

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



ITEM: 1.1
(ID # 12675)

MEETING DATE:

Tuesday, June 09, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32854 – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 ac min.) – Location: North of Twyla Jane Ln, East of Harley John Rd, South of Lundborg Ln, West of Wyler Rd – 18.9 Acres – Zoning: Residential Agricultural, 2 Acre Minimum (R-A-2) – APPROVED PROJECT DESCRIPTION: a Schedule “B” subdivision of 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854, extending the expiration date to October 24, 2022. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on December 5, 2018. The Tentative Tract Map No. 32854 will now expire on October 24, 2022.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/26/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 9, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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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. 32854 was originally approved at Planning Commission on August 23, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7096 where both applications were approved on October 24, 2006.

The Second Extension of Time was received September 1, 2017, ahead of the expiration date of October 24, 2019. The applicant and the County discussed conditions of approval and reached consensus on October 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) 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 extension of times for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 32854 on December 5, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Taylor-Berger not present).

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 Planning Department and the Planning Commission.

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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**



Jason Farin, Principal Management Analyst 5/28/2020



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 5, 2018**

I. AGENDA ITEM 1.2

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32854 – Applicant: Carolyn Pike – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Twyla Jane Lane, easterly of Harley John Road, southerly of Lundborg Lane, and westerly of Wyler Road – 18.9 Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – Approved Project Description: Schedule "B" subdivision of 18.90 gross acres into nine (9) Single-Family Residential lots ranging in size from 2.02 gross acres to 2.70 gross acres.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2022.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Commissioner Taylor-Berger not present)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 32854, extending the expiration date to October 24, 2022.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: December 5, 2018

PROPOSED PROJECT

Case Number(s): TR32854

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

Carolyn Pike

Zoning Area/District: Cajalco District

Supervisory District: First District

Project Planner: Gabriel Villalobos

Juan Perez
Assistant CEO/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 18.90 gross acres into 9 Single-Family Residential lots ranging in sizes from 2.02 gross acres to 2.70 gross acres. The project is located north of Twyla Jane Ln, east of Harley John Rd, south of Lundborg Ln, and west of Wyler Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32854**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 24, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

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 3 years. This, 2nd extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on October 24, 2022.

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 October 24, 2022. 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

