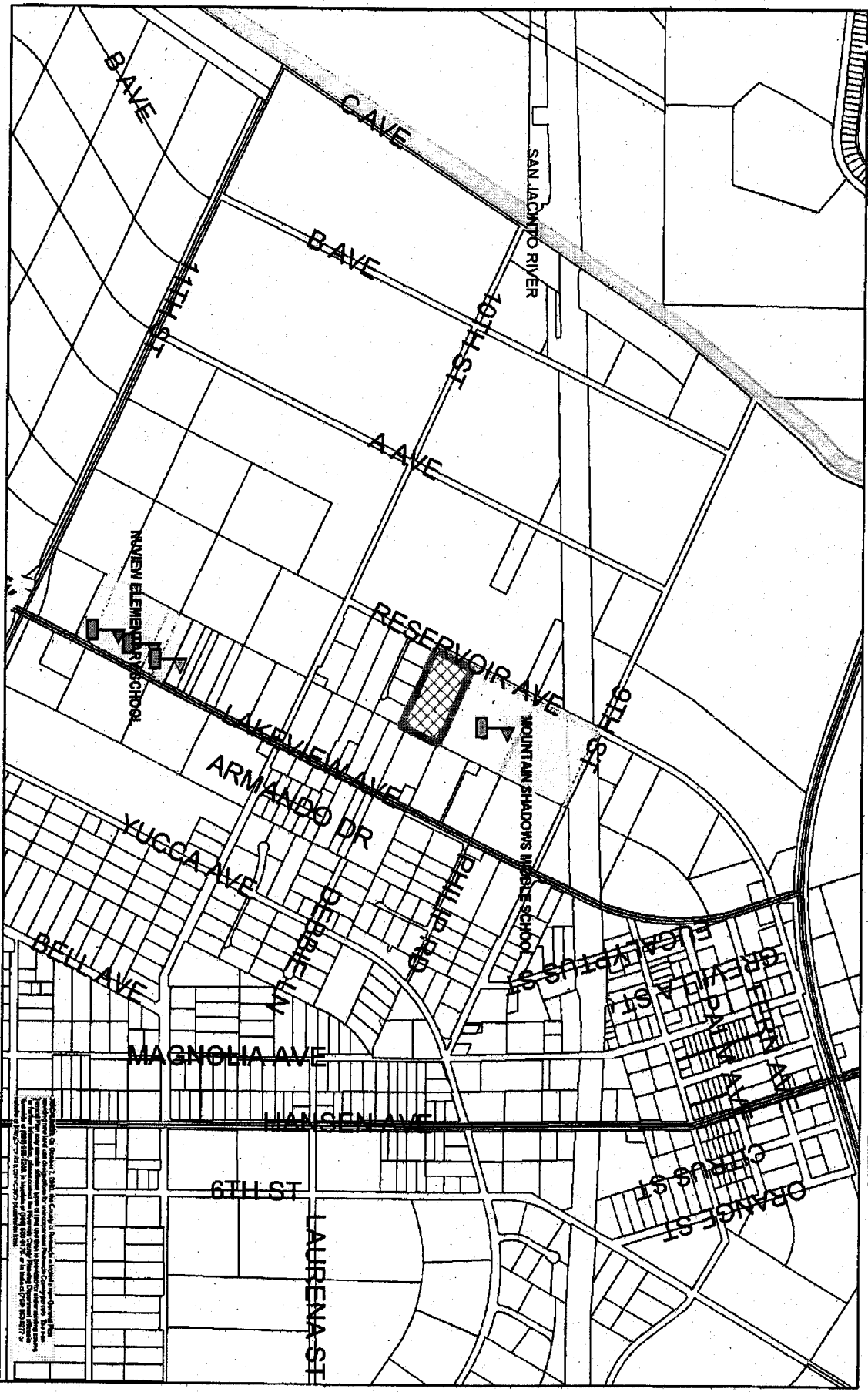
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 10/1/06

