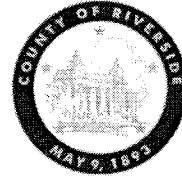


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.9  
(ID # 5268)

**MEETING DATE:**

Tuesday, September 26, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32837 – Applicant: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Zoning District – Eastern Coachella Valley Area Plan: Community Development: Estate Density Residential (CD-EDR) (2 Acres Minimum) – Location: Southerly of Avenue 53, Easterly of Jackson Street, and Westerly of Calhoun Street in the Vista Santa Rosa Community – 8.75 Gross Acres – Zoning: Residential Agriculture (R-A) (20,000 sq. ft. minimum) – APPROVED PROJECT DESCRIPTION: Schedule "H" Subdivision to divide approximately 8.75 gross acres into four (4) parcels – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837, extending the expiration date to May 6, 2018. [Applicant Fees 100%]

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

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on at the Director's Hearing on August 7, 2017. The Tentative Parcel Map No. 32837 will now expire on May 6, 2018.

**ACTION:** Consent

A handwritten signature in dark ink, appearing to read "Charissa Leach", is written over a horizontal line.

Charissa Leach, Assistant TLMA Director

9/18/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: September 26, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 32837, along with General Plan Amendment No. 795 and Change of Zone No. 7304, was approved by the Planning Commission on September 5, 2007. The project proceeded to the Board of Supervisors for final approval on May 6, 2008.

The first Extension of Time was received March 27, 2017, ahead of the expiration date of May 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 29, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 Parcel Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Director's Hearing heard the first Extension of Time for Tentative Parcel Map No. 32837 on August 7, 2017. The Hearing Officer approved the project.

**Board Action**

The Director's Hearing 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 Director's Hearing.

**Supplemental**

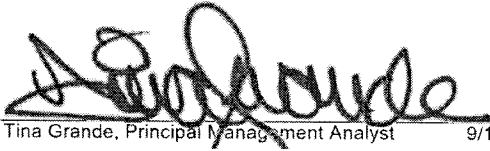
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **DIRECTOR'S HEARING REPORT OF ACTION**
- B. **DIRECTOR'S HEARING STAFF REPORT**

A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst 9/19/2017



## DIRECTOR'S HEARING REPORT OF ACTIONS AUGUST 7, 2017

### 1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837** – Applicant: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Zoning District – Eastern Coachella Valley Area Plan: Community Development: Estate Density Residential (CD-EDR) (2 Acres Minimum) – Location: Southerly of Avenue 53, easterly of Jackson Street, and westerly of Calhoun Street – Vista Santa Rosa Community – 8.75 Gross Acres – Zoning: Residential Agricultural (R-A) (20,000 sq. ft. Minimum) – Approved Project Description: Schedule "H" Subdivision to divide approximately 8.75 gross acres into four (4) parcels – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32837, extending the expiration date to May 6, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32837, extending the expiration date to May 6, 2017.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343** – Applicant: Vaughn Wilson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, westerly of Anza Road, easterly of Calla Alta, and southerly of Capital Street – 5.05 Gross Acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2½) – Approved Project Description: Schedule "H" Subdivision of 5.05 acres into two (2) residential lots with a minimum lot size of 2 ½ acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34343, extending the expiration date to June 5, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 34343, extending the expiration date to June 5, 2018.

1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089** – Applicant: Brian and Michelle Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Gross Acres – Zoning: Residential Agricultural – One Acre Minimum (R-A-1) – Approved Project Description: Schedule H - Subdivision of 4.32 gross acres into four one-acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2018.

### 2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter: **NONE**

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

3.1 **PLOT PLAN NO. 25778** – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD- MDR) (2 – 5 du/ac) – Location: Southerly of Desert Ridge, westerly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree, consisting of a 50 foot tall monopole, 12 panel antennas, 12 Remote Radio Units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, and two (2) Global Positioning Satellite antennas within an enclosed 625 square foot lease area. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**Staff Report Recommendation:**  
**ADOPT** of a Negative Declaration for Environmental Assessment No. 42780; and  
**APPROVE** Plot Plan No. 25778.

