

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



ITEM  
1.6  
(ID # 5241)

**MEETING DATE:**

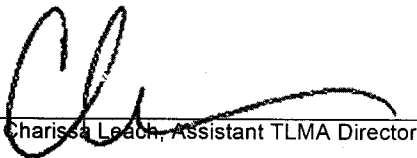
Tuesday, September 19, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD and FOURTH EXTENSIONS OF TIME for TENTATIVE TRACT MAP NO. 31130 – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westerly of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule "B" Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet – REQUEST: THIRD and FOURTH EXTENSIONS OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130, extending the expiration date to January 27, 2018. [Applicant Fees ]100%.

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**ACTION:** Consent



Charissa Leach, Assistant TLMA Director

9/11/2017

---

**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: September 19, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: Ashley Hyman  
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's Notice of Decision for the third Extension of Time case acted on by the Planning Commission on June 21, 2017. The Tentative Tract Map No. 31130 will now expire on January 27, 2017.

**RECEIVE AND FILE** the Planning Commission's Notice of Decision for the fourth Extension of Time case acted on by the Planning Commission on June 21, 2017. The Tentative Tract Map No. 31130 will now expire on January 27, 2018.

<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**

Tentative Tract Map No. 31130, along with Change of Zone No. 6773, was originally approved at Planning Commission on November 5, 2003. The project proceeded to the Board of Supervisors for final approval on January 27, 2004.

The first Extension of Time was approved by the Planning Commission on March 7, 2007.

The second Extension of Time was approved by the Planning Commission on September 15, 2010.

The third Extension of Time was received December 28, 2015, ahead of the expiration date of January 27, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

The fourth Extension of Time was filed December 27, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third 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 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.

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

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 extension of times for tentative maps statewide.

The Planning Commission heard the third and fourth Extensions of Time for Tentative Tract Map No. 31130 on June 21, 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.

**ATTACHMENTS:**

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



Tina Grande, Principal Management Analyst

9/12/2017



**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 21, 2017**

**I. AGENDA ITEM 1.15**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft.

**II. PROJECT DESCRIPTION:**

Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017.

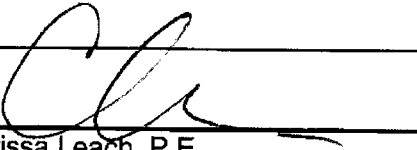
**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Hake  
A vote of 5-0

**APPROVED** - Third Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2017.

Agenda Item No.  
Area Plan: San Jacinto Valley  
Zoning Area: Bautista  
Supervisorial District: Third  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 31130  
THIRD EXTENSION OF TIME  
Applicant: Elias Marana



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 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

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. 31130**

**BACKGROUND:**

Tentative Tract Map No. 31130, along with Change of Zone No. 6773, was originally approved at Planning Commission on November 5, 2003. The project proceeded to the Board of Supervisors for final approval on January 27, 2004.

The first Extension of Time was approved at Planning Commission on March 7, 2007.

The second Extension of Time was approved at Planning Commission on September 15, 2010.

The third Extension of Time was received December 28, 2015, ahead of the expiration date of January 27, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

The fourth Extension of Time was filed December 27, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third 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 12, 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.

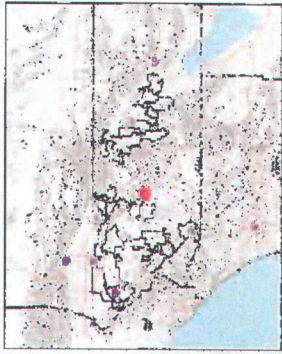
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 27, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration (which was applied for on December 27, 2016).

**RECOMMENDATION:**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31130**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 27, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 3rd EOT for TR31130

## Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - anno
  - 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.



