

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



ITEM
1.7
(ID # 5535)

MEETING DATE:

Tuesday, October 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 DU/AC) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Gross Acres – Zoning: General Residential (R-3) – APPROVED PROJECT DESCRIPTION: Schedule "A" subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477, extending the expiration date to July 16, 2018. [Applicant Fees 100%.]

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

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on September 20, 2017. The Tentative Tract Map No. 35477 will now expire on July 16, 2018.

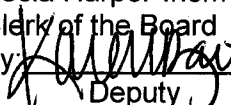
ACTION: Consent

Charissa Leach, Assistant TLMA Director 10/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 24, 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
			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 35477 was originally approved by the Planning Commission on July 16, 2014.

The first Extension of Time was received on May 18, 2017, ahead of the expiration date of July 16, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 3, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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 first Extension of Time for Tentative Tract Map No. 35477 on July 16, 2018. 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

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

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

ATTACHMENTS:

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


Alex Gann 10/17/2017



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 20, 2017**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 DU/AC)) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Gross Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2018.

III. PLANNING COMMISSION ACTION:


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

APPROVED - First Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2018.

114

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: September 20, 2017

TENTATIVE TRACT MAP NO. 35477
FIRST EXTENSION OF TIME
Applicant: G8 Development, Inc.



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 a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477

BACKGROUND:

Tentative Tract Map No. 35477 was originally approved at Planning Commission on July 16, 2014.

The first Extension of Time was received May 18, 2017, ahead of the expiration date of July 16, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 3, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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 July 3, 2017) indicating the acceptance of the six (6) 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.

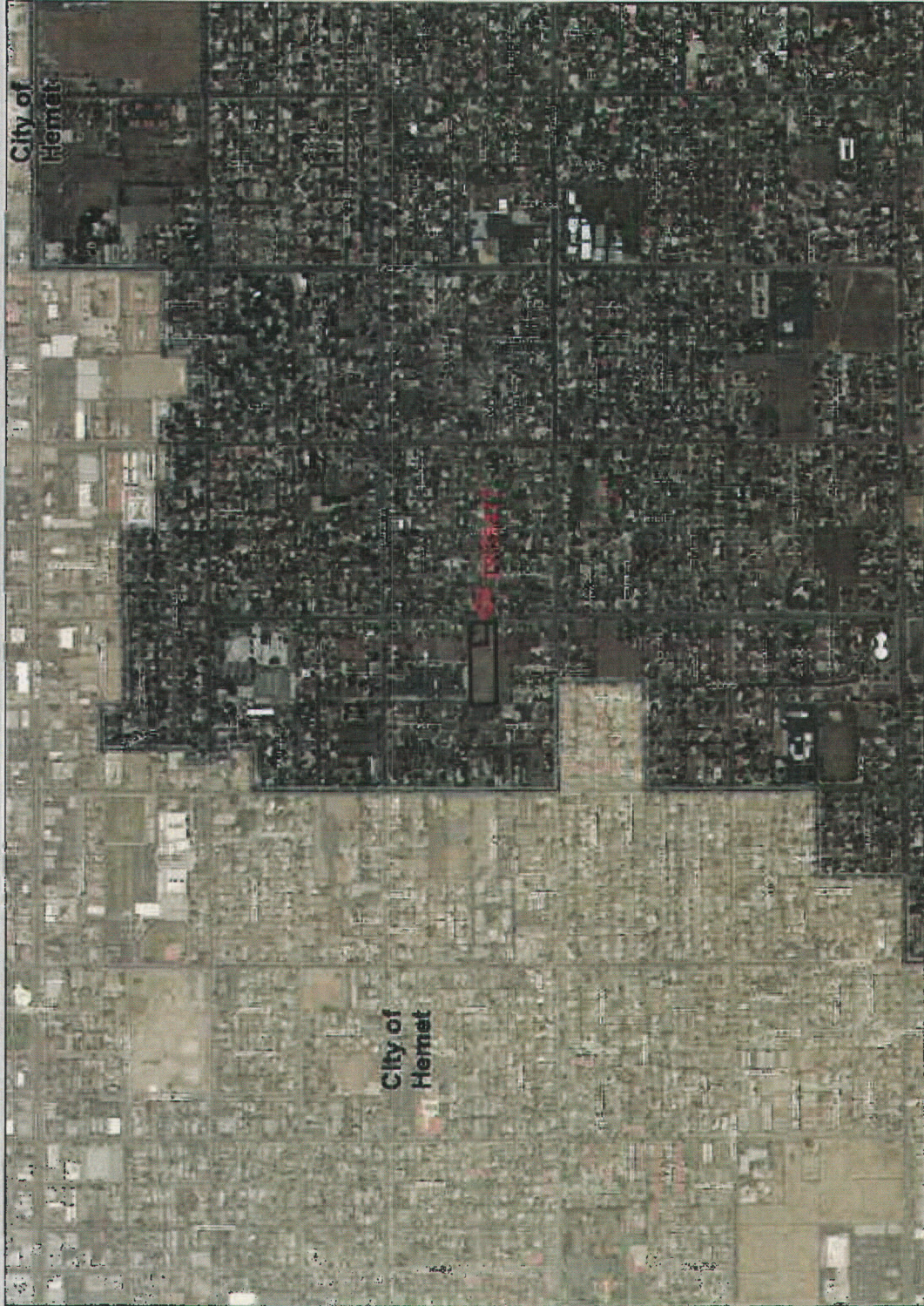
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 16, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35477**, extending the expiration date to July 16, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR35477

