

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



**ITEM  
1.8  
(ID # 4338)**

**MEETING DATE:**  
Tuesday, May 23, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30877 – Applicant: David Rosenthal - Third Supervisorial District - Bautista Zoning Area - San Jacinto Valley Area Plan – Rural Community: Low Density Residential (RC-LDR) - Located: South of Mayberry Avenue and west of Bautista Avenue – 9.71 Gross Acres – Zoning: Light Agriculture (A-1) (10 Acre Minimum) - APPROVED PROJECT DESCRIPTION: Schedule 'B' to subdivide 9.71 acres into ½ acre lots and one detention basin - REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30877. 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 February 15, 2017. The Tentative Tract Map No. 30877 will now expire on July 11, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 5/15/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Washington 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, Perez and Ashley  
Nays: None  
Absent: None  
Date: May 23, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 30877 was originally approved at Planning Commission on April 11, 2006. The Map proceeded to the Board of Supervisors with Change of Zone No. 7093 and General Plan Amendment No. 730 and was approved July 11, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it unnecessary to recommend any further 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 this.

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 first Extension of Time for Tentative Tract Map No. 30877 on February 15, 2017. 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 the Planning Department and the Planning Commission.

**Supplemental**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

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

**ATTACHMENTS:**

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



Tina Grande, Principal Management Analyst

5/16/2017



**PLANNING COMMISSION  
MINUTE ORDER  
FEBRUARY 15, 2017**

**I. AGENDA ITEM 1.4**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30877** – Applicant: David Rosenthal – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Rural Community: Low Density Residential (RC-LDR) – Location: South of Mayberry Avenue and west of Bautista Avenue – 9.71 Gross Acres – Zoning: Light Agriculture (A-1) (10 Acre Minimum) – Approved Project Description: Schedule 'B' to subdivide 9.71 acres into ½ acre lots and one detention basin.

**II. PROJECT DESCRIPTION:**

First Extension of Time for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Leach  
A vote of 5-0

**APPROVED** First Extension of Time Request for Tentative Tract Map No. 30877 extending the expiration date to July 11, 2017, as modified at hearing.

1.4

Agenda Item No.  
Area Plan: San Jacinto Valley  
Zoning Area: Bautista  
Supervisory District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: February 15, 2017

TENTATIVE TRACT MAP NO. 30877  
FIRST EXTENSION OF TIME  
Applicant: David Rosenthal

  
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 for a Schedule 'B' to subdivision of 9.71 acres into ½ acre lots and one detention basin.

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:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30877**

### JUSTIFICATION FOR EXTENSION REQUEST:

### BACKGROUND:

The Tentative Tract Map No. 30877 was originally approved at Planning Commission on April 11, 2006. The Map proceeded to the Board of Supervisors with Change of Zone No. 7093 and General Plan Amendment No. 730 and was approved July 11, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend no further 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 this recommendation and has agreed to accept them.