0 2,028 4,056 Feet



REPORT PRINTED ON... 4/20/2017 3:59:15 PM

© Riverside County RCIT GIS



**EXHIBIT NO. P**

**CASE NO. 21130**

**IN THE COUNTY OF RIVERSIDE, CALIFORNIA**  
**TENTATIVE TRACT MAP 31130**  
**SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST**

**AUG 14 2003**

**OWNER**  
 GARY A. WOMER  
 1500 S. GARDEN VALLEY DRIVE  
 ANAHEIM, CA 92814  
 (714) 771-7421

**APPLICANT**  
 BLAINE A. WOMER  
 1500 S. GARDEN VALLEY DRIVE  
 ANAHEIM, CA 92814  
 (714) 771-7421

**ASSESSOR'S PARCEL NOS.**  
 151-10-001

**GROSS/NET ACREAGE**  
 10.00/9.99-A

**EXISTING / PROPOSED ZONING**  
 R-1-10/2-A

**PROPOSED RCF, DESIGNATION**  
 V-1 (see plan)

**EXISTING/PROPOSED LAND USE**  
 RESIDENTIAL

**NUMBER OF LOTS**  
 16

**ADJACENT LAND USE**  
 RESIDENTIAL

**PUBLIC UTILITIES**  
 GAS - SOUTHERN CALIFORNIA GAS CO.  
 WATER - SOUTHERN CALIFORNIA GAS CO.  
 SEWER - SOUTHERN CALIFORNIA GAS CO.  
 POWER - SOUTHERN CALIFORNIA GAS CO.

**TOPOGRAPHIC SURVEY**  
 CONDUCTED BY: [Name]  
 DATE: [Date]

**SCHOOL DISTRICT**  
 ADAPT VOUCHER SCHOOL, NATURAL

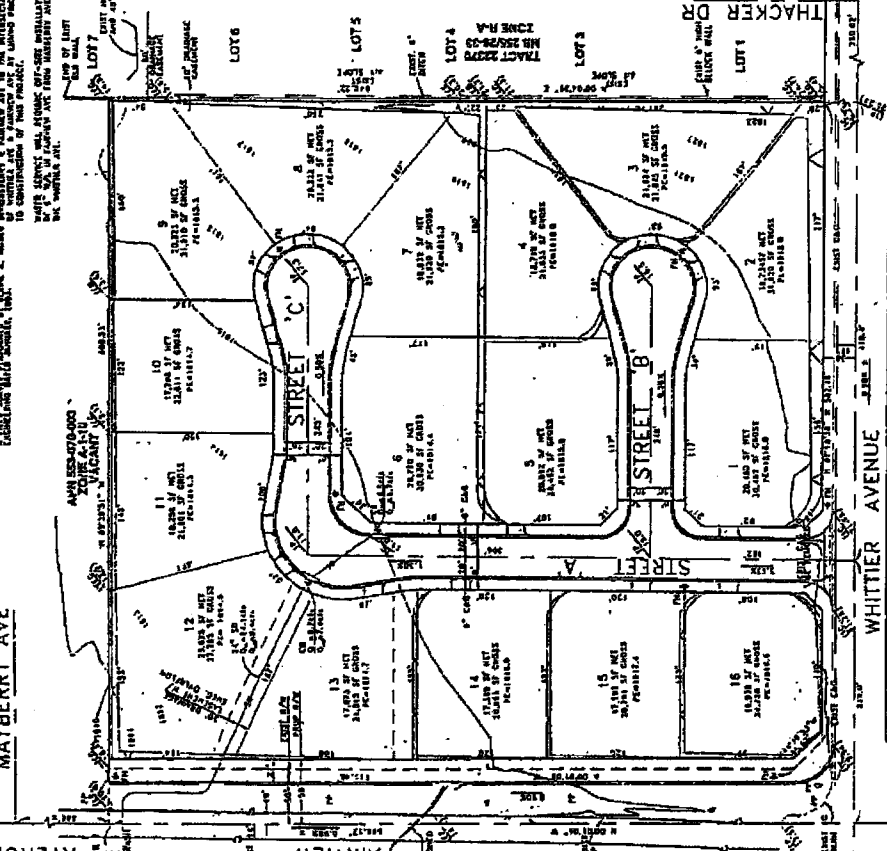
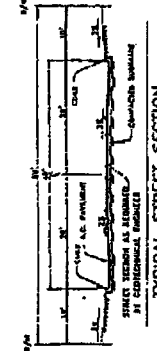
**FLOOD ZONE**  
 2002 V  
 COMMUNITY PANEL EFFECTIVE 2113 8 SEP. 20, 1998