TR32764 VICINITY MAP

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
THOMAS 778 J3
BROS. PG

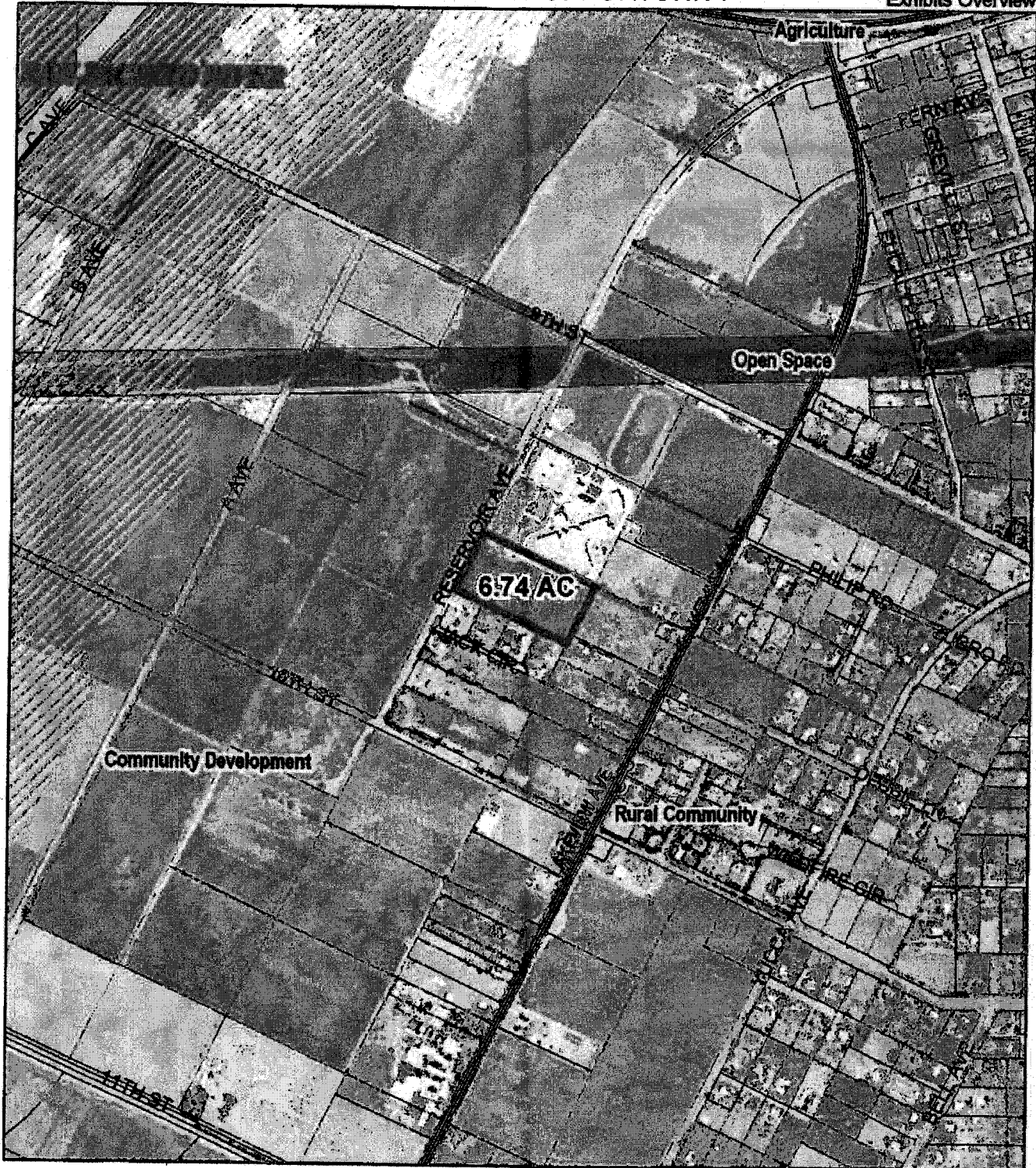
This map is a reproduction of the original map on file in the Planning Department. The original map is on file in the Planning Department. The original map is on file in the Planning Department. The original map is on file in the Planning Department. The original map is on file in the Planning Department.