**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 July 11, 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.

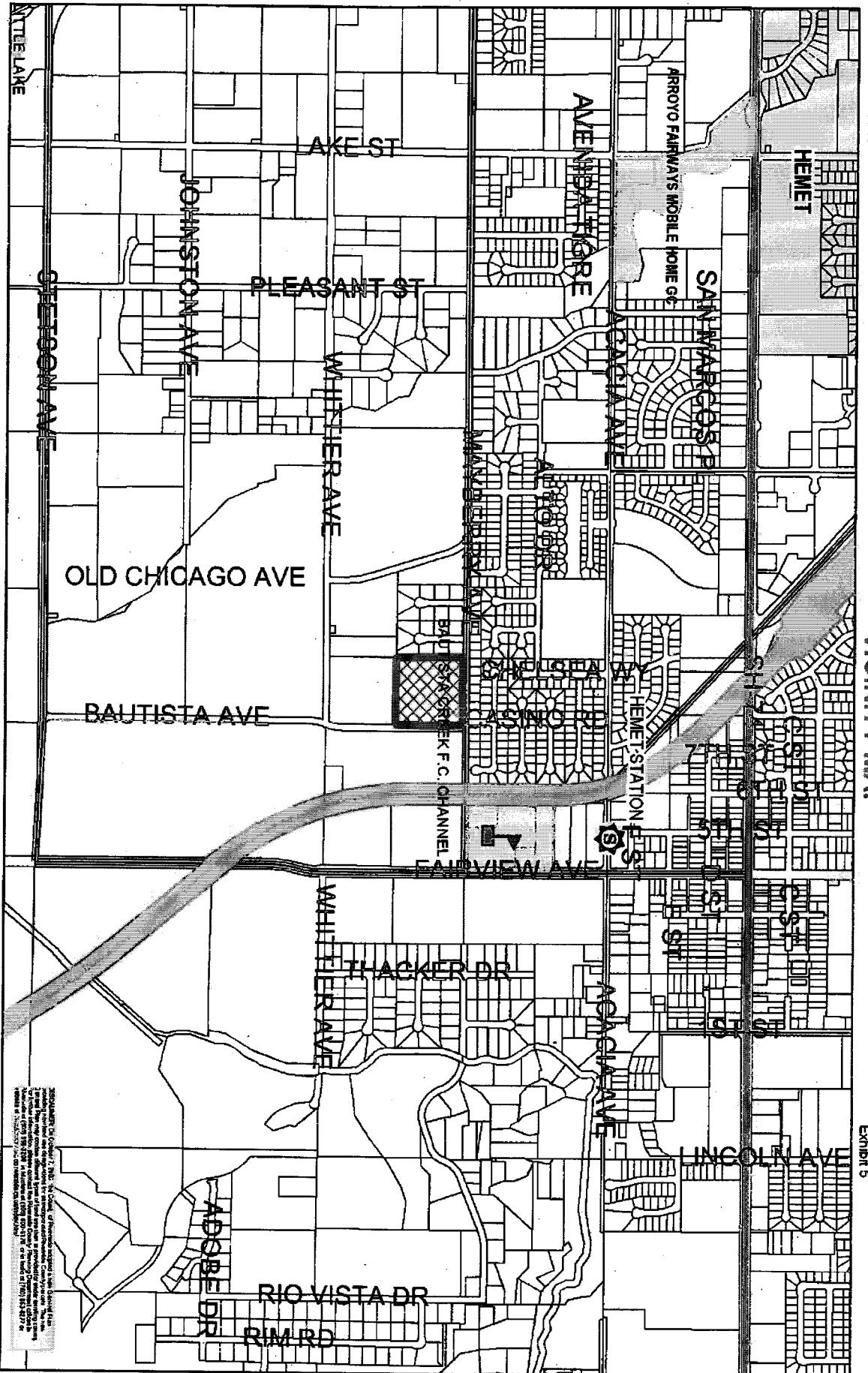
**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30877**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone  
 District 3  
 DATE DRAWN: 1/17/05