Vicinity Map

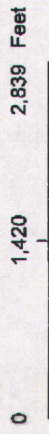


Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- 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... 8/3/2017 11:14:12 AM

© Riverside County RCIT GIS

TENTATIVE TRACT MAP NO. 35477

COUNTY OF RIVERSIDE, CALIFORNIA

AMENDMENT NO. 2

LEGAL DESCRIPTION
 THAT CERTAIN PARTS OF TRACT MAP NO. 35477, AS AMENDED BY TRACT MAP NO. 35478, AND TRACT MAP NO. 35479, ARE LOCATED IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ARE DESCRIBED AS FOLLOWS:

SOURCE OF TOPOGRAPHY
 TRANSFERRED FROM THE ORIGINAL TOPOGRAPHIC MAP OF THE AREA OF RIVERSIDE, CALIFORNIA, DATED 1952, AS AMENDED BY TRACT MAP NO. 35478 AND TRACT MAP NO. 35479.

ASSESSOR PARCEL NUMBER
 441-90-041-1-040

APPLICANT/OWNER
 THE COUNTY OF RIVERSIDE
 COUNTY ADMINISTRATOR
 400 WEST G STREET
 RIVERSIDE, CALIFORNIA 92501

SITE ADDRESS
 3821 STREET

PROJECT INFORMATION:
 TRACT MAP NO. 35477, AS AMENDED BY TRACT MAP NO. 35478 AND TRACT MAP NO. 35479, IS A TRACT MAP FOR THE SUBDIVISION OF LAND INTO LOTS, BLOCKS AND NEIGHBORHOODS. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE COUNTY BOARD OF SUPERVISORS AND THE STATE DEPARTMENT OF INDUSTRIAL RELATIONS.

GENERAL NOTES:
 1. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE COUNTY BOARD OF SUPERVISORS AND THE STATE DEPARTMENT OF INDUSTRIAL RELATIONS.
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 4. TO DETERMINE DIMENSIONS IN THE PROPERTY.

