

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



ITEM
1.15
(ID # 7802)

MEETING DATE:

Tuesday, August 28, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372 – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: North of 13th Street, south of 12th Street, east of Banner Street, west of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: A Schedule "B" subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33372, extending the expiration date to August 20, 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 July 18, 2018. The Tentative Tract Map No. 33372 will now expire on August 20, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

8/21/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: August 28, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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. 33372 was originally approved by the Planning Commission on August 20, 2008. It proceeded to the Board of Supervisors where it was approved on January 11, 2011.

The First Extension of Time was received on August 15, 2017, ahead of the expiration date of August 20, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on September 20, 2017.

The Second Extension of Time was received on May 2, 2018, ahead of the expiration date of August 20, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no additional 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 this.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 33372 on July 18, 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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**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 Bruckner 8/21/2018



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

- I. AGENDA ITEM 1.7**
SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372 – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of 13th Street, southerly of 12th Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots.
- II. PROJECT DESCRIPTION:**
Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021.
- III. PLANNING COMMISSION ACTION:**
Motion by Commissioner Sanchez, 2nd by Commissioner Shaffer
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021.



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

Agenda Item No.:

1.7

Planning Commission Hearing: July 18, 2018

PROPOSED PROJECT

Case Number(s): TR33372

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

Shizao Zheng

Zoning Area/District: Nuevo Area

Supervisory District: Fifth District

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 58.31 gross acres into 98 single family lots and two (2) drainage lots. The project is located north of 13th Street, south of 12th Street, east of Banner Street, and west of North Drive.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33372**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 20, 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. 33372 was originally approved at Planning Commission on August 20, 2008. It proceeded to the Board of Supervisors where it was approved on January 11, 2011.

The First Extension of Time was received August 15, 2017, ahead of the expiration date, August 20, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on September 20, 2017.

The Second Extension of Time was received May 2, 2018, ahead of the expiration date of August 20, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (June 14, 2018) indicating the acceptance of no new 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 to 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 to 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 to 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be

granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on August 20, 2023.

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, this Tentative Map's expiration date will become August 20, 2021. If a Final Map has not been recorded prior to this date, the next 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

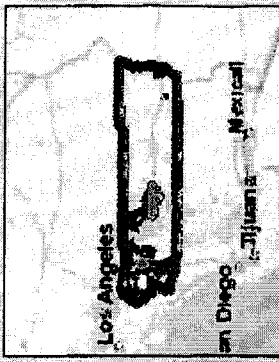
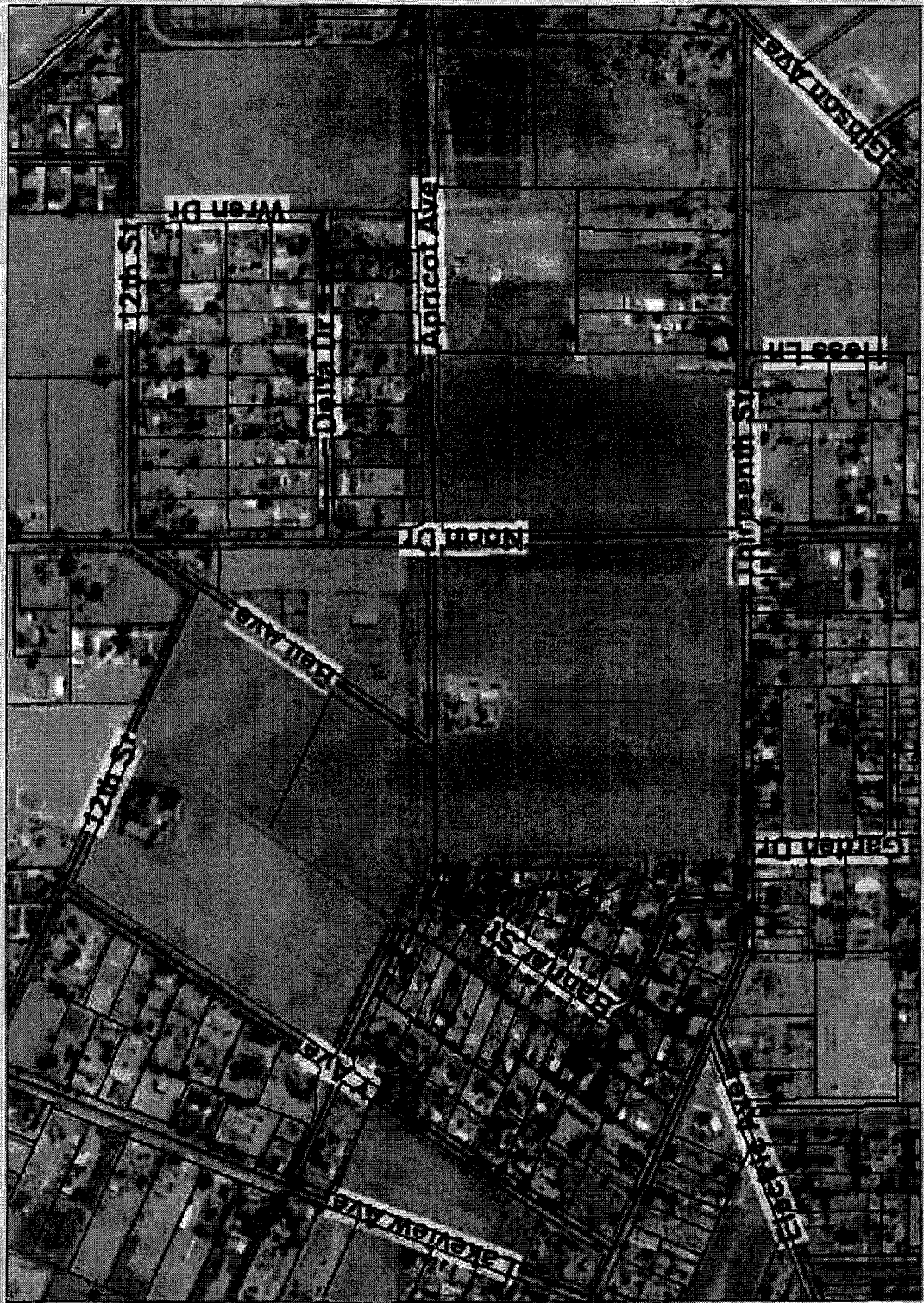
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

