



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

SEPTEMBER 25, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE REVISED 2017 DIRECTOR'S HEARING CALENDAR**

1.2 **SECOND 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) – Location: Northerly of Maxine Lane, southerly of Marino Drive, easterly of Briggs Road, and westerly of La Ventana Road – 10.0 Acres – Zoning: Light Agricultural (A-1) – Approved Project Description: Tentative Parcel Map No. 31918 is a proposal for a 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:** Second Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC COMMENTS:

2017 PLANNING DIRECTOR'S HEARINGS

Draft: 09-07-17

JANUARY	
2	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
9	HOLIDAY
16	HOLIDAY
23	Riverside CAC 4080 Lemon St., 1st Floor, 2A
30	DARK

FEBRUARY	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A
13	HOLIDAY
20	HOLIDAY
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

MARCH	
6	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
13	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
20	Riverside CAC 4080 Lemon St., 1st Floor, 2A
27	DARK

APRIL	
3	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
10	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
17	Riverside CAC 4080 Lemon St., 1st Floor, 2A
24	DARK

MAY	
1	DARK
8	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
15	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
22	Riverside CAC 4080 Lemon St., 1st Floor, 2A
29	HOLIDAY

JUNE	
5	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
12	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
19	Riverside CAC 4080 Lemon St., 1st Floor, 2A
26	DARK

JULY	
3	DARK
10	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
17	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
24	Riverside CAC 4080 Lemon St., 1st Floor, 2A
31	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert

AUGUST	
7	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
14	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
21	Riverside CAC 4080 Lemon St., 1st Floor, 2A
28	DARK

SEPTEMBER	
4	HOLIDAY
11	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
18	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
25	Riverside CAC 4080 Lemon St., 1st Floor, 2A

OCTOBER	
2	Riverside CAC 4080 Lemon St., 1st Floor, 2A
9	HOLIDAY
16	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
23	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
30	Riverside CAC 4080 Lemon St., 1st Floor, 2A

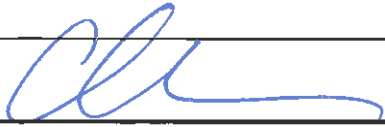
NOVEMBER	
6	DARK
13	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
20	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
27	Riverside CAC 4080 Lemon St., 1st Floor, 2A

DECEMBER	
4	Riverside CAC 4080 Lemon St., 1st Floor, 2A <i>Desert Permit Center</i> 77588 El Duna, Palm Desert
11	<i>Desert Permit Center</i> 77588 El Duna, Palm Desert
18	Riverside CAC 4080 Lemon St., 1st Floor, 2A
25	HOLIDAY

1.2

Agenda Item No.
Area Plan: Sun City/Menifee Valley
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ash Syed
Directors Hearing: September 25, 2017

TENTATIVE PARCEL MAP NO. 31918
SECOND EXTENSION OF TIME
Applicant: Humberto Ortega



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 for the recordation of the final map. Tentative Parcel Map No. 31918 is a proposal for a 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.

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918

BACKGROUND:

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

The First Extension of Time for Tentative Parcel Map No. 31918 was approved at Director's Hearing on May 22, 2017.

The Second Extension of Time was received August 25, 2017, ahead of the expiration date, September 18, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on September 5, 2017.

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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant September 5, 2017 indicating the acceptance of the seven (7) 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.

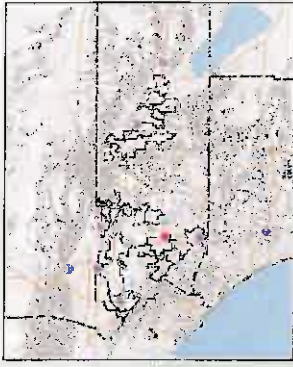
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 18, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND 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, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

2nd EOT for PM31918

Vicinity Map



Legend

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.