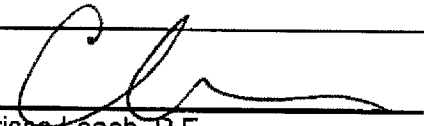
**Staff's Recommendation:**  
**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42780; and  
**APPROVAL** of Plot Plan No. 25778.

**Planning Director's Actions:**  
**ADOPTED** a Negative Declaration for Environmental Assessment No. 42780; and

**APPROVED** Plot Plan No. 25778, subject to the conditions of approval.

**Agenda Item No.**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella**  
**Supervisory District: Fourth**  
**Project Planner: Arturo Ortuño**  
**Directors Hearing: August 7, 2017**

**TENTATIVE PARCEL MAP NO. 32837**  
**FIRST EXTENSION OF TIME**  
**Applicant: Robert J. Mainiero**

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 8.75 gross acres into 4 parcels.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837**

### **BACKGROUND:**

Tentative Parcel Map No. 32837, along with General Plan Amendment No. 795 and Change of Zone No. 7304, was approved at the Planning Commission on September 5, 2007. The project proceeded to the Board of Supervisors for final approval on May 6, 2008.

The first Extension of Time was received March 27, 2017, ahead of the expiration date of May 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 29, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) new conditions of approval in order to be able to make a

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 29, 2017) indicating the acceptance of the three (3) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 6, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

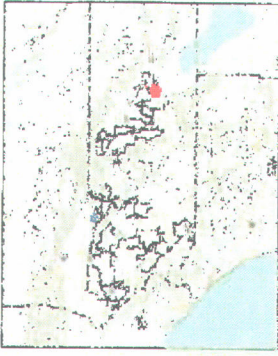
#### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 6, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.



