

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

1023



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31892 – Applicant: Scott Gail – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Medium Density Residential (MDR) (2-5 D.U. per Acre) and Open Space: Conservation (OS:C) – Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres – Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basin lots – **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Deposit Based Fees 100%

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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on June 1, 2016. The Tentative Tract Map No. 31892 will now expire on November 30, 2016.


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A.	\$ N/A.	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

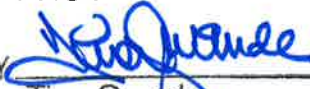
SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- ☐ A-30
☐ Positions Added
☐ 4/5 Vote
☐ Change Order

Prev. Agn. Ref.:

District: 3

Agenda Number:

1-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31892**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

On September 22, 2004, the Planning Commission recommended approval to the Board of Supervisors.

The Tentative Tract Map was originally approved by the Board of Supervisors along with Change of Zone 06877 on November 30, 2004.

The first Extension of Time was approved on November 27, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of 13 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 (dated January 20, 2016) indicating the acceptance of the 13 recommended conditions.

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. 31892 on June 1, 2016. The Planning Commission approved the project by a vote of 5-0.

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.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JUNE 1, 2016**

I. AGENDA ITEM 1.2

TENTATIVE TRACT MAP NO. 31892 - Applicant: Scott Gail – Third/Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum), Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) - Location: Southerly of Domenigoni Parkway and westerly of Indian Creek Trail – 241.8 Acres - Zoning: Specific Plan (SP293) Planning Area Nos. 25, 26a, 26b & 27 - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots - **REQUEST:** SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

II. PROJECT DESCRIPTION:

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31892, extending the expiration date to November 30, 2016.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 5-0

APPROVED EXTENSION OF TIME TO NOVEMBER 30, 2016.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

1.2
Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: June 1, 2016

TENTATIVE TRACT MAP NO. 31892
SECOND EXTENSION OF TIME
Applicant: Bluestone Communities


Steve Weiss, AICP
Planning 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 recordation of a final map to subdivide 241.8 acres into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

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 TRACT MAP NO. 31892

BACKGROUND:

On September 22, 2004 the Planning Commission recommended approval to the Board of Supervisors.

The tentative tract map was originally approved at Board of Supervisors along with Change of Zone 06877 on November 30, 2004.

The first extension of time was approved on November 27, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) 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 Flood Control Department is

W

recommending the addition of (1) condition of approval, the Transportation Department is recommending the addition of (5) conditions of approval, the Building & Safety Department (Grading Division) is recommending the addition of (4) conditions of approval, the Environmental Health Department is recommending the addition of (1) condition of approval, and the Waste Resources Department is recommending the addition of (2) conditions of approval.

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 (dated January 20, 2016) indicating the acceptance of the thirteen (13) 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 Commission, 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 November 30, 2016. 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 TRACT MAP NO. 31892, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