1,480 Feet

740

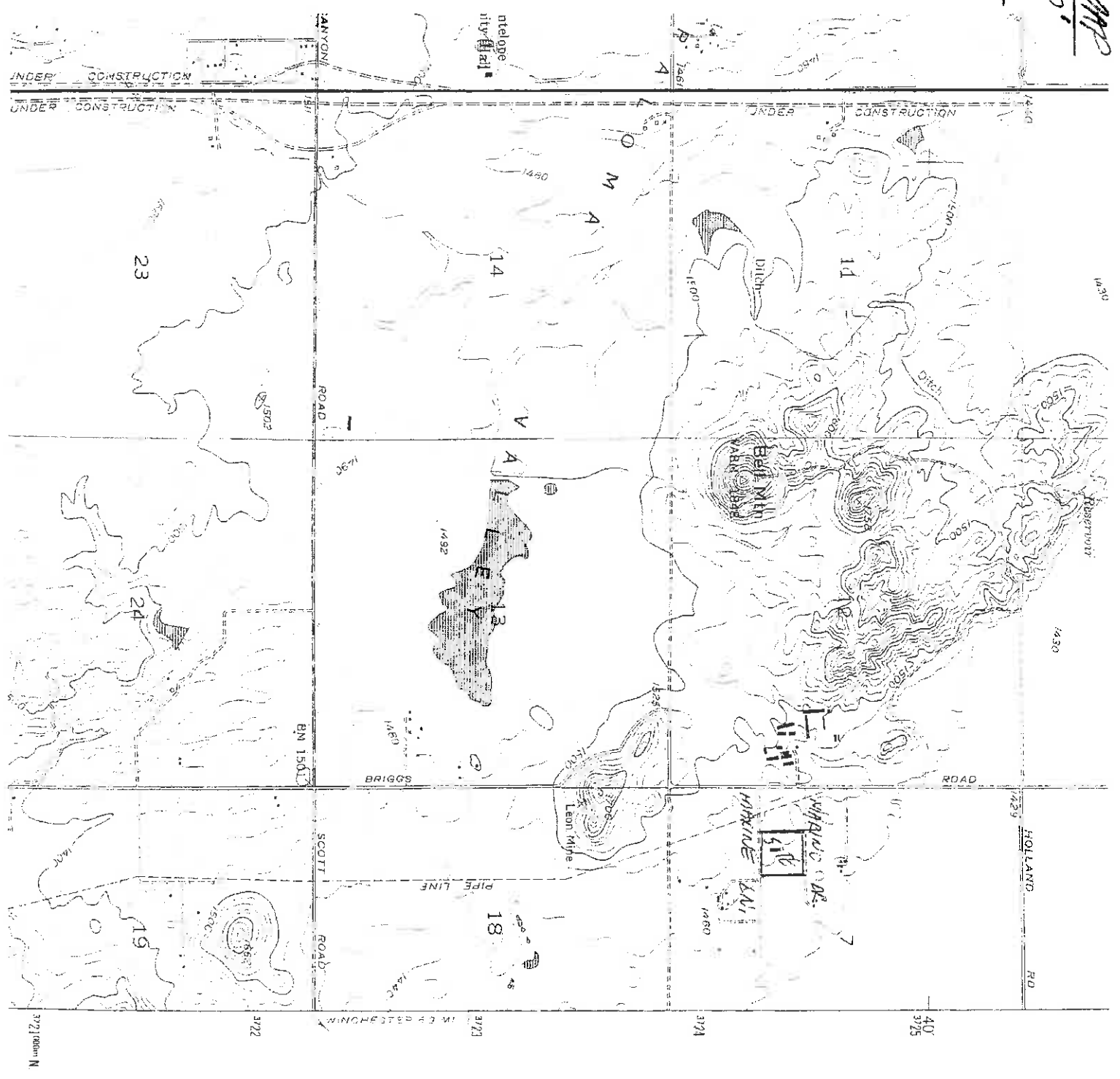


REPORT PRINTED ON... 9/6/2017 8:08:05 AM

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USGS 7000 MAP
SCALE 1" = 2000'

ROMOLAND CALIF
PHOTO - 1979



Extension of Time Environmental Determination

Project Case Number: PM31918

Original E.A. Number: EA39688

Extension of Time No.: Second


Original Approval Date: September 18, 2006

Project Location: North of Maxine Lane, South of Marino Drive, East of Briggs Road, West of La Ventana Road.

Project Description: Tentative Parcel Map No. 31918 is a proposal for a 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: 
Ash Syed, Planner

Date: September 6, 2017
Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Maria Ortega <luisaortega2002@gmail.com>
Sent: Tuesday, September 05, 2017 10:24 PM
To: Syed, Ashiq
Subject: Humberto and Maria Ortega PM31918

Hi Ashiq, we accept the following conditions:

50. E Health 3
50. Trans 3
60. BS Grade 7
60. Trans 1
80. Trans 1
90. BS Grade 3
90. Trans 3

Thank you,

Maria Ortega

Sent from my iPad

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

EOT2 - 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. 23

EOT2 - 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

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 EOT2 - 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

BS GRADE DEPARTMENT

60.BS GRADE. 7 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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14:33

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - 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. 1 EOT2 -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.

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)

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - WQMP REQUIRED

RECOMMND

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)

TRANS DEPARTMENT

90.TRANS. 3 EOT2 - 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

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14:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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)