# 1st EOT for PM32837

## Vicinity Map



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



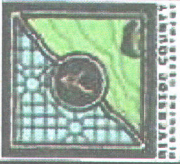
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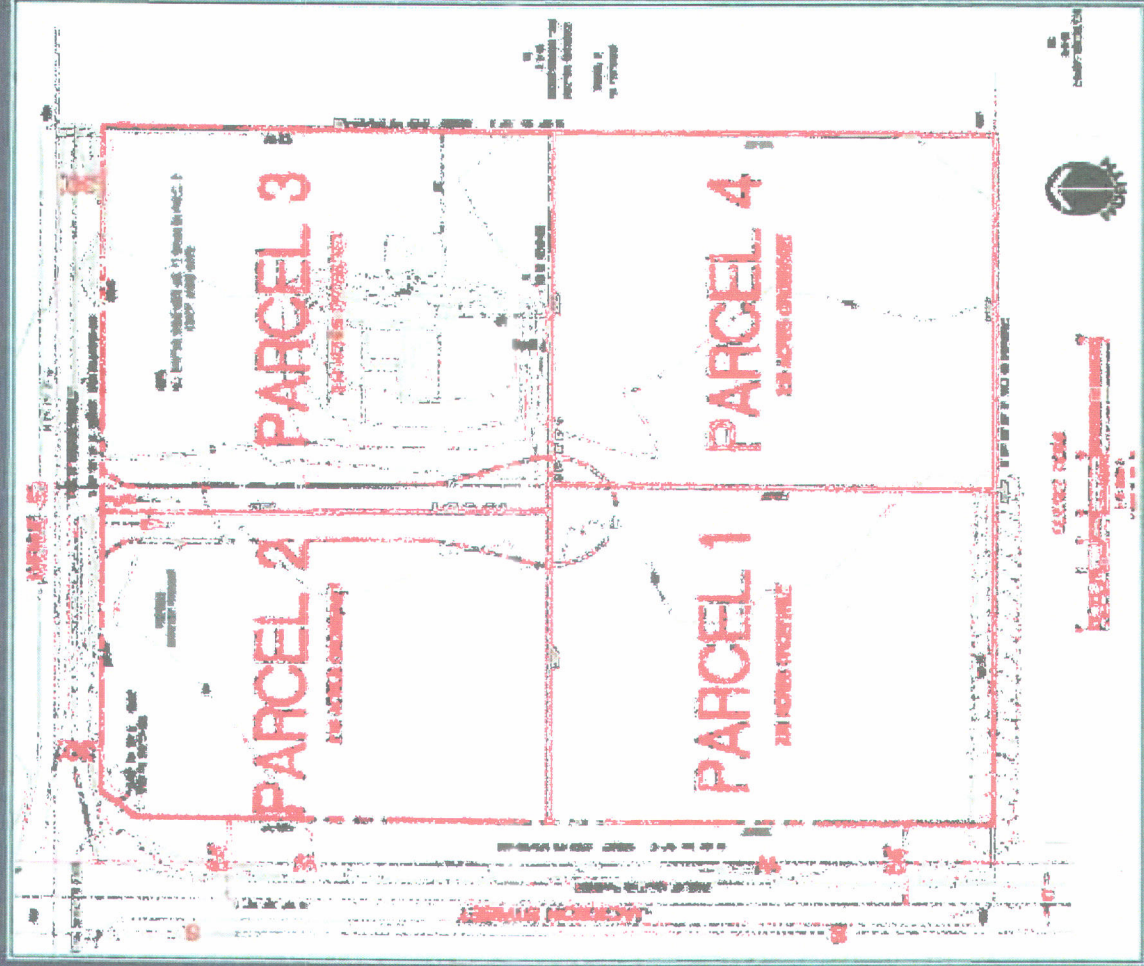
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© Riverside County RCIT GIS





## Tentative Parcel Map





# Extension of Time Environmental Determination

Project Case Number: PM32837  
Original E.A. Number: 40727  
Extension of Time No.: First  
Original Approval Date: May 6, 2008  
Project Location: Southerly of Avenue 53, Easterly of Jackson Street, and Westerly of Calhoun Street in the Vista Santa Rosa Community  
Project Description: Schedule "H" Subdivision to divide approximately 8.75 gross acres into 4 parcels.

On May 6, 2008, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_

Arturo Ortuño, Contract Planner

Date: July 21, 2017

For Charissa Leech, Assistant TLMA Director

## **Ortuno, Arturo**

---

**From:** PSBOB596@aol.com  
**Sent:** Thursday, June 29, 2017 2:43 PM  
**To:** Ortuno, Arturo  
**Cc:** JJGARZA47@live.com  
**Subject:** Acceptance 1st EOT PM32837 Recommended Conditions  
**Attachments:** 1stEOTPM32827COA.pdf

Arturo.....

On behalf of the owners Jose and Linda Garza, the revised Conditions of Approval for the Extension of Time are acceptable to us.....

Those Conditions are:

- 50. E Health 5 Required Health Documents
- 50. Trans 32 Final Access and Maintenance
- 60. BS Grade 8 Required BMP SWPPP

Bob Mainiero  
Robert J. Mainiero, P.E.  
Civil Engineering and Related Assistance  
P.O. Box 2410  
Palm Springs, CA 92263  
(760) 413-7127

06/29/17  
13:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32837

Parcel: 767-280-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project. Note: The existing dwelling may remain on septic until system fails or wasteflows are increased.

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

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

TRANS DEPARTMENT

50.TRANS. 32 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

BS GRADE DEPARTMENT

60.BS GRADE. 8 EOT1 - 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



06/29/17  
13:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32837

Parcel: 767-280-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8

EOT1 - REQ BMP SWPPP WQMP (cont.)

RECOMMND

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.

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