Supervisor Ashley
District 5
DATE DRAWN 1/31/06

TR32764

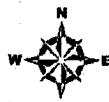
DEVELOPMENT OPPORTUNITY

Planner: Adam Rush
Date: 2/3/06
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Lakeview**
Township/Range: T4SR2W
SECTION: 18

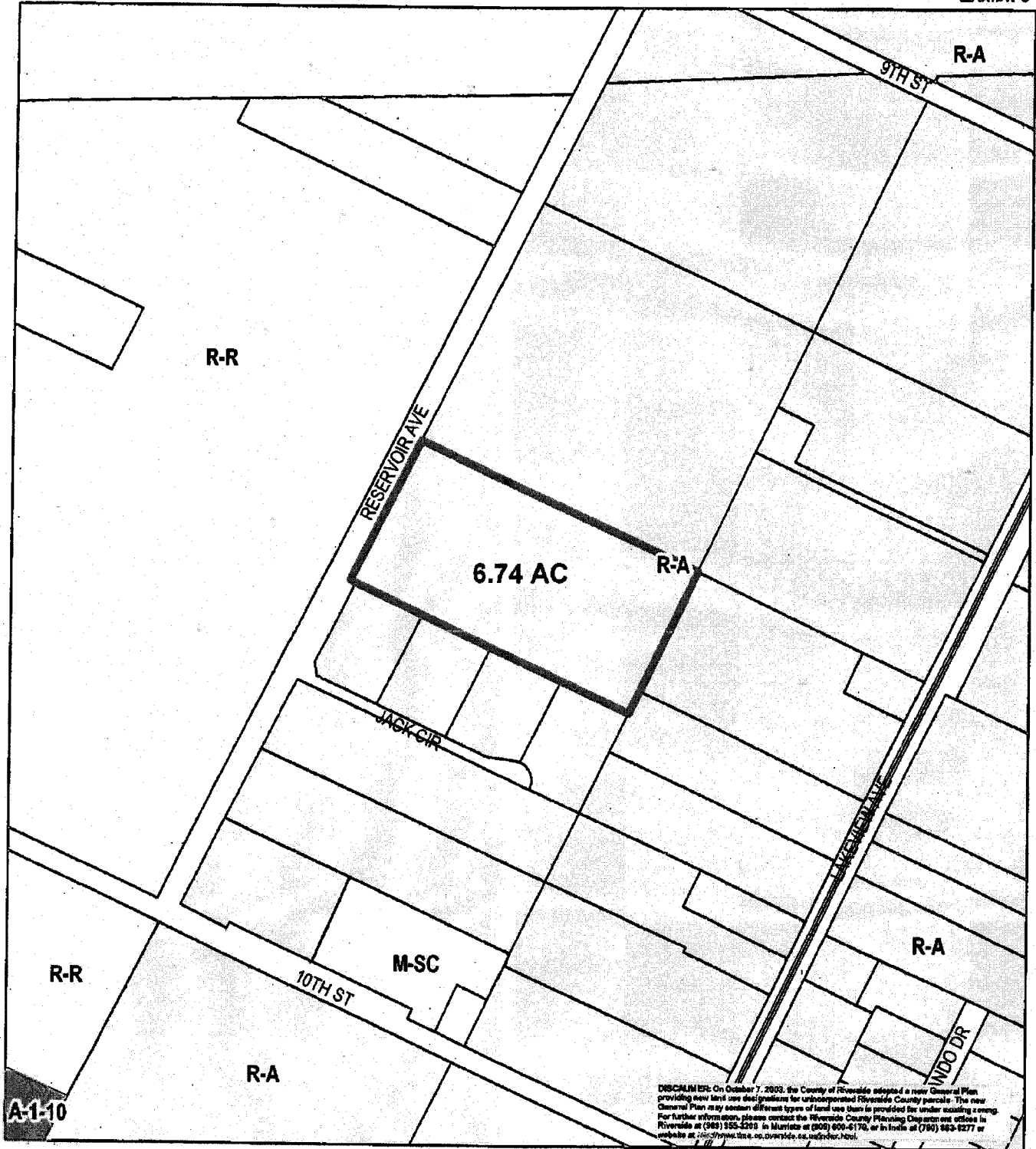


ASSESSORS
BK. PG. 426-45
