

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



ITEM
1.12
(ID # 7059)

MEETING DATE:

Tuesday, June 5, 2018

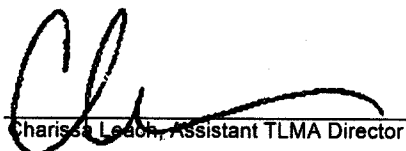
FROM : TLMA-PLANNING:

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. 36599 – Applicant: Brown Brothers c/o Mike Brown – Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre min.), Rural Mountainous (R:RM) (10 acre min.) – Location: South of Via Carmelo, east of Cordova, west of Exa Ely Road and north of Rope Road – 78.75 Acres – Zoning: Residential Agriculture, 5 Acre Min. (R-A-5) – APPROVED PROJECT DESCRIPTION: a Schedule “D” subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36599, extending the expiration date to March 24, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission’s Notice of Decision for the above referenced case acted on by the Planning Commission on April 18, 2018. The Tentative Tract Map No. 36599 will now expire on March 24, 2021.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

5/21/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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: June 5, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 36599 was originally approved by the Planning Commission on December 3, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7809 where both applications were approved on March 24, 2015.

The First Extension of Time was received on January 24, 2018, ahead of the expiration date of March 24, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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. 36599 on April 18, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent).

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.

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

**Supplemental
Additional Fiscal Information**

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

ATTACHMENTS:

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


Scott Bruzkner 5/29/2018



**PLANNING COMMISSION
MINUTE ORDER
APRIL 18, 2018**

I. AGENDA ITEM 1.10

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36599 – Applicant: Brown Brothers c/o Mike Brown – Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location: South of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road, and northerly of Rope Road – 78.75 Acres – Zoning: Residential Agriculture – 5 Acre Min. (R-A-5) – Approved Project Description: Schedule “D” subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 36599, extending the expiration date to March 24, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Hake Absent)

APPROVED - First Extension of Time Request for Tentative Tract Map No. 36599, extending the expiration date to March 24, 2021.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.10

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s): TR36599

Applicant(s):

Area Plan: REMAP

Brown Brothers

Zoning Area/District: Rancho California Area

Representative(s):

Supervisory District: Third District

Mike Brown

Project Planner: Gabriel Villalobos


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 78.75 acres of land into 15 residential lots with a minimum lot size of five (5) acres. The project is located south of Via Carmelo, east of Cordova, west of Exa Ely Rd, and north of Rope Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36599**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 24, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36599 was originally approved at Planning Commission on December 3, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7809 where both applications were approved on March 24, 2015.

The First Extension of Time was received January 24, 2018, ahead of the expiration date of March 24, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 (March 14, 2018) indicating the acceptance of the one (1) recommended conditions.

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

State Bills

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.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. Upon an approval action by the Planning Commission, subsequent receive and file by the Board of Supervisors, and the conclusion of the 10-day appeal period, this first extension of time will grant 3 years, making the tentative tract map's expiration date March 24, 2021. If a final map has not been recorded prior to this date, the second extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