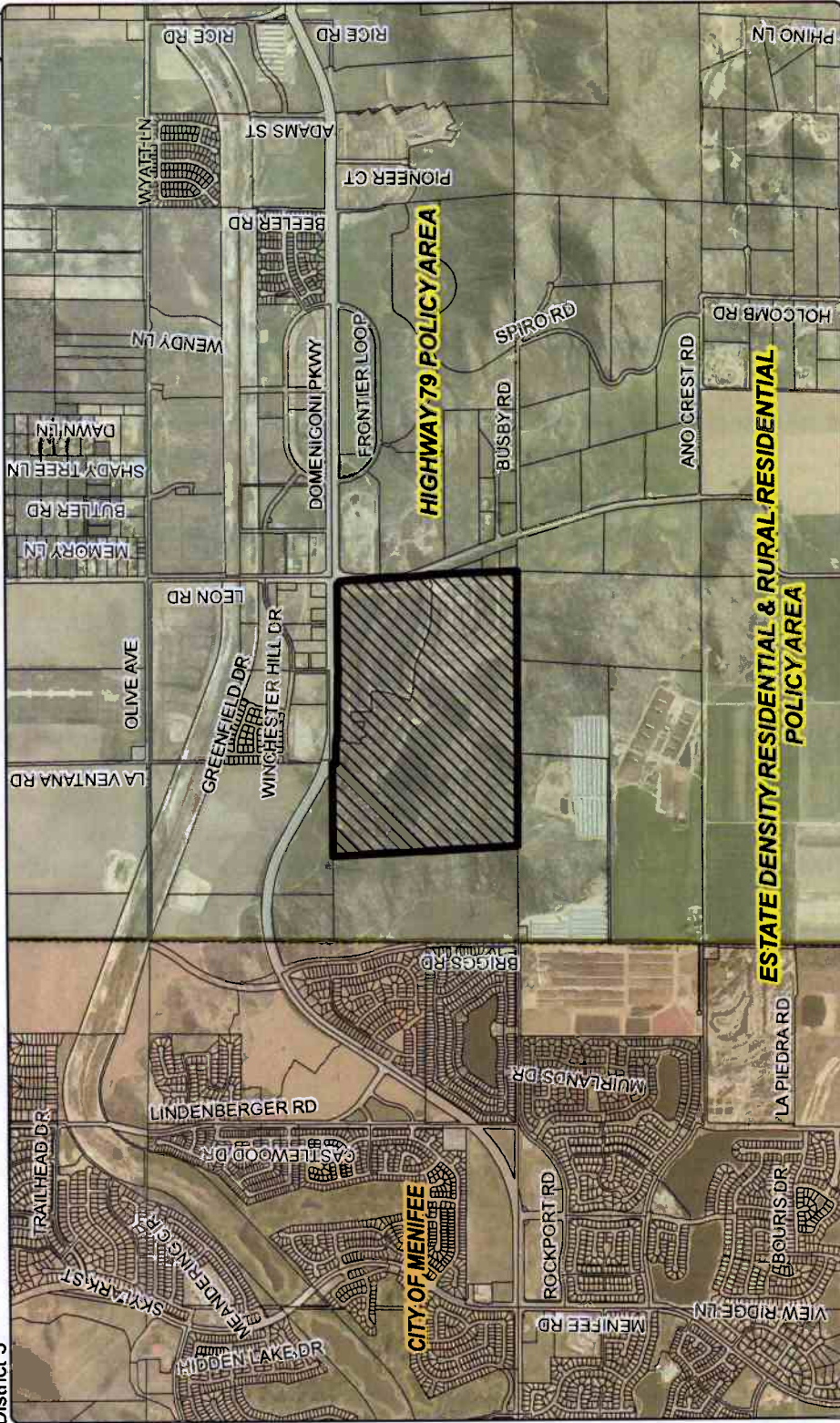
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