THOMAS
BROS.PG 778 J3

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

TR32764
EXISTING ZONING

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

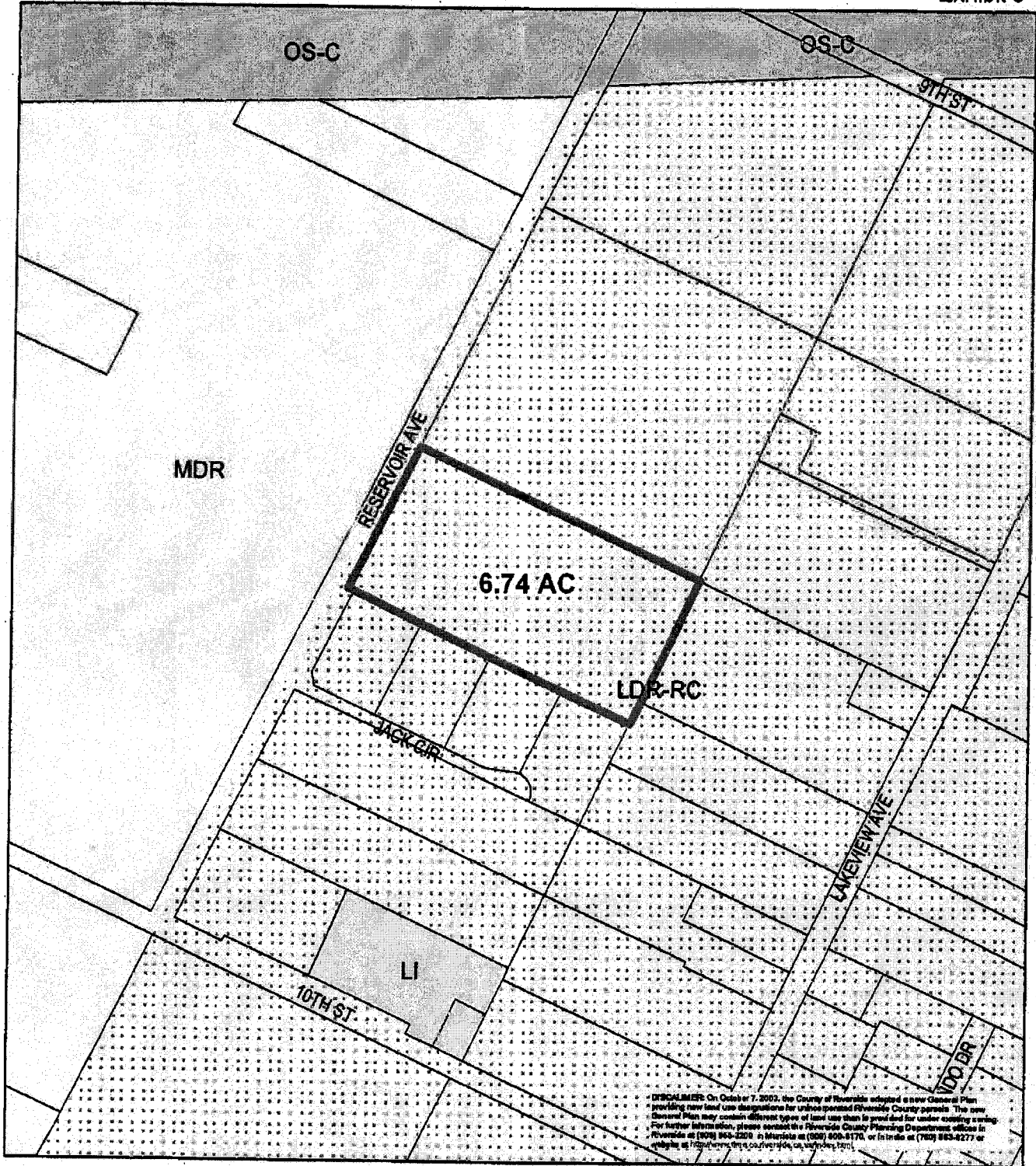


ASSESSORS
BK. PG. 426-45
THOMAS
BROS.PG 778 J3

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

TR32764