**CZ07093 TR30877 GPA00730**  
 VICINITY MAP

Planner: Ann Kraus  
 Date: 12/7/05  
 Exhibit 5



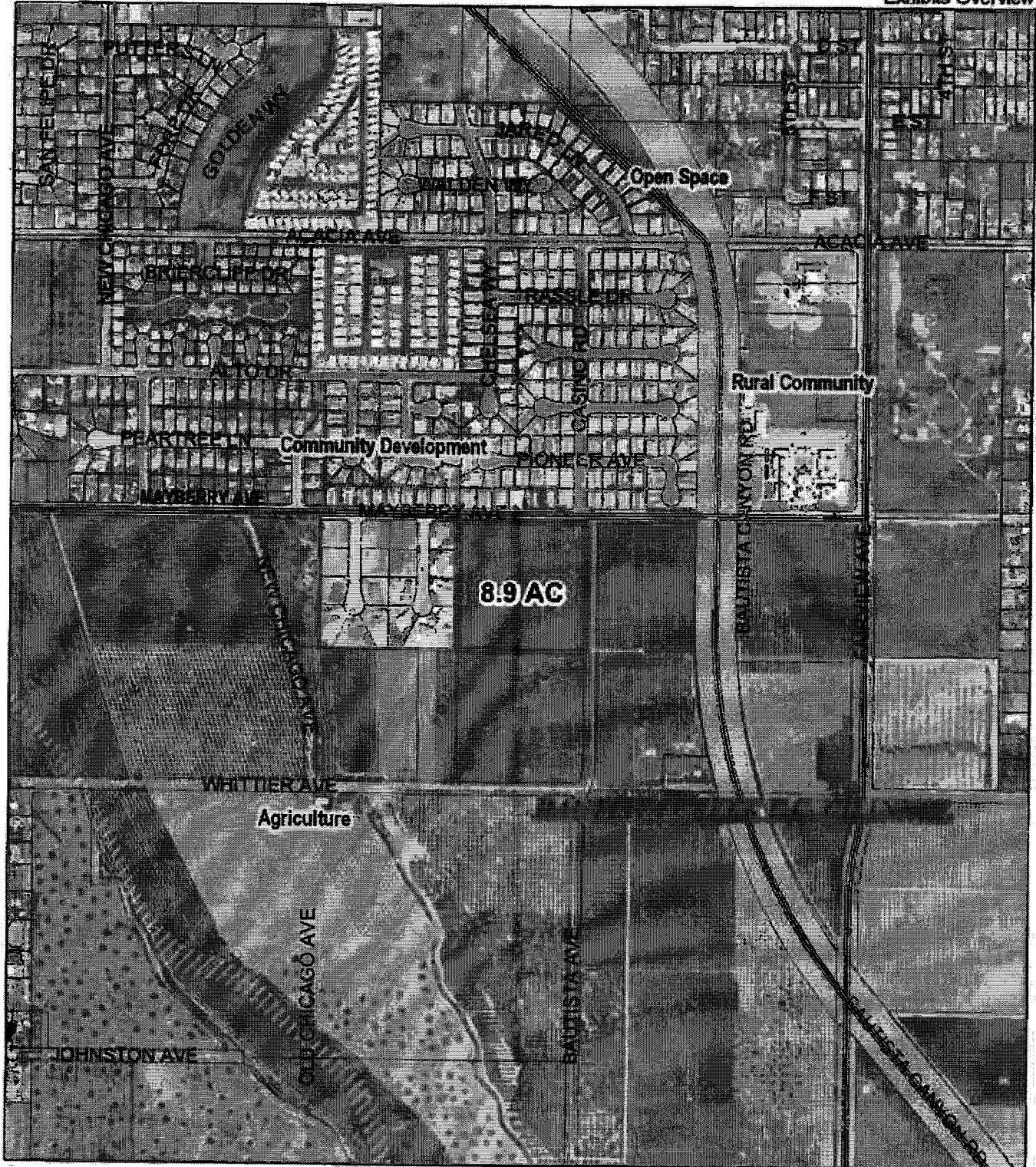
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Bautista**  
 Township/Range: T55R1E  
 Section : 17



ASSESSORS  
 BK. PG. 552-12  
 THOMAS 841 J1  
 BROS.PG

REGULATORY OR OTHER: This map is a copy of a map prepared by the Riverside County Planning Department. It is not a final map and should not be used for legal purposes. The Riverside County Planning Department is not responsible for any errors or omissions in this map. The Riverside County Planning Department is not responsible for any damages or losses resulting from the use of this map. The Riverside County Planning Department is not responsible for any claims or lawsuits resulting from the use of this map. The Riverside County Planning Department is not responsible for any claims or lawsuits resulting from the use of this map.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area Plan: **Bautista**