VICINITY/POLICY AREAS

Date Drawn: 05/19/2016
Vicinity Map

Supervisor: Washington
District 3



Author: Vinnie Nguyen

Zoning Area: Winchester



NOTES: This vicinity map is for informational purposes only and is not intended to be used for any other purpose. It is not a legal document. It is not a guarantee of any kind. It is not a warranty of any kind. It is not a representation of any kind. It is not a statement of any kind. It is not a declaration of any kind. It is not a promise of any kind. It is not a contract of any kind. It is not a binding agreement of any kind. It is not a legal opinion of any kind. It is not a legal advice of any kind. It is not a legal service of any kind. It is not a legal representation of any kind. It is not a legal counsel of any kind. It is not a legal assistance of any kind. It is not a legal support of any kind. It is not a legal aid of any kind. It is not a legal help of any kind. It is not a legal relief of any kind. It is not a legal remedy of any kind. It is not a legal solution of any kind. It is not a legal answer of any kind. It is not a legal response of any kind. It is not a legal action of any kind. It is not a legal reaction of any kind. It is not a legal result of any kind. It is not a legal effect of any kind. It is not a legal consequence of any kind. It is not a legal outcome of any kind. It is not a legal end of any kind. It is not a legal conclusion of any kind. It is not a legal finality of any kind. It is not a legal closure of any kind. It is not a legal completion of any kind. It is not a legal fulfillment of any kind. It is not a legal satisfaction of any kind. It is not a legal gratification of any kind. It is not a legal pleasure of any kind. It is not a legal enjoyment of any kind. It is not a legal benefit of any kind. It is not a legal advantage of any kind. It is not a legal privilege of any kind. It is not a legal right of any kind. It is not a legal power of any kind. It is not a legal authority of any kind. It is not a legal jurisdiction of any kind. It is not a legal domain of any kind. It is not a legal territory of any kind. It is not a legal realm of any kind. It is not a legal world of any kind. It is not a legal universe of any kind. It is not a legal existence of any kind. It is not a legal being of any kind. It is not a legal person of any kind. It is not a legal entity of any kind. It is not a legal object of any kind. It is not a legal subject of any kind. It is not a legal action of any kind. It is not a legal reaction of any kind. It is not a legal result of any kind. It is not a legal effect of any kind. It is not a legal consequence of any kind. It is not a legal outcome of any kind. It is not a legal end of any kind. It is not a legal conclusion of any kind. It is not a legal finality of any kind. It is not a legal closure of any kind. It is not a legal completion of any kind. It is not a legal fulfillment of any kind. It is not a legal satisfaction of any kind. It is not a legal gratification of any kind. It is not a legal pleasure of any kind. It is not a legal enjoyment of any kind. It is not a legal benefit of any kind. It is not a legal advantage of any kind. It is not a legal privilege of any kind. It is not a legal right of any kind. It is not a legal power of any kind. It is not a legal authority of any kind. It is not a legal jurisdiction of any kind. It is not a legal domain of any kind. It is not a legal territory of any kind. It is not a legal realm of any kind. It is not a legal world of any kind. It is not a legal universe of any kind. It is not a legal existence of any kind. It is not a legal being of any kind. It is not a legal person of any kind. It is not a legal entity of any kind. It is not a legal object of any kind. It is not a legal subject of any kind.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