General Plan

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



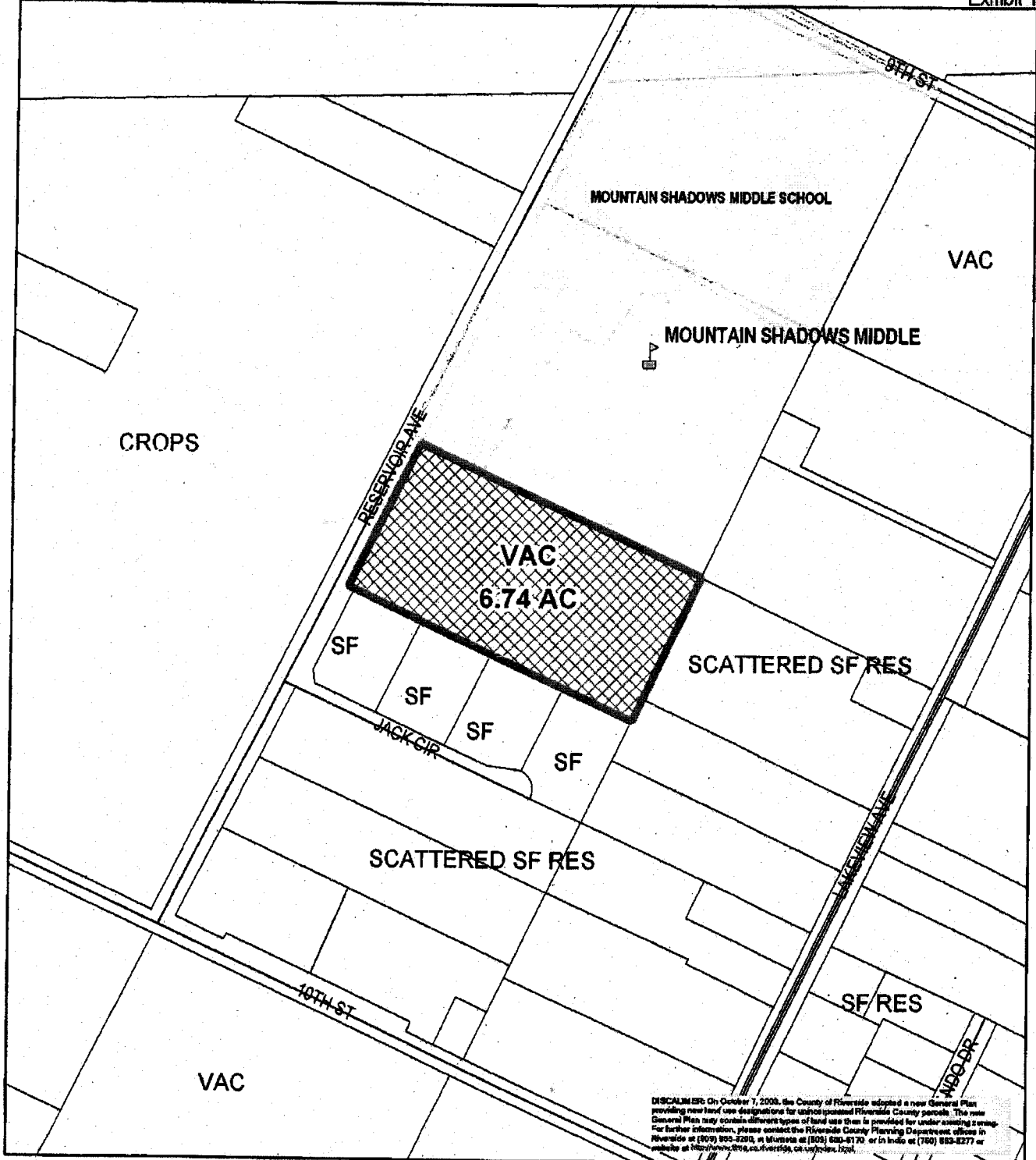
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 940-2200 in Murietta at (951) 600-5170, or in Indio at (760) 863-4277 or visiting at <http://www.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