**THOMAS GUIDE LOCATION**  
 PAGE 142, 143, 2002 EDITION

**COTIGUOUS OWNERSHIP**  
 THIS DEVELOPMENT INCLUDES ALL PROPERTY CONTIGUOUSLY OWNED BY THE APPLICANT.

**SPECIFIC PLAN**  
 THIS DEVELOPMENT IS NOT PART OF A SPECIFIC PLAN.

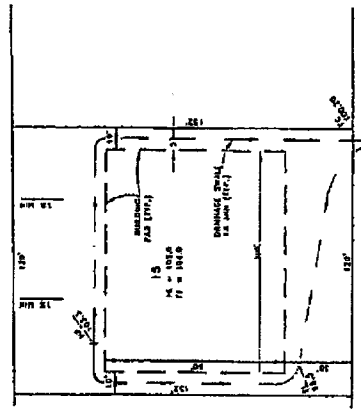
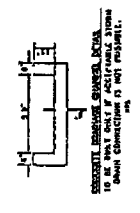
**COMMUNITY SERVICE DISTRICT**  
 CSD 102



**DESCRIPTION**  
 THE 160,000-SQ-FOOT LOT 15 OF THE FAIRVIEW LANE AND WHEEL COMPANY, AS SHOWN ON AND ON THE FILE IN BOOK 8, PAGE 107 OF MAPS, SAN BERNA COUNTY RECORDS.

**DRAINAGE NOTES**  
 DRAINAGE SHALL BE PROVIDED FOR ALL LOTS AND STREETS. DRAINAGE SHALL BE PROVIDED FOR ALL LOTS AND STREETS. DRAINAGE SHALL BE PROVIDED FOR ALL LOTS AND STREETS.

**NOTES**  
 THIS PROJECT WILL BE SUBJECT TO A SEWER WATER TREATMENT PLANT (STWTP) CONSTRUCTION AND OPERATED BY THE COUNTY OF RIVERSIDE. ALL SEWER CONNECTIONS SHALL BE MADE TO THE STWTP. ALL SEWER CONNECTIONS SHALL BE MADE TO THE STWTP.



- EXPLANATORY NOTE OF NON-APPLICABLE RECOMMENDATIONS**
1. ALL EXISTING UTILITIES AND PROPOSED UTILITIES ARE SHOWN ON THE PLANS.
  2. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  3. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  4. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  5. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  6. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  7. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  8. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  9. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  10. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  11. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  12. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  13. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  14. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  15. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.
  16. ALL UTILITIES SHALL BE DEEPER THAN THE EXISTING UTILITIES.

REVISIONS  
 1  
 REVISED MAY 29, 2003

**COUNTY OF RIVERSIDE**  
**MARANA CONSTRUCTION**  
**TENTATIVE TRACT**  
**NO. 31130**

**BLAINE A. WOMER**  
**CIVIL ENGINEERING**  
 1500 S. GARDEN VALLEY DRIVE  
 ANAHEIM, CA 92814  
 (714) 771-7421



**APPROVED BY:** DATE  
**PREPARED BY:** DATE  
**C.E.P. NO.** EXP. DATE

# Extension of Time Environmental Determination

Project Case Number: TR31130  
 Original E.A. Number: 38970  
 Extension of Time No.: Third  
 Original Approval Date: January 27, 2004  
 Project Location: North of Whittier Avenue, East of Fairview Avenue, South of Mayberry Avenue, and West of Thacker Drive  
 Project Description: Schedule B - subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot.