LAND USE

Supervisor: Washington
District 3

Date Drawn: 05/19/2016
Exhibit 1



Zoning Area: Winchester



Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riversideonline.org>

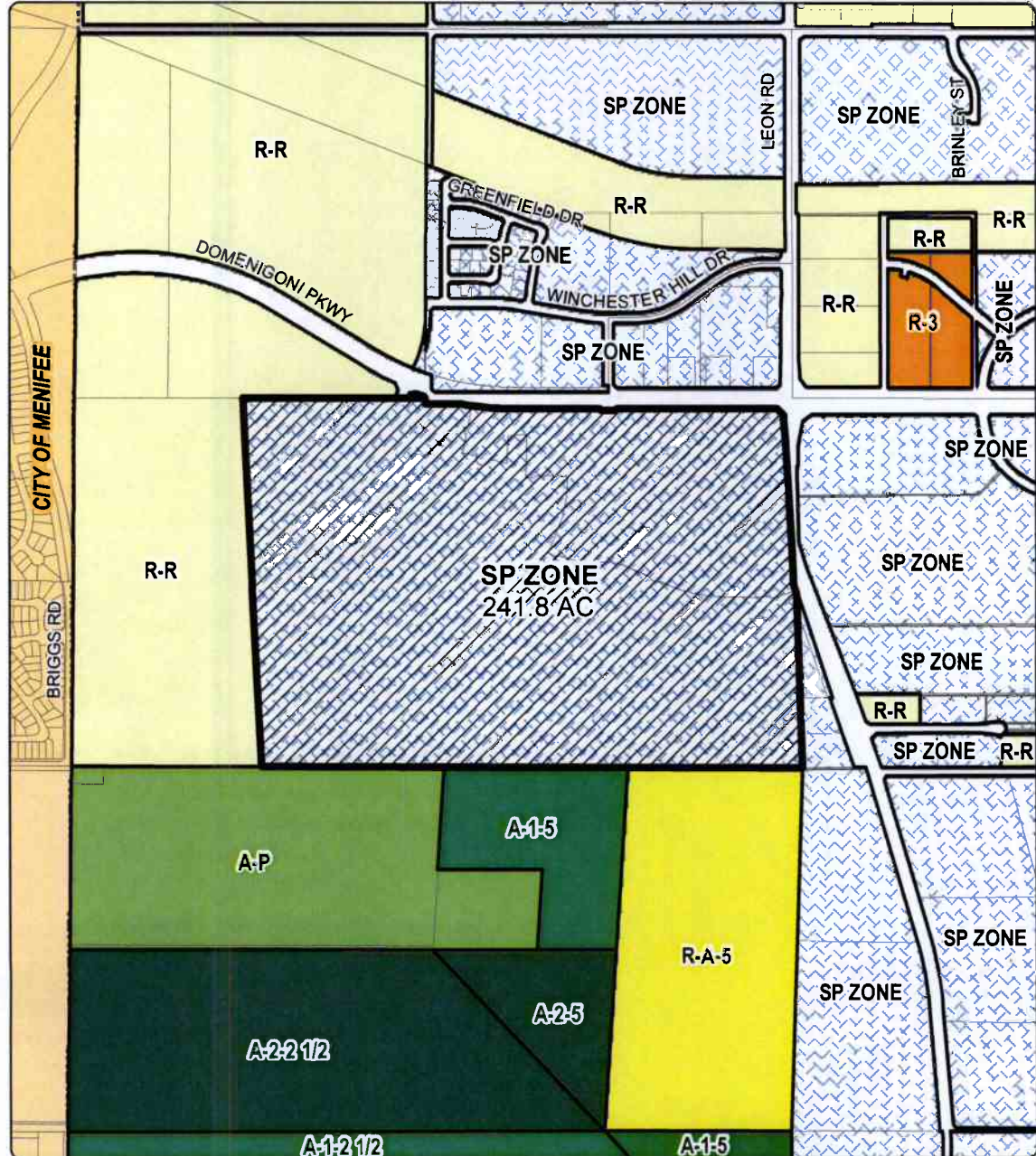
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 05/19/2016
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at: (951) 955-3200 (Western County) or in Palm Desert at: (760) 863-6277 (Eastern County) or Website: <http://planning.rcinfo.org>