TENTATIVE TRACT MAP NO. 32764
 FOR LOT 154, MB 010/082 OF TR 4 LANDS OF NUEVO LAND
 A.P.N.: 428-450-010
 AMENDED NO. 1

PREPARED BY:
 COUNTY OF LOS ANGELES
 REGISTERED MAP
 428-450-010
 TRACT MAP NO. 32764

CONVEYANCE:
 DEED
 TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA

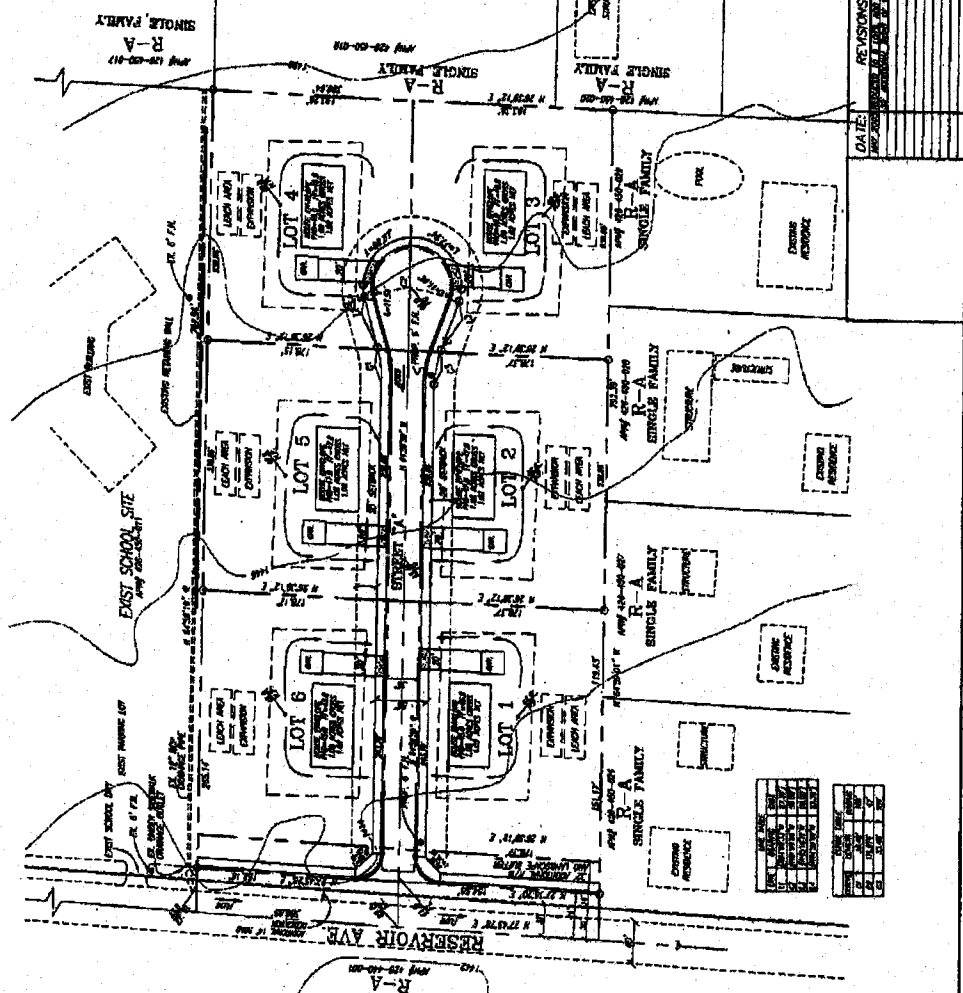
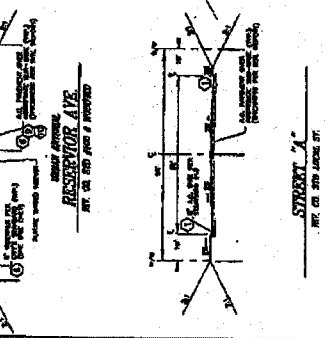
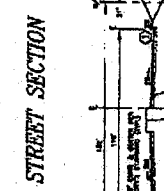
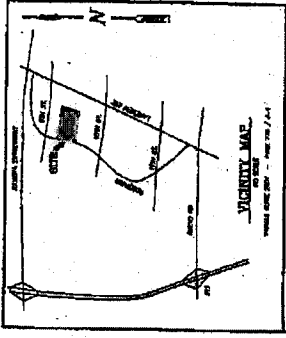
LAND DEVELOPMENT CONSULTANT:
 JOHN H. ...