2nd EOT for TR333372

Vicinity Map





Legend

- Parcels
- County Centerlines
- Blue-line 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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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP TRACT NO. 33372



APPLICANT/LAND OWNER

APPLICANT: [Name]
LAND OWNER: [Name]

GENERAL NOTES

- 1. The map shows the proposed subdivision of the land.
- 2. The lots are numbered as shown on the map.
- 3. The map is subject to the approval of the County Board of Supervisors.

AREAS AND LAND USE SUMMARY

Area	Acres	Use
Tract	100.00	Residential

UTILITY AND SERVICE AREAS: [Details on utility lines and service areas shown on the map.]

SCHOOL DISTRICT

UTILITY AND SERVICE AREAS: [Details on utility lines and service areas shown on the map.]

TELEPHONE

TELEPHONE: [Details on telephone service lines.]

POSTOFFICE QUARTERS

POSTOFFICE QUARTERS: [Details on postoffice quarters.]

RESERVED PLOTS

RESERVED PLOTS: [Details on reserved plots.]

STORM DRAIN CONNECTION

STORM DRAIN CONNECTION: [Details on storm drain connections.]

LOT SUMMARY TABLE

Lot No.	Area (Acres)	Use
1	1.00	Residential
2	1.00	Residential
...
100	1.00	Residential

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY: [Details on concrete driveway specifications.]

LOT STATISTICS

LOT STATISTICS: [Summary statistics for the lots.]

STORM DRAIN CONNECTION

STORM DRAIN CONNECTION: [Details on storm drain connections.]

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STORM DRAIN CONNECTION: [Details on storm drain connections.]

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STORM DRAIN CONNECTION

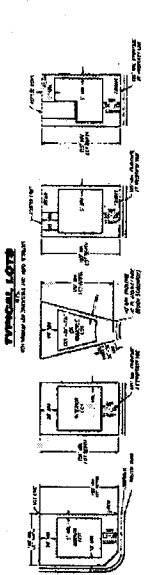
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TYPICAL LOTS

TYPICAL LOTS: [Details on typical lot configurations.]

CROSS SECTION

CROSS SECTION: [Details on cross-section diagrams.]

