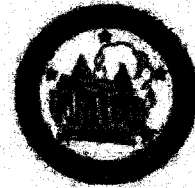


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.8
(ID # 8406)

MEETING DATE:

Tuesday, December 4, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31918 – Applicant: Humberto Ortega – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: North of Carricaburo Road, east of Briggs Road, south of Marino Drive, west of Heinz Lane – 10 Acres – Zoning: Light Agriculture (A-1) – APPROVED PROJECT DESCRIPTION: Schedule “H” subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 5 gross acres. Currently there is an existing house and well that will remain onsite – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918, extending the expiration date to September 18, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on October 15, 2018. The Tentative Parcel Map No. 31918 will now expire on September 18, 2021.

ACTION: Consent

Charissa Leitch, Assistant TLMA Director 11/13/2018

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: December 4, 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 Parcel Map No. 31918 was originally approved at the Director's Hearing on September 18, 2006. It proceeded to the Board of Supervisors where it was approved on October 31, 2006.

The First Extension of Time application was approved at the Director's Hearing on May 22, 2017, extending the expiration date to September 18, 2017.

The Second Extension of Time application was approved at the Director's Hearing on September 25, 2017, extending the expiration date to September 18, 2018.

The Third Extension of Time was received on September 11, 2018, ahead of the expiration date of September 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 21, 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 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 third extension of time for Tentative Parcel Map No. 31918 on October 15, 2018. The Hearing Officer approved the project.

Board Action

The Hearing Officer'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.

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

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. **DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. **DIRECTOR'S HEARING STAFF REPORT**


Scott Bruckner 11/26/2018



**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 15, 2018**

1.0 CONSENT CALENDAR:

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23242** – Applicant: SBA 2012 TC Assets, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Research Drive, easterly of CA 91 Freeway, southerly of Auto Center Drive, and westerly of Railroad Street – 18 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Royal Street Communications, LLC collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility – **REQUEST:** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918** – Applicant: Humberto Ortega – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Carricaburo Road, easterly of Briggs Road, southerly of Marino Drive, and westerly of Heinz Lane – 10 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule "H" subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of five (5) gross acres. Currently there is an existing house and well that will remain onsite – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2021.
- 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. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 13,000 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org. **Staff Report Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVE** Plot Plan No. 26179. **Staff's Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVE** Plot Plan No. 26179. **Planning Director's Actions:** **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42990; and **APPROVED** Plot Plan No. 26179, subject to the conditions.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



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

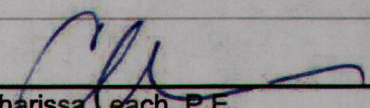
Agenda Item No.:

1.2

Director's Hearing: October 15, 2018

PROPOSED PROJECT

Case Number(s):	PM31918	Applicant(s):	
Area Plan:	Sun City/Menifee Valley	Applicant(s):	Humberto Ortega
Zoning Area/District:	Winchester Area		
Supervisory District:	Third 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 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 5 gross acres, currently there is an existing house and well that will remain onsite. The project is located north of Carricaburo Rd, east of Briggs Rd, south of Marino Dr, and west of Heinz Ln.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31918**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 18, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

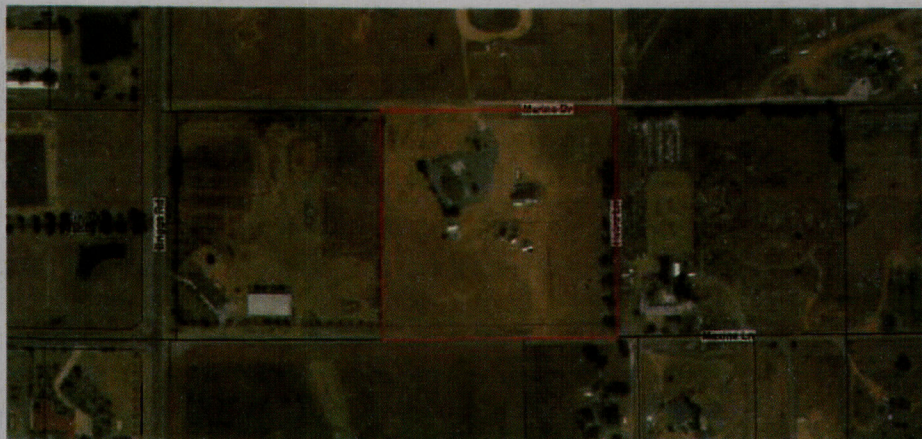


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 31918 was originally approved at Director's Hearing on September 18, 2006. It proceeded to the Board of Supervisors where it was approved on October 31, 2006.

The First Extension of Time application was approved at the Director's Hearing on May 22, 2017, extending the expiration date to September 18, 2017.

The First Extension of Time application was approved at the Director's Hearing on September 25, 2017, extending the expiration date to September 18, 2018.

The Third Extension of Time was received September 11, 2018, ahead of the expiration date of September 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 21, 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 (September 21, 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 Director for approval.

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 and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on September 18, 2022.

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, this Tentative Map's expiration date will become September 18, 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 Parcel 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 Parcel 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 Parcel 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.

3rd EOT for PM31918

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.