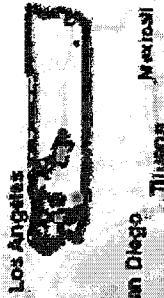
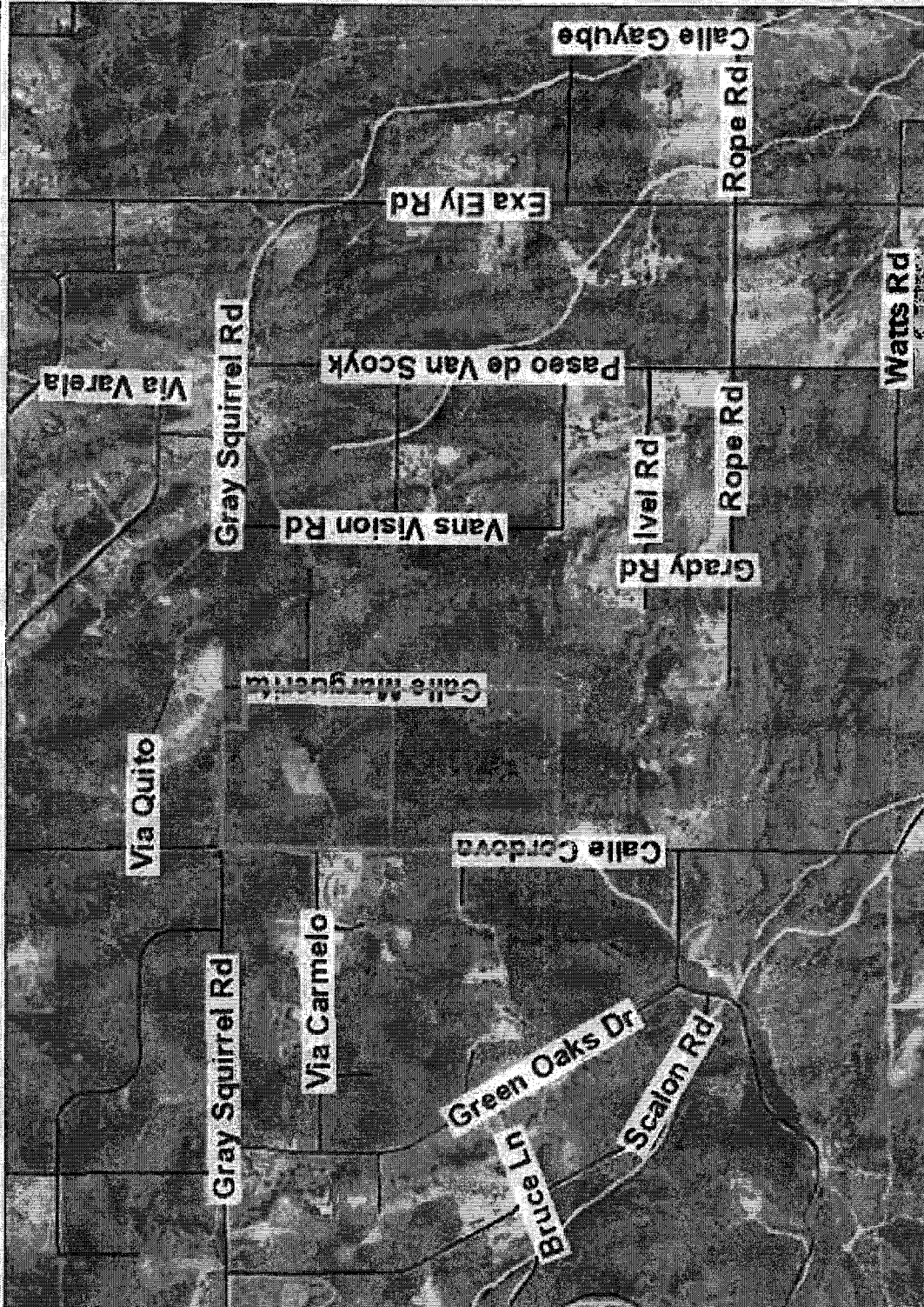
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR36599

Vicinity Map



- Legend**
- County Centerlines
 - Blueline Streams
 - City Areas

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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REPORT PRINTED ON... 3/23/2018 10:41:13 AM


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Extension of Time Environmental Determination

Project Case Number: TR36599
 Original E.A. Number: 42629
 Extension of Time No.: 1st EOT
 Original Approval Date: March 24, 2015
 Project Location: South of Via Carmelo, east of Cordova, west of Exa Ely Rd and north of Rope Rd
 Project Description: a Schedule "D" subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres

On March 24, 2015, 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: 
 Gabriel Villalobos, Project Planner

Date: 3/23/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Sherrie L. Munroe <slm@markhamdmg.com>
Sent: Wednesday, March 14, 2018 4:09 PM
To: Villalobos, Gabriel
Cc: Larry R. Markham; Kim Moring
Subject: FW: Approval of conditions

Hi Gabriel,

See below from property owner. We approve the revised extension of time conditions, please schedule for hearing.

Thanks,

Sherrie Munroe
MDMG
41635 Enterprise Circle N., Suite B
Temecula, CA 92590
951-296-3466 ext. 213
slm@markhamdmg.com

-----Original Message-----

From: James Brown [mailto:bigjimbrown2@gmail.com]
Sent: Wednesday, March 14, 2018 3:53 PM
To: Sherrie L. Munroe
Subject: Approval of conditions

Hello Sherrie.

I have reviewed the extension of time conditions of approval for tract TR36599.

On behalf of the Brown Brothers I approve them.

Thank you,
Jim Brown

Sent from my iPhone

03/14/18
13:55

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: TR36599E01

Parcel: 915260002

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT1 - REQ E HEALTH DOCUMENTS

Not Satisfied

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)