ADVERSE PARTIES:
 ...

NOTICES:
 ...

LEGEND:
 ...

NO-151 8000 80000



TENTATIVE TRACT MAP NO. 32764

FOR LOT 154, MB 010/082 OF TR 4 LANDS OF NUEVO LAND
 A.P.N.: 428-450-010
 AMENDED NO. 1

DATE	REVISIONS

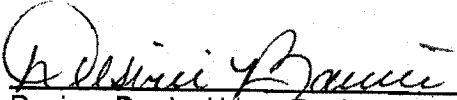
Extension of Time Environmental Determination

Project Case Number: TR32764
 Original E.A. Number: 39752
 Extension of Time No.: 2ND Extension of Time
 Original Approval Date: February 22, 2006
 Project Location: N/ 10th St. E/ 215 Fwy & reservoir

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

On February 22, 2006 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: 
 Desiree Bowie, Urban Regional Planner

Date: 11/30/16
 For Steve Weiss, Planning Director

Bowie, Desiree

From: Rick Hoffman <hoffmanconsult@verizon.net>
Sent: Wednesday, November 30, 2016 11:08 AM
To: Bowie, Desiree
Cc: Wheeler, Timothy; rendatony@yahoo.com
Subject: RE: 2nd Extension of Time for TR32764

Desiree, Mr. Renda accepts the conditions as drafted. Please let us know when the EDT is scheduled for hearing.

Thanks,

Rick

Rick Hoffman

Hoffmanconsult@Verizon.net

951-505-4595

Hoffmanconsult.com

From: Tony Renda [<mailto:rendatony@yahoo.com>]
Sent: Wednesday, November 30, 2016 10:18 AM
To: Rick Hoffman
Subject: 2nd Extension of Time for TR32764

FYI...

Tony Renda, President

SPI

858-488-9900 Office

858-488-5700 Fax

858-344-3333 Cellular

rendatony@yahoo.com

----- Forwarded Message -----

From: "Bowie, Desiree" <DBOWIE@rctlma.org>
To: "rendatony@yahoo.com" <rendatony@yahoo.com>
Sent: Wednesday, November 30, 2016 9:22 AM
Subject: FW: 2nd Extension of Time for TR32764

Good Morning,

This is a follow up email to see if you've had time to review the conditions. We would like to get your project scheduled for approval. But without a reply to our letter and Conditions of Approval, I cannot move forward. Please respond if you have no further questions stating that you accept the conditions and I can begin drafting your Staff Report.

Thank you,

Desiree A. Bowie

11/03/16
15:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CT MAP Tract #: TR32764

Parcel: 426-450-010

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2- 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.