Township/Range: T5SR1E  
SECTION: 17



ASSESSORS  
BK. PG. 552-12  
THOMAS BROS.PG 841 J1



Supervisor Stone  
District 3

# CZ07093 TR30877 GPA00730

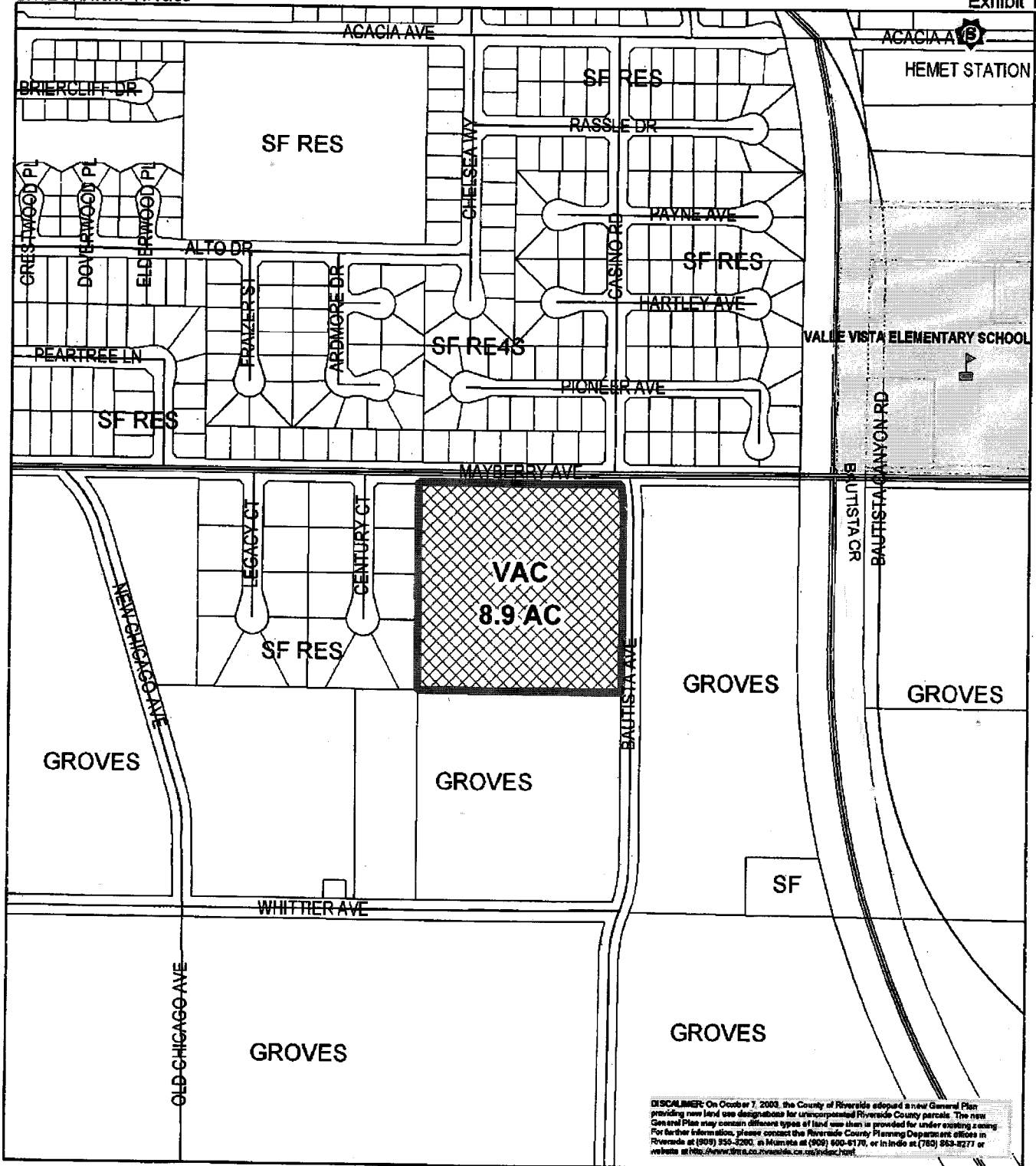
Planner: Ann Kraus

DATE DRAWN: 11/10/05

Land Use

Date: 12/7/05

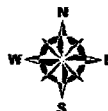
Exhibit 1



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 offices in Riverside at (951) 950-8280, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www/rms.co.riverside.ca.us/index.html>

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Bautista**  
Township/Range: **T5SR1E**  
Section : 17