752 Feet

376

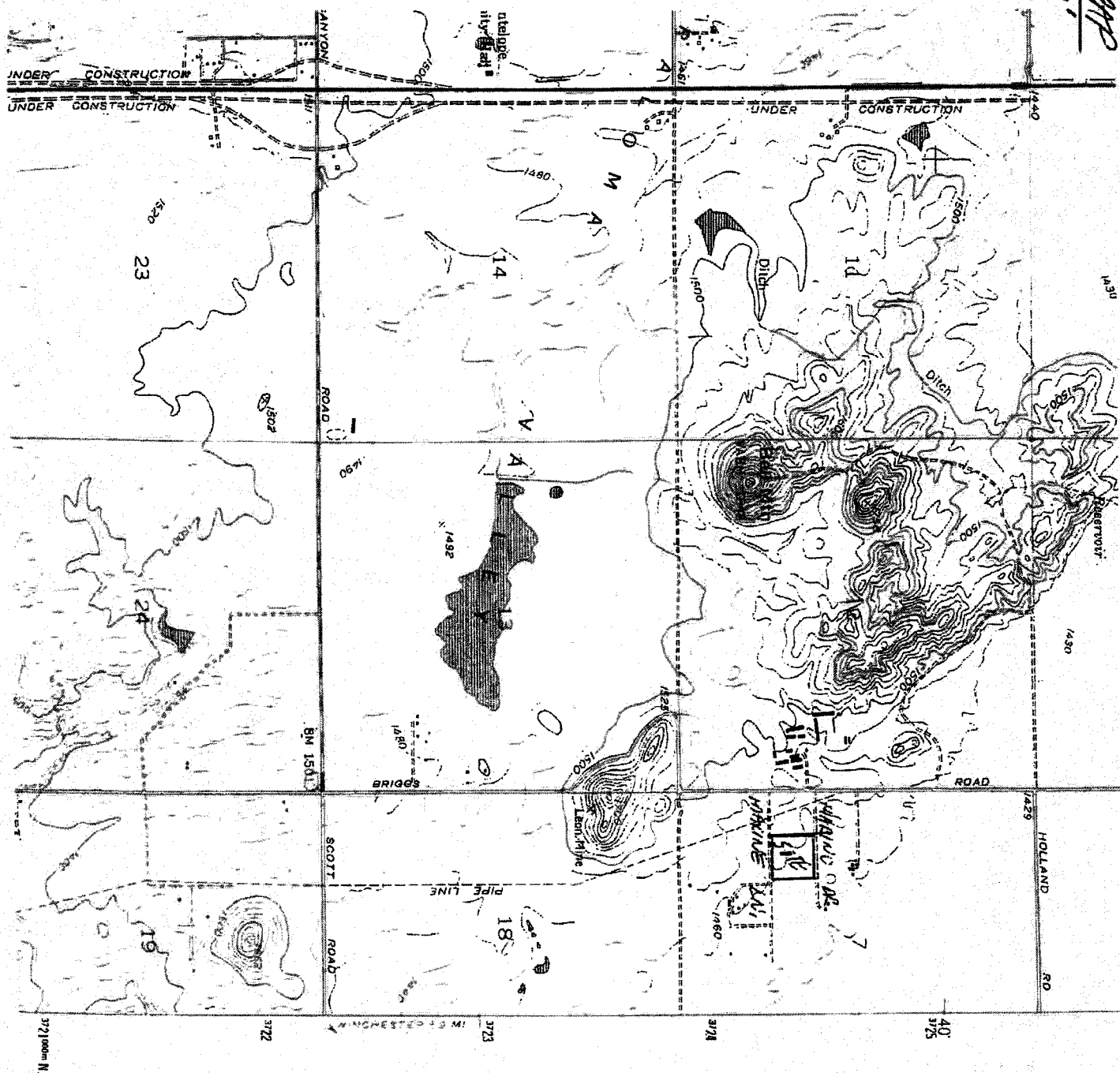
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REPORT PRINTED ON... 10/2/2018 4:46:45 PM

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USGS TOPO MAP
SCALE 1" = 2000'
ROMOLAND CAZIF
PHOTO - 1979



Extension of Time Environmental Determination

Project Case Number: PM31918
 Original E.A. Number: 39688
 Extension of Time No.: 3rd EOT
 Original Approval Date: September 18, 2006
 Project Location: North of Carricaburo Rd, East of Briggs Rd, South of Marino Dr, West of Heinz Ln
 Project Description: Schedule "H" subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 5 gross acres. Currently there is an existing house and well that will remain onsite.

On September 18, 2006, 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, 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: 10/2/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Maria Ortega <luisaortega2002@gmail.com>
Sent: Friday, September 21, 2018 9:58 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for PM31918 3rd EOT

Gabriel,

Your email indicates that no new conditions are being added and you need my concurrence to proceed. I will agree to proceeding with the time extension as stated above as requested.

Let me know if you need anything else.
Thanks

Sent from my iPad

On Sep 20, 2018, at 3:47 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Humberto Ortega
30201 Marino Dr
Menifee, CA 92584

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31918.

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.

 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 the Planning Director's 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

<image001.jpg>

How are we doing? Click the Link and tell us