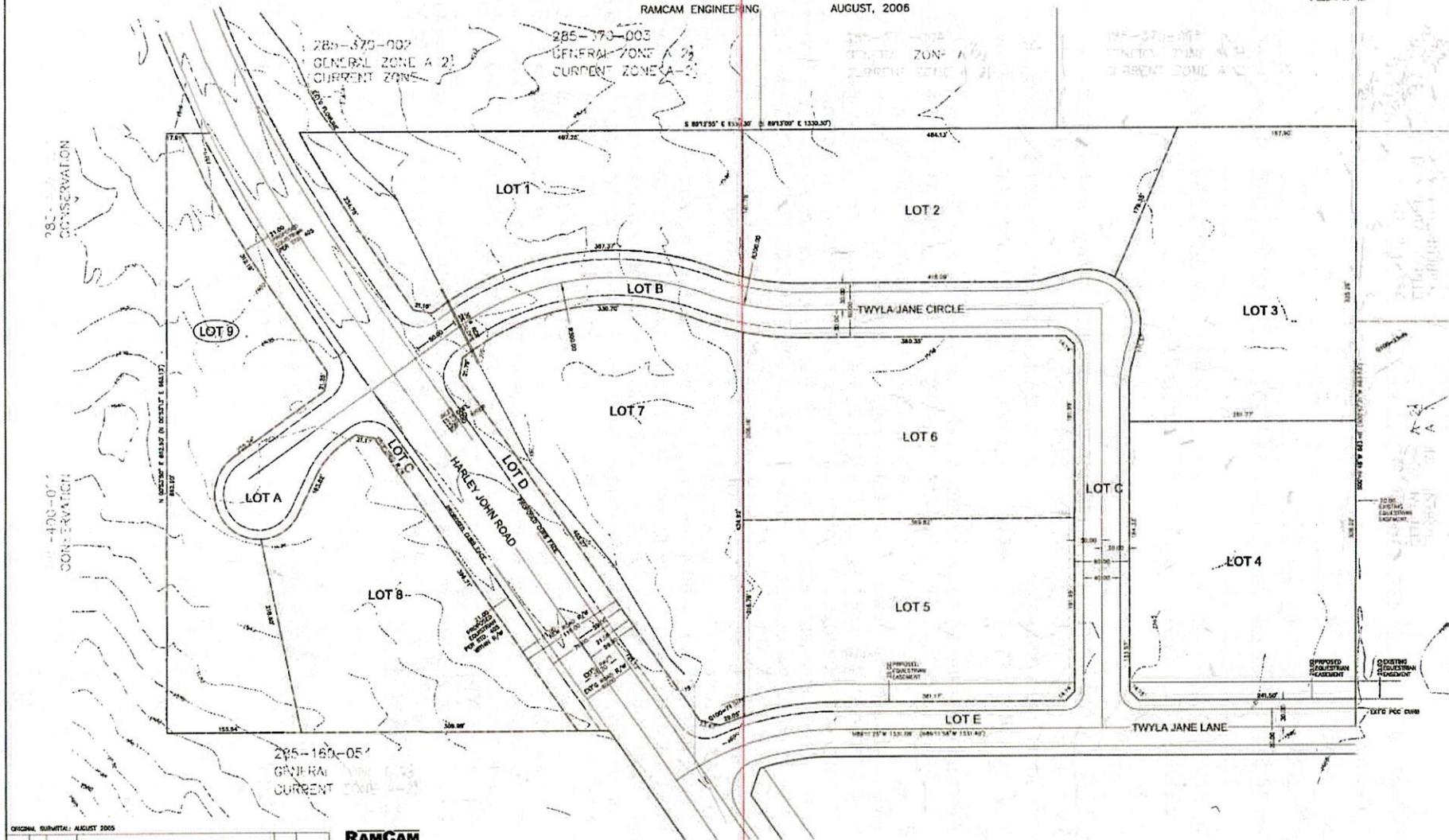
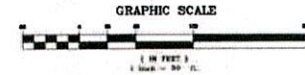
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract 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.

TENTATIVE TRACT MAP NO. 32854

IN THE TERRITORY OF THE UNINCORPORATED AREAS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 THAT PARCEL 1, 2, 3 & 4 OF PARCEL MAP 9908, IN COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 46 PAGES 24 AND
 25 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY
 A.P.N. 285-370-006, 007, 008, 009 & 010 18.90 ACRES TOTAL
 POR. W 1 T.4S., R.5W

RAMCAM ENGINEERING

AUGUST, 2005



ORIGINAL SURVIVAL: AUGUST 2005

NO.	DATE	REVISIONS	APPR.	DATE	COUNTY
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

RAMCAM

RAMCAM ENGINEERING GROUP, INC.
 875 HARBOR DRIVE, SUITE 101
 CORONA, CA 92727-6608
 (951) 234-5330 FAX
 (951) 234-5848 FAX
 ALEX A. RAMO
 alex@ramcamgroup.com

OWNER APPLICANT

HOWARD GARCIA
 7138 FOX CRAFT STREET
 RIVERSIDE, CA 92505
 (951) 544-2857

TENTATIVE TRACT MAP

MAY 1, 2005
 SHEET 2 OF 3

Villalobos, Gabriel

From: carolyn pike <insuranceagencyowner@yahoo.com>
Sent: Tuesday, October 16, 2018 5:48 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for 1st and 2nd EOT for TR32854

Gabriel,

I accept all conditions as defined within your email.

Thank you,

Carolyn L. Pike

On Monday, October 15, 2018, 3:50:02 PM PDT, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Carolyn Pike

18556 Oak Park Dr

Riverside, CA 92504

RE: FIRST & SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32854.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

Please review the proposed conditions of approval attached in this correspondence. 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. The attached document is a copy of the recommended conditions which are 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

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County of Riverside California

Plan: TR32854

Parcel: 285370009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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 Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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.

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. 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)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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)