UTILITIES:
 ELECTRICAL
 GAS
 WATER
 SEWER

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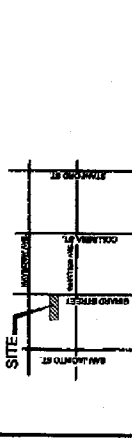
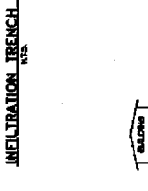
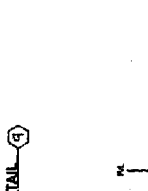
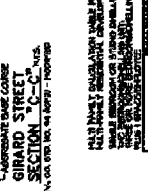
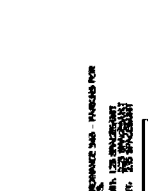
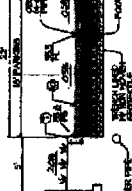
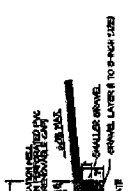
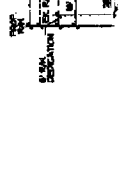
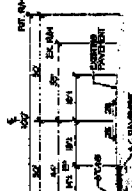
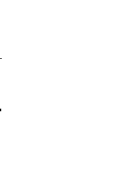
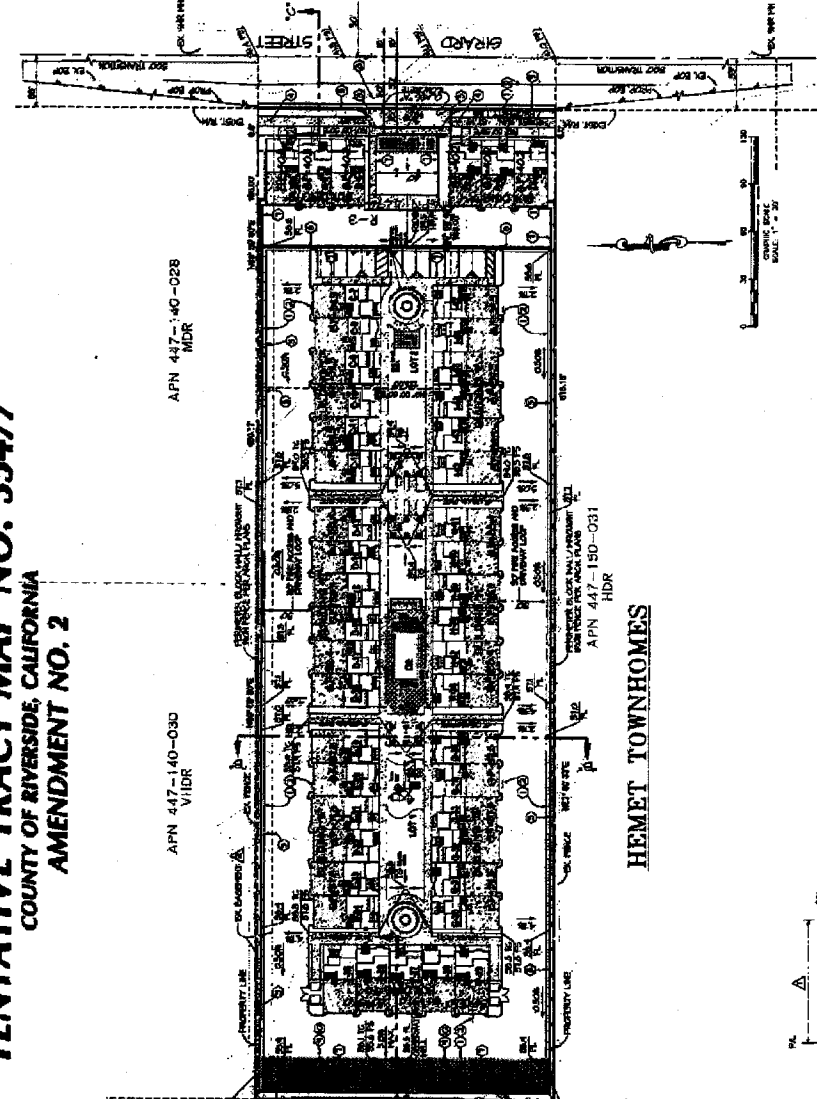
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CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COUNTY ENGINEER.

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DATE	DESCRIPTION

PREPARED BY:
 COUNTY ENGINEER
 COUNTY OF RIVERSIDE
 RIVERSIDE, CALIFORNIA

DATE PREPARED: FEBRUARY, 2001

SCALE:
 AS SHOWN

SCALE:
 AS SHOWN

SCALE:
 AS SHOWN

SCALE:
 AS SHOWN

SCALE:
 AS SHOWN

SCALE:
 AS SHOWN


Extension of Time Environmental Determination

Project Case Number: TR35477
 Original E.A. Number: 41303
 Extension of Time No.: First
 Original Approval Date: July 16, 2014
 Project Location: North of Whittier Avenue, South of Mayberry Avenue, and West of Girard Street

Project Description: Schedule "A" Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

On July 16, 2014, 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: August 3, 2017
 For Charissa Leech, Assistant TLMA Director



Riverside County Planning Dept.
Arturo Ortuño, Contract Planner
4080 Lemon Street -- 12th Floor
Riverside, CA 92501
951-955-0314

RE: EXTENSION OF TIME REQUEST for No. 35477.

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.

I have reviewed the proposed conditions of approval specifically listed by name and number identified as follows:

- | | |
|----------------------------|---------------------------|
| 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 | |

These conditions are acceptable and I clearly state that I, the Extension of Time Applicant accept these conditions. This documentation will then be included in the staff report package.

If you have any questions, comments, or concerns regarding this correspondence from me, the EOT applicant, accepting the recommended conditions per the directions provided above please feel free to contact me as indicated below.

Thank you,

A handwritten signature in cursive script that reads "Angela Hodgdon".

Angela Hodgdon, General Manager
G8 Development, Inc.
7626 El Cajon Blvd.
La Mesa, CA 91943
Office: 619-354-8736
Fax: 619-465-0302
Cell: 619-322-7137

08/21/17
15:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35477

Parcel: 447-150-045

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 ~~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.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. 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. 13 EOT1 - 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 2 EOT1 - 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: 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 EOT1 -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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

EOT1 -WQMP AND MAINTENANCE (cont.)

RECOMMND

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

EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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. 6

EOT1 - 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)