On January 27, 2004, 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: May 16, 2017  
 For Charissa Leech, Assistant TLMA Director

**Ortuno, Arturo**

---

**From:** Elias Marana <maranaconstruction@yahoo.com>  
**Sent:** Wednesday, April 12, 2017 9:49 AM  
**To:** Ortuno, Arturo  
**Cc:** Pam Weatherly  
**Subject:** Fw: 3rd, 4th, 5th EOT TR31130 Recommended Conditions  
**Attachments:** 5th EOT TR31130 COA.pdf

Thanks for catching my spelling error. can you let me know if this is ok.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 12, 2017 9:09 AM, Elias Marana <maranaconstruction@yahoo.com> wrote:

Tract 31130

Good morning Ortuno  
Arturo

This is Elias Marana thank you for your time. I looked over your letter and will except all the new conditions to extend my time on track 31130 I accept 50. REQ E HEALTH

DOCUMENTS

accept 50. FINAL ACCESS AND  
MAINT

I accept

60. REQ BMP SWPPP  
WQMP

accept 60. FINAL WQMP FOR  
GRADING

accept 80. WQMP AND  
MAINTENANCE

I accept 90. WQMP  
REQUIRED

I accept 90. WQMP COMP AND BSN

REG

I have all

ways excepted the conditions of approval each time that I have applied for an extension. I hope this is acceptable. Could you let me know if it is.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 5, 2017 12:12 PM, "Ortuno, Arturo" <AOrtuno@rivco.org> wrote:

Good morning Elias,

My name is Arturo and I will be taking over processing your Extension of Time applications. Based on our records the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> EOTs were submitted timely ahead of the expiration date but were never approved. The 2<sup>nd</sup> EOT was approved and extended the expiration date to January 27, 2009 which then various Senate and Assembly Bills extended to January 27, 2016. Due to the Bills extending the application, the 3<sup>rd</sup> and 4<sup>th</sup> EOT has been overseen. The recommended conditions below would apply to all pending EOTs and be scheduled to a hearing concurrently. The approval of all EOTs will extend the expiration date to January 27, 2019 which would unfortunately be the last allowable EOT to be issued. I see that you have submitted for a Final Map and I strongly encourage you to work on those

06/07/17  
14:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 29

EOT4 - 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](http://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)

06/07/17  
14:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT4 - 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

EOT4 - 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:

06/07/17  
14:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - 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 EOT4 -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. 3 EOT4 - 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

06/07/17  
14:41

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT4 - 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. 8 EOT4 - 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  
JUNE 21, 2017**

**I. AGENDA ITEM 1.16**

**FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31130** – Applicant: Elias Marana – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westlery of Thacker Drive – 10.09 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 sq. ft.

**II. PROJECT DESCRIPTION:**

Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Hake  
A vote of 5-0


**APPROVED** - Fourth Extension of Time Request for Tentative Tract Map No. 31130, extending the expiration date to January 27, 2018.



1.16

**Agenda Item No.**  
**Area Plan: San Jacinto Valley**  
**Zoning Area: Bautista**  
**Supervisory District: Third**  
**Project Planner: Arturo Ortuño**  
**Planning Commission Hearing: June 21, 2017**

**TENTATIVE TRACT MAP NO. 31130**  
**FOURTH EXTENSION OF TIME**  
**Applicant: Elias Marana**



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 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

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:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130**

### **BACKGROUND:**

Tentative Tract Map No. 31130, along with Change of Zone No. 6773, was originally approved at Planning Commission on November 5, 2003. The project proceeded to the Board of Supervisors for final approval on January 27, 2004.

The first Extension of Time was approved at Planning Commission on March 7, 2007.