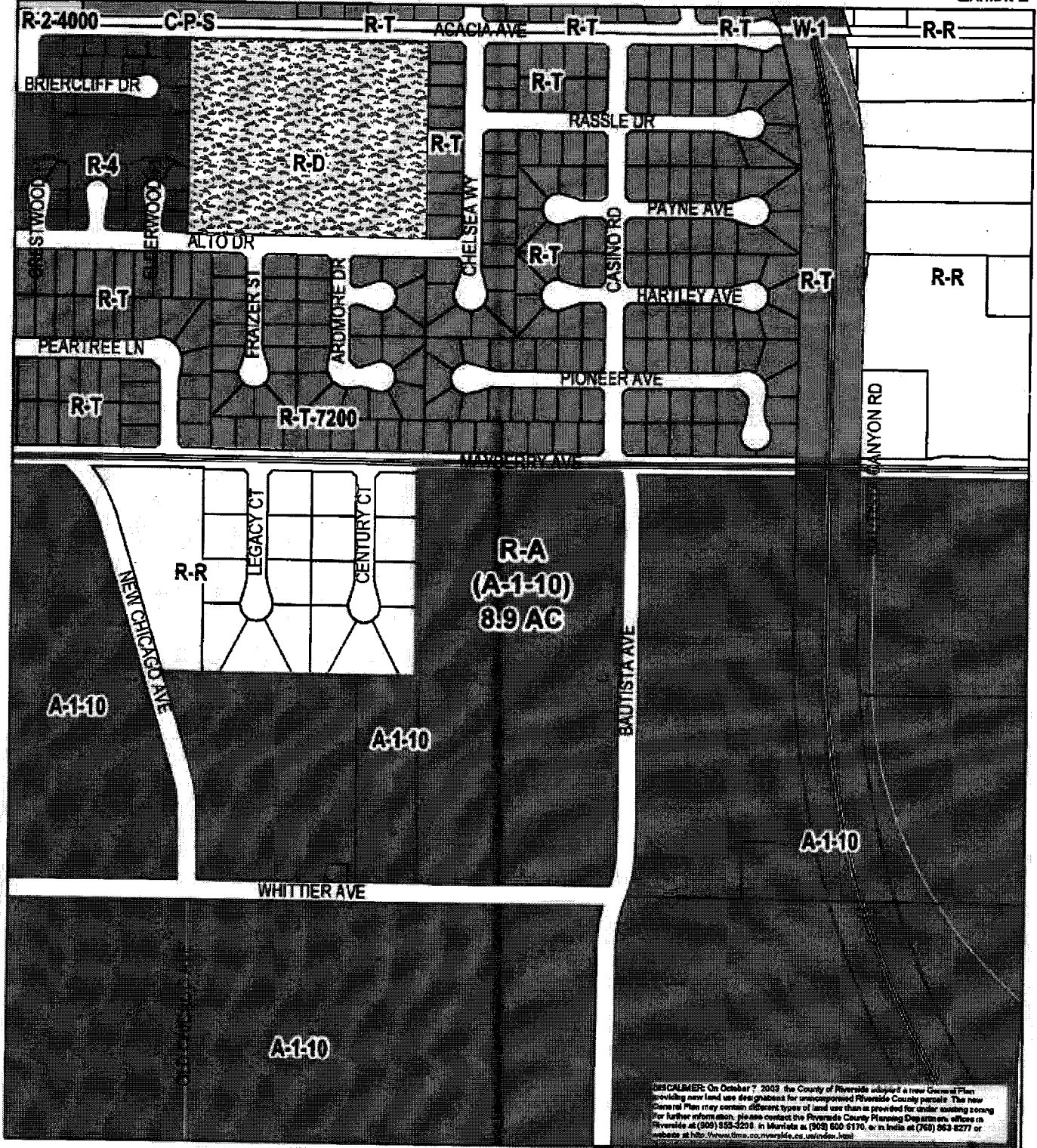


ASSESSORS 552-12  
BK. PG.  
THOMAS 841 J1  
BROS.PG

Supervisor Stone  
 District 3  
 DATE DRAWN: 11/10/05

**CZ07093 TR30877 GPA00730**  
**PROPOSED ZONING**

Planner: Ann Kraus  
 Date: 12/7/05  
 Exhibit 2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Bautista**  
 Township/Range: T5SR1E  
 Section : 17