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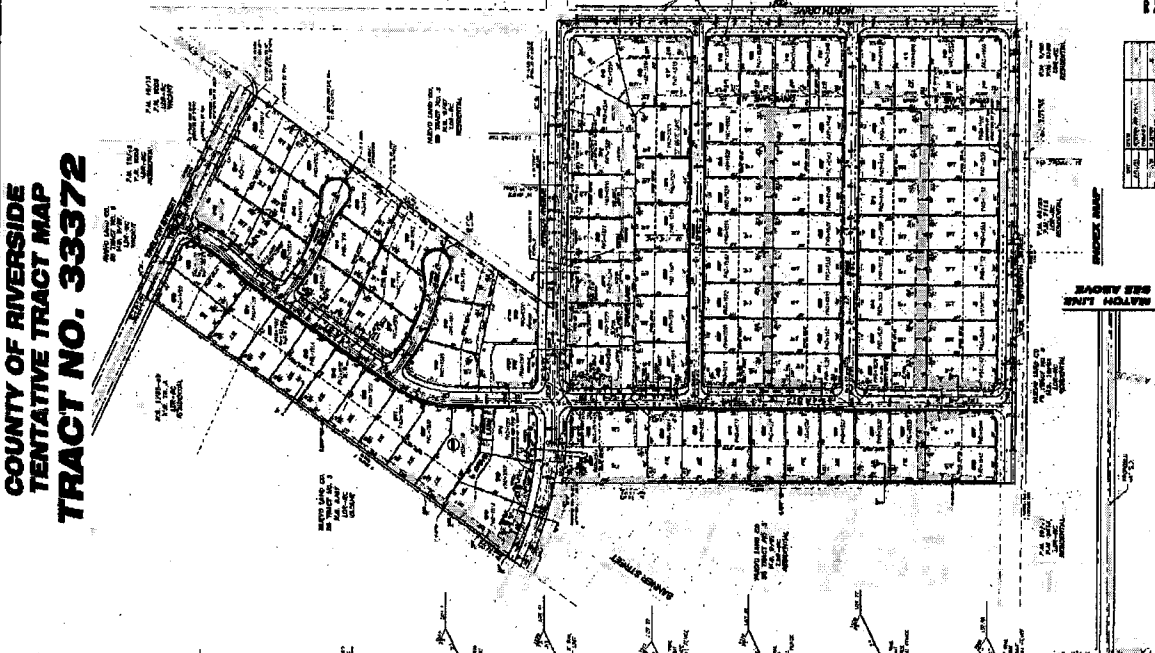
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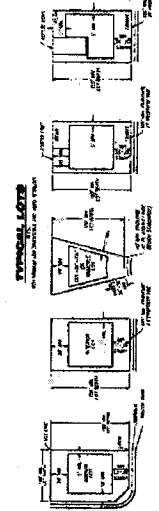
CROSS SECTION

CROSS SECTION: [Details on cross-section diagrams.]



STORM DRAIN CONNECTION

STORM DRAIN CONNECTION: [Details on storm drain connections.]



TYPICAL LOTS

TYPICAL LOTS: [Details on typical lot configurations.]

CROSS SECTION

CROSS SECTION: [Details on cross-section diagrams.]

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Extension of Time Environmental Determination

Project Case Number: TR33372
 Original E.A. Number: 40069
 Extension of Time No.: 2nd EOT
 Original Approval Date: August 20, 2008
 Project Location: North of 13th Street, South of 12th Street, East of Banner Street, West of North Drive
 Project Description: The land division hereby permitted is for a schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots

On August 20, 2008, 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: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Jennifer Jones <jennifer@ilandadvisors.com>
Sent: Thursday, June 14, 2018 9:17 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR33372 2nd EOT

Dear Gabriel Villalobos/County of Riverside Planning Department,

I, Jennifer Jones the extension of time applicant, on behalf of Mr. Shizao Zheng, am writing to formally accept the conditions of approval for TR33372. I accept all conditions of approval including

50. E HEALTH. 2 EOT1 REQ E HEALTH DOCUMENTS,
50.TRANS. 39 EOT1 FINAL ACCESS AND MAINT,
60.BS GRADE. 14 EOT1 REQ BMP SWPPP WQMP,
60.TRANS. 1 EOT1 FINAL WQMP FOR GRADING,
80.TRANS. 4 EOT1 WQMP AND MAINTENANCE,
90.BS GRADE. 3 EOT1 WQMP REQUIRED,
90.TRANS. 6 EOT1 WQMP COMP AND BNS REG,

Thank you,

Jennifer Jones

Director
International Land Advisors, LLC
760.579.3616
jennifer@ilandadvisors.com

On Tue, May 15, 2018 at 11:27 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Shizao Zheng

c/o Jennifer Jones

2772 Roosevelt St. Suite #4273

Carlsbad, CA 92018

RE: EXTENSION OF TIME REQUEST for No. 33372.

The County Planning Department has determined it necessary to recommend the addition of no 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.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



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County of Riverside California

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Jennifer Jones

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