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

MEETING DATE:  
Tuesday, June 20, 2017 

FROM : TLMA-PLANNING: 

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST 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 Minimum) - Location: Northerly of Maxine Lane, southerly of Marino Drive, easterly of Briggs Road, and westerly of Heinz Lane - 9.96 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - APPROVED PROJECT DESCRIPTION: Schedule H - subdivision of 9.96 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 4.98 gross acres. Currently there is an existing house and well that will remain onsite. - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918, extending the expiration date to September 18, 2017. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Director’s Hearing on May 22, 2017. The Tentative Parcel Map No. 31918 will now expire on September 18, 2017.

ACTION: Consent

Charles Leach, Assistant TLMA Director 6/2/2017
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 31918 was originally approved at Director’s Hearing on September 18, 2006.

The first Extension of Time was received September 16, 2016, ahead of the expiration date of September 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 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.

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 first Extension of Time for Tentative Parcel Map No. 31918 on May 22, 2017. The project was approved by the Hearing Officer.

Board Action

The Director’s Hearing 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 at the Director’s Hearing.

Supplemental
Additional Fiscal Information
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

A. DIRECTOR’S HEARING REPORT OF ACTION
B. DIRECTOR’S HEARING STAFF REPORT

Tina Grande, Principal Management Analyst 6/13/2017