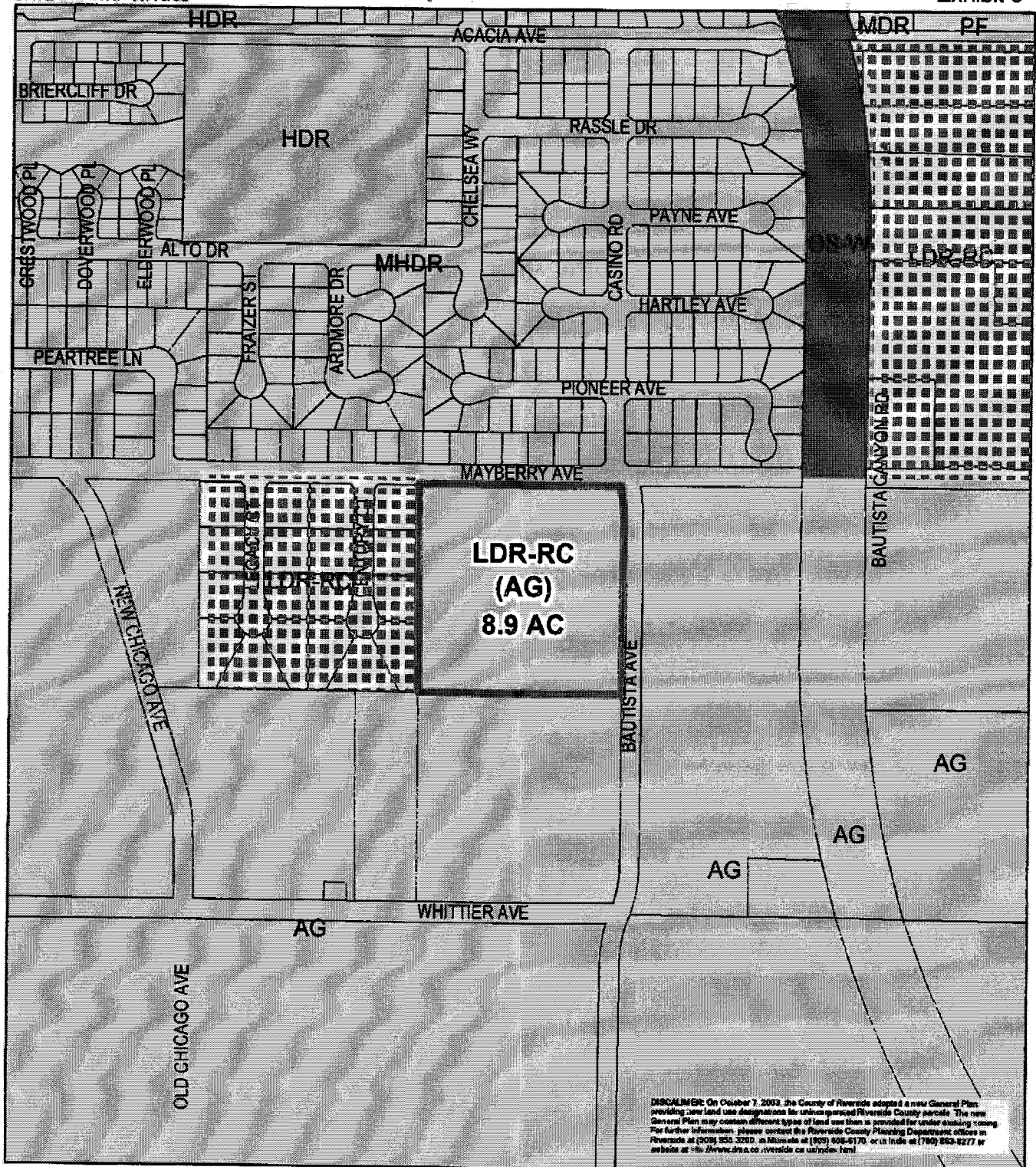
ASSESSORS  
 BK. PG. 552-12  
 THOMAS  
 BROS.PG 841 J1

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Supervisor Stone  
 District 3  
 DATE DRAWN: 11/10/05

**CZ07093 TR30877 GPA00730**  
 Proposed General Plan

Planner: Ann Kraus  
 Date: 12/7/05  
 Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

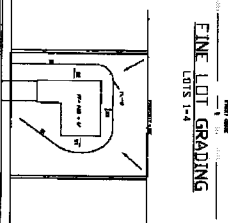
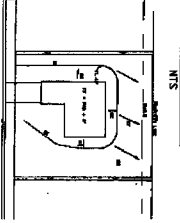
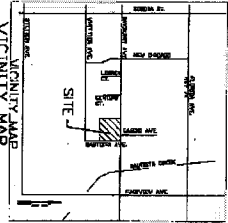
Zone  
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 Section : 17



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# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 30877

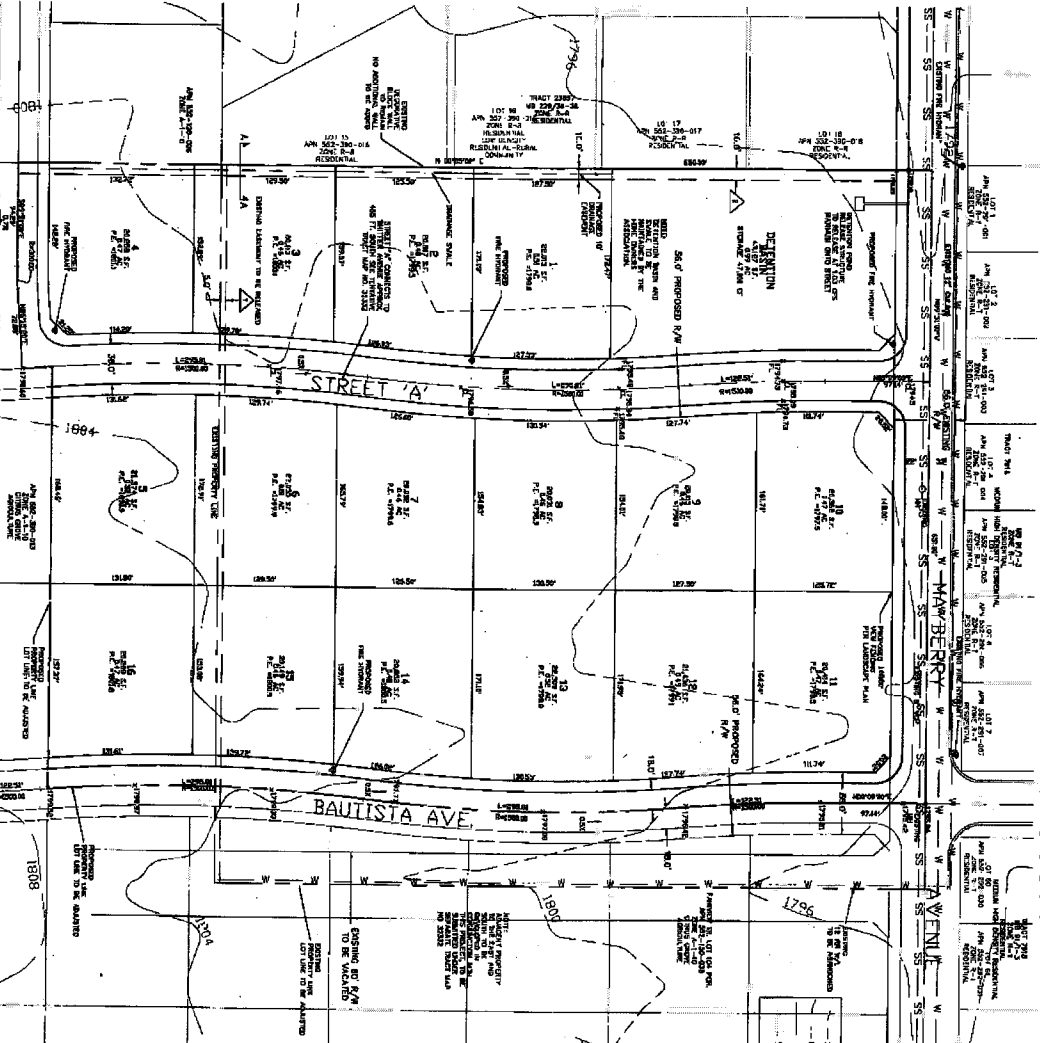


**VEGETATION SCHEDULE**

ITEM NO.	DESCRIPTION	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1	Small Tree	FRUITFUL BAY	4-6"	100	
2	Small Tree	FRUITFUL BAY	4-6"	100	
3	Small Tree	FRUITFUL BAY	4-6"	100	
4	Small Tree	FRUITFUL BAY	4-6"	100	
5	Small Tree	FRUITFUL BAY	4-6"	100	
6	Small Tree	FRUITFUL BAY	4-6"	100	
7	Small Tree	FRUITFUL BAY	4-6"	100	
8	Small Tree	FRUITFUL BAY	4-6"	100	
9	Small Tree	FRUITFUL BAY	4-6"	100	
10	Small Tree	FRUITFUL BAY	4-6"	100	
11	Small Tree	FRUITFUL BAY	4-6"	100	
12	Small Tree	FRUITFUL BAY	4-6"	100	
13	Small Tree	FRUITFUL BAY	4-6"	100	
14	Small Tree	FRUITFUL BAY	4-6"	100	
15	Small Tree	FRUITFUL BAY	4-6"	100	
16	Small Tree	FRUITFUL BAY	4-6"	100	
17	Small Tree	FRUITFUL BAY	4-6"	100	
18	Small Tree	FRUITFUL BAY	4-6"	100	
19	Small Tree	FRUITFUL BAY	4-6"	100	
20	Small Tree	FRUITFUL BAY	4-6"	100	