The second Extension of Time was approved at Planning Commission on September 15, 2010.

The third Extension of Time was received December 28, 2015, ahead of the expiration date of January 27, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

The fourth Extension of Time was filed December 27, 2016. The fourth Extension of Time is being processed concurrently, but as a subsequent action, with the third 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 12, 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.

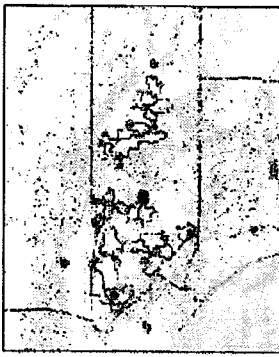
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 27, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR31130

## Vicinity Map



### Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- 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.



0 2,028 4,056 Feet



REPORT PRINTED ON... 4/20/2017 3:59:53 PM

© Riverside County RCIT GIS



# Extension of Time Environmental Determination

Project Case Number: TR31130  
 Original E.A. Number: 38970  
 Extension of Time No.: Fourth  
 Original Approval Date: January 27, 2004  
 Project Location: North of Whittier Avenue, East of Fairview Avenue, South of Mayberry Avenue, and West of Thacker Drive  
 Project Description: Schedule B - subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square foot.

On January 27, 2004, 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: May 16, 2017  
 For Charissa Leech, Assistant TLMA Director

**Ortuno, Arturo**

---

**From:** Elias Marana <maranaconstruction@yahoo.com>  
**Sent:** Wednesday, April 12, 2017 9:49 AM  
**To:** Ortuno, Arturo  
**Cc:** Pam Weatherly  
**Subject:** Fw: 3rd, 4th, 5th EOT TR31130 Recommended Conditions  
**Attachments:** 5th EOT TR31130 COA.pdf

Thanks for catching my spelling error. can you let me know if this is ok.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 12, 2017 9:09 AM, Elias Marana <maranaconstruction@yahoo.com> wrote:

Tract 31130

Good morning Ortuno  
Arturo

This is Elias Marana thank you for your time. I looked over your letter and will except all the new conditions to extend my time on track 31130 I accept 50. REQ E HEALTH

DOCUMENTS

accept 50. FINAL ACCESS AND  
MAINT

I  
I accept

60. REQ BMP SWPPP  
WQMP

accept 60. FINAL WQMP FOR  
GRADING

accept 80. WQMP AND  
MAINTENANCE

I accept 90. WQMP  
REQUIRED

I accept 90. WQMP COMP AND BSN  
REG

I have all

ways excepted the conditions of approval each time that I have applied for an extension. I hope this is acceptable. Could you let me know if it is.

Thank you from Marana Construction. Elias Marana (951)905-8123

On Wednesday, April 5, 2017 12:12 PM, "Ortuno, Arturo" <AOrtuno@rivco.org> wrote:

Good morning Elias,

My name is Arturo and I will be taking over processing your Extension of Time applications. Based on our records the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> EOTs were submitted timely ahead of the expiration date but were never approved. The 2<sup>nd</sup> EOT was approved and extended the expiration date to January 27, 2009 which then various Senate and Assembly Bills extended to January 27, 2016. Due to the Bills extending the application, the 3<sup>rd</sup> and 4<sup>th</sup> EOT has been overseen. The recommended conditions below would apply to all pending EOTs and be scheduled to a hearing concurrently. The approval of all EOTs will extend the expiration date to January 27, 2019 which would unfortunately be the last allowable EOT to be issued. I see that you have submitted for a Final Map and I strongly encourage you to work on those

06/07/17  
14:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 8

EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 29

EOT4 - 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](http://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)



06/07/17  
14:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT4 - 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

EOT4 - 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:

06/07/17  
14:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT4 - 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 EOT4 -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. 3 EOT4 - 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

06/07/17  
14:37

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3

EOT4 - 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. 8

EOT4 - 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)