

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



**ITEM
1.14
(ID # 4678)**

MEETING DATE:

Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND and THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One Family Dwellings, 7,200 square feet (R-1-10000) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes – REQUEST: SECOND and THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, extending the expiration date to March 1, 2018. 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 second Extension of Time case acted on by the Planning Commission on May 17, 2017. The Tentative Tract Map No. 32081 will now expire on March 1, 2017.

RECEIVE AND FILE the Planning Commission Notice of Decision for the third Extension of Time case acted on by the Planning Commission on May 17, 2017. The Tentative Tract Map No. 32081 will now expire on March 1, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

6/26/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 11, 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 Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 32081, along with Change of Zone No. 6975, was originally approved at Planning Commission on December 15, 2004. The project proceeded to the Board of Supervisors, along with Change of Zone No. 6968, for final approval on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was originally approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007.

The second Extension of Time was received March 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

A third Extension of Time was filed March 16, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extensions of Time.

The County Planning Department, as part of the review of these Extension of Time requests recommends the addition of seven (7) 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.

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 and third Extension of Time for Tentative Tract Map No. 32081 on May 17, 2017. The Planning Commission approved both of these projects by a 5-0 vote.

Board Action

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

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

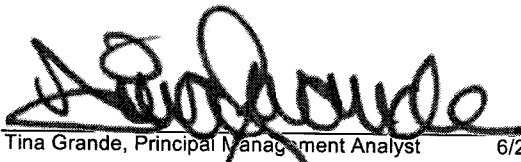
The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**Supplemental
Additional Fiscal Information**

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

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES for Second Extension of Time**
- B. **PLANNING COMMISSION STAFF REPORT for Second Extension of Time**
- C. **PLANNING COMMISSION MINUTES for Third Extension of Time**
- D. **PLANNING COMMISSION STAFF REPORT for Third Extension of Time**



Tina Grande, Principal Management Analyst 6/29/2017



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.23

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One (1) Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule “A” Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2017.

1.23

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 32081
SECOND EXTENSION OF TIME
Applicant: Phil Rheingans



Charissa Leach, P.E.
Assistant TLMA 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 to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

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. 32081

BACKGROUND:

Tentative Tract Map No. 32081, along with Change of Zone No. 6975, was originally approved at Planning Commission on December 15, 2004. The project proceeded to the Board of Supervisors, along with Change of Zone No. 6968, for final approval on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was originally approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007.

The second Extension of Time was received March 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.

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A third Extension of Time was filed March 16, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 April 6, 2017) indicating the acceptance of the seven (7) 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 March 1, 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 (which was applied on March 16, 2017).

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for TR32081M1

Vicinity Map



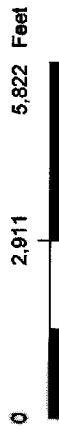
- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

"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... 4/18/2017 11:23:02 AM

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Extension of Time Environmental Determination

Project Case Number: TR32081
Original E.A. Number: 39551
Extension of Time No.: Second
Original Approval Date: March 1, 2005
Project Location: South of Thornton Avenue, West of Dartmouth Street, North of Crest Drive and East of Cornell Street
Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On March 1, 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: _____

Arturo Ortuño, Contract Planner

Date: April 24, 2017

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, April 06, 2017 7:02 AM
To: Ortuno, Arturo
Subject: Re: 2nd and 3rd EOT TR32081M1 COA

Arturo:

These standardized conditions listed are acceptable:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Phil Rheingans

On Apr 3, 2017, at 11:37 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: AND THIRD EXTENSION OF TIME REQUEST for No. 32081M1.

The County Planning Department has determined it necessary to recommend the addition of 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:

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 20 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT3 - WQMP AND MAINTENANCE RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT3 - 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

04/24/17
10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT3 - WQMP REQUIRED (conts)

RECOMMND

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

I. AGENDA ITEM 1.24

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081 – Applicant: Phillip Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres – Zoning: One Family Dwellings, 7,200 sq. ft. (R-1-10000) – Approved Project Description: Schedule "A" Subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes.

II. PROJECT DESCRIPTION:

Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018.

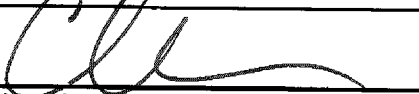
III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

APPROVED- Third Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2018.

1.24
Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisorial District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 32081
THIRD EXTENSION OF TIME
Applicant: Phil Rheingans



Charissa Leach, P.E.
Assistant TLMA 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 to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081

BACKGROUND:

Tentative Tract Map No. 32081, along with Change of Zone No. 6975, was originally approved at Planning Commission on December 15, 2004. The project proceeded to the Board of Supervisors, along with Change of Zone No. 6968, for final approval on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was originally approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007.

The second Extension of Time was received March 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 6, 2017.



A third Extension of Time was filed March 16, 2017. The third Extension of Time is being processed concurrently, but as a subsequent action, with the second Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 April 6, 2017) indicating the acceptance of the seven (7) 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.

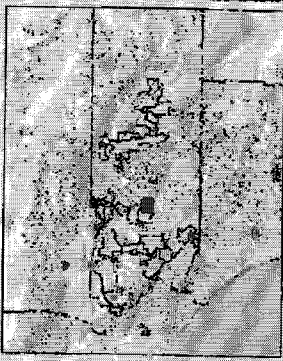
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for TR32081M1

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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Extension of Time Environmental Determination

Project Case Number: TR32081
 Original E.A. Number: 39551
 Extension of Time No.: Third
 Original Approval Date: March 1, 2005
 Project Location: South of Thornton Avenue, West of Dartmouth Street, North of Crest Drive and East of Cornell Street
 Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On March 1, 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: 
 Arturo Ortuño, Contract Planner

Date: April 24, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Phil Rheingans <phil@rheingansfarms.com>
Sent: Thursday, April 06, 2017 7:02 AM
To: Ortuno, Arturo
Subject: Re: 2nd and 3rd EOT TR32081M1 COA

Arturo:

These standardized conditions listed are acceptable:

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
50. FINAL ACCESS AND MAINT	90. WQMP REQUIRED
60. REQ BMP SWPPP WQMP	90. WQMP COMP AND BNS REG
60. FINAL WQMP FOR GRADING	

Thank you,

Phil Rheingans

On Apr 3, 2017, at 11:37 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Attn: Phil Rheingans
PO Box 8986
Moscow, ID 83843

RE: AND THIRD EXTENSION OF TIME REQUEST for No. 32081M1.

The County Planning Department has determined it necessary to recommend the addition of 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:

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10:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

TRANS DEPARTMENT

50.TRANS. 20 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

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10:47

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

60.TRANS. 1 EOT3 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING (cont.)

RECOMMND

www.rcflood.org/npdes. For any questions, please contact
(951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita
No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT3 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP
facilities described in the approved Final WQMP. The
project shall be responsible for performing all activities
described in the WQMP and that copies of the approved Final
WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall
be submitted to the Transportation Department for review
and approval prior to issuance of occupancy permits. A
maintenance organization will be established with a funding
source for the permanent maintenance. The maintenance plan
shall require that all BMP facilities are inspected, if
required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met"
if it duplicates another similar condition issued by this
department)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

EOT3 - 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT3 - WQMP REQUIRED (cont.)

RECOMMND

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10

EOT3 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)