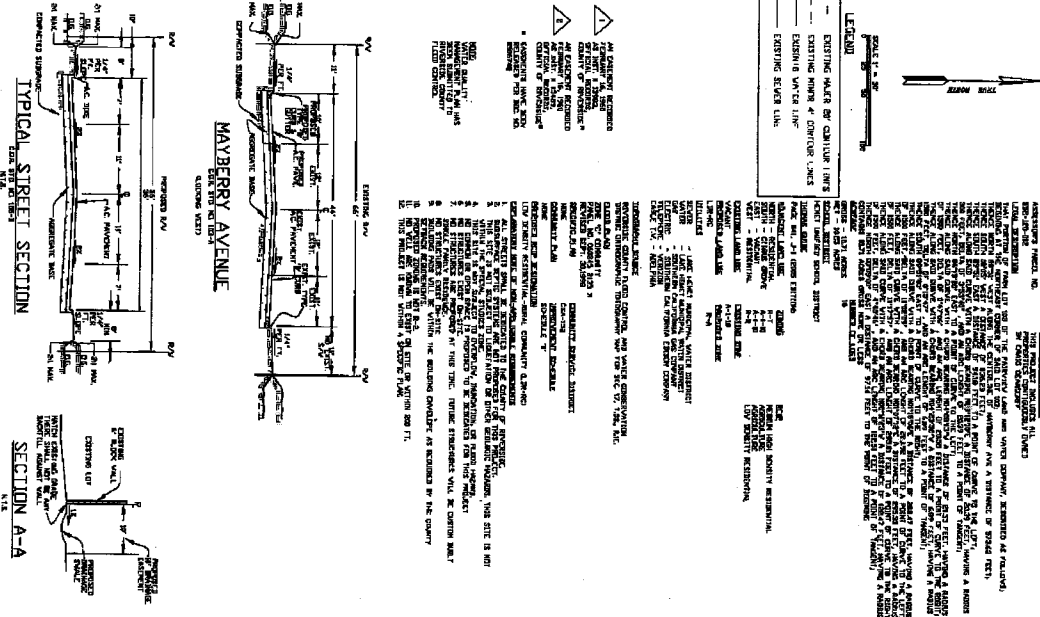
**Underground Service Alert**  
Call TOLL FREE  
1-800  
277-2800

**NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND THE CALIFORNIA CIVIL ENGINEERING BOARD'S REGULATIONS THEREUNDER.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY MEASURES.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SIGNAGE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LIGHTING.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FENCING.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EROSION CONTROL MEASURES.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DRAINAGE MEASURES.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION METHODS.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION SCHEDULES.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION REPORTS.  
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION RECORDS.  
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION PHOTOGRAPHS.  
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**Legend:**  
- - - - - EXISTING WATER BY CENTER LINES  
- - - - - EXISTING WATER BY CORNER LINES  
- - - - - EXISTING WATER BY VERTICES  
- - - - - EXISTING ELEVATION LINE  
- - - - - EXISTING ELEVATION LINE

**Legend:**  
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- - - - - EXISTING ELEVATION LINE  
- - - - - EXISTING ELEVATION LINE




# Extension of Time Environmental Determination

Project Case Number: TR30877  
 Original E.A. Number: EA39923  
 Extension of Time No.: First  
 Original Approval Date: April 5, 2006  
 Project Location: South of Mayberry Avenue and west of Bautista Avenue

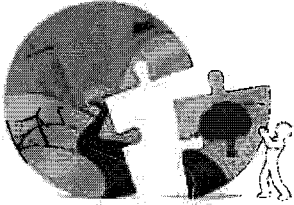
Project Description: Schedule 'B' to subdivision 9.71 acres into 1/2 acre lots and one detention basin.

On April 5, 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:   
 Dionne Harris, Urban Regional Planner I

Date: 1/6/17  
 For Steve Weiss, Planning Director



*Steve Weiss AICP  
Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

To: Planning Commission

Date: February 15, 2017

From: Dionne Harris, Project Planner, Planning Department

**RE: Updated language for acceptance of Conditions of Approval for Agenda Item 1.4 (Tentative Tract Map No. 30877 First Extension of Time)**

To the Planning Commission,

Revision to Staff Report, to include the following statement pursuant to the acceptance to Conditions of Approval: There are no amended nor new Conditions of Approval for this Extension of Time. The applicant has accepted there are no new Conditions of Approval for this Extension of Time.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

**Request to Speak**

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: \_\_\_\_\_ Agenda #: 178

SPEAKER'S NAME: Ms. Miller  
(Print Name)

Address: \_\_\_\_\_  
(Only required if follow-up mail response is requested)

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**I AM:**

- The Applicant  A Neighbor  
 Applicant's Representative  Other Interested Party

**PLEASE INDICATE YOUR POSITION BELOW:**

- I wish to speak  I DO NOT wish to speak  
 I wish to speak with a Media Presentation  
 I YIELD my 3 minutes to the following speaker:  
(Maximum 2 Yields per Speaker)

\_\_\_\_\_  
(Name)

**Position on Agenda Item:**

- In Favor  Neutral  Opposed

## BOARD RULES

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**\*PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**