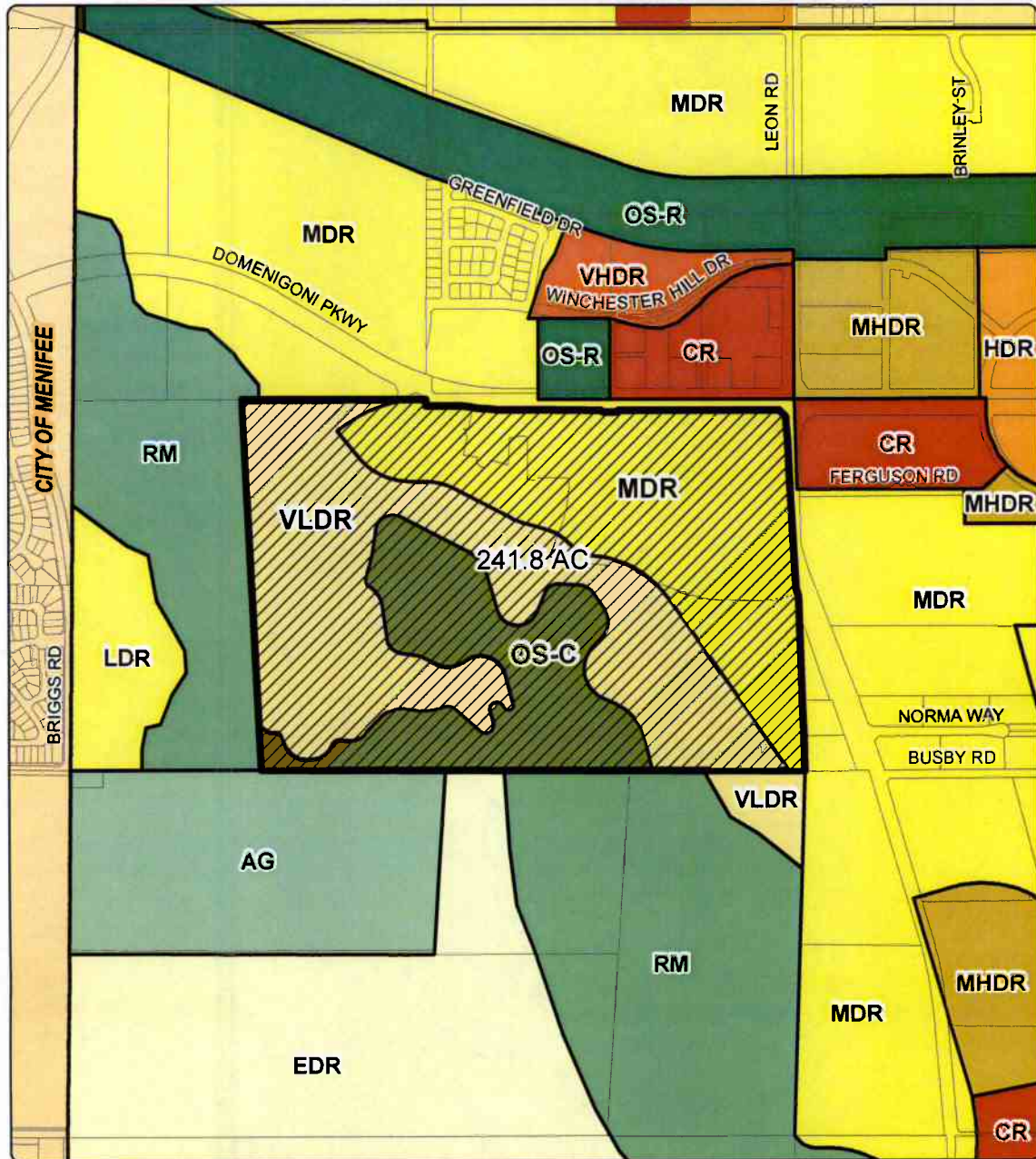
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31892

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 05/19/2016
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is identified for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

PA 26B
SP 293
VACANT
A.P.N. 461-170-001

[illegible]

A.P.N. 451-170-003

A.P.N. 461-170-00.

PA 21
SP 293
VACANT
A.P.N. 451-160-010

VACANT
A.P.N. 461-160-02
PARCEL 3

PA 17
SP 293
VACANT
A.P.N. 461-160-025
PARCEL 4
PARCEL MAP 13711 AMENDED
ON 11/4/95

VACANT
A.P.N. 451-160-027
PARCEL 5

RESIDENTIAL
A.P.N. 451-180-015
PARCEL 1
PARCEL MAP 14340

VACANT
A.P.N. 461-180-0500
PARCEL 9
PARCEL MAP 11085
P.M. 104/56-58
PA 42, PA 46
SP 293
TTM 30808

[illegible]

UTILITIES	
NATURAL GAS _____	EASTERN MANHATTAN WATER DISTRICT _____
SEWER _____	GASTRO MANHATTAN WATER SERVICE _____
ELECTRIC _____	KUWAITI ELECTRICITY GENERATION CO. _____
CABLE TV _____	NEW YORK CITY TELEPHONE CO. _____
TELEPHONE _____	NEW YORK CITY TELEVISION AND CABLEVISION _____
RADIO _____	METROLIA _____

SCHOOL DISTRICT

HIGH SCHOOL _____
 HIGH SCHOOL DISTRICT _____

WASTE DISPOSAL/COLLECTION

MANHATTAN COUNTY WASTE MANAGEMENT _____

OWNER
CLINT AND CLARE BROWN OWENS
 10000 W. 10TH AVE.
 SUITE 200
 DENVER, CO 80234
 (303) 526-1447

APPLICANT
RELYING COMPANY
 4100 NEWTON PLACE SW
 NEWPORT NEWS, VA 23606
 (803) 673-1110

1. NAME OF THE COMPANY 2. ADDRESS OF THE COMPANY 3. CITY 4. STATE 5. ZIP 6. DATE 7. BY 8. REVISIONS 9. DATE 10. BY	11. REVISIONS 12. DATE 13. BY	14. REVISIONS 15. DATE 16. BY	17. REVISIONS 18. DATE 19. BY	20. REVISIONS 21. DATE 22. BY
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TENTATIVE TRACT MAP NO. 31862
ASSESSOR'S PARCEL NO.
461-00-002 | 461-00-007

DATE PREPARED: JANUARY 27, 2004

SHEET NO.	1
OF 8 SHEETS	
FILE NO.	

Extension of Time Environmental Determination

Project Case Number: TR31892
Original E.A. Number: EA39400
Extension of Time No.: Second
Original Approval Date: November 30, 2004
Project Location: South of Domenigoni Parkway and west of Indian Creek Trail

Project Description: Schedule A subdivision of 241.8 acres into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004 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: _____

Tim Wheeler, Urban Regional Planner III

Date: May 19, 2016

For Steve Weiss, Planning Director

Arroyo, Roger

From: Ralph Emerson <remerson@bluestonecommunities.com>
Sent: Wednesday, January 20, 2016 2:00 PM
To: Adam Rush
Cc: Justin Bert
Subject: Approval of Conditions of Approval to TR31892 - EOT#3
Attachments: TR31892 rec coas 1-19-16.pdf

Adam,

I have reviewed the attached conditions and they are acceptable.

Ralph Emerson

Bluestone Communities
(714)296-5326

Wheeler, Timothy

From: Adam Rush <arush@cascinc.com>
Sent: Wednesday, January 20, 2016 2:03 PM
To: Arroyo, Roger
Subject: RE: Updated Conditions Letter for EOT # 3 to TR31892
Attachments: Approval of Conditions of Approval to TR31892 - EOT#3

Importance: High

Good Afternoon Roger,

Please accept the attached email as authorization to prepare the Final Staff Report, associated with EOT #3 for Tentative Tract Map No. 31892.

Please let me know if you have any additional questions.

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive
Colton, CA 92324
T: (855) 383-0101 x5370
F: (909) 783-0108
C: (951) 833-0878
arush@cascinc.com
www.cascinc.com



From: Arroyo, Roger [<mailto:RoArroyo@rctlma.org>]
Sent: Tuesday, January 19, 2016 11:29 AM
To: Adam Rush <arush@cascinc.com>
Subject: RE: Updated Conditions Letter for EOT # 3 to TR31892

Adam,

Please verify these are the conditions you are ready to accept.

Best Regards,

Roger Arroyo
(951) 955 - 1195
Urban/Regional Planner III –
Riverside County Planning Department

From: Adam Rush [<mailto:arush@cascinc.com>]
Sent: Monday, January 18, 2016 5:04 PM
To: Arroyo, Roger
Cc: Victorian-White, Rosalee
Subject: Updated Conditions Letter for EOT # 3 to TR31892
Importance: High

Roger,

Good Morning!

I trust you had a great MLK Day. As a follow up to my Friday email, I wanted check-in and ascertain when we might be able to obtain an updated Conditions of Approval (COA) Letter associated with the above-referenced Tract Map (TR31892). Can we obtain this letter on Tuesday, January 19th?

For reference, please find the emails from RCFC&WCD, Transportation, & Building & Safety.

All the best and please let me know if you have any additional questions.

Sincerely,

Adam Rush, AICP
Director of Planning
CASC ENGINEERING & CONSULTING, INC.
Corporate Office
1470 Cooley Drive
Colton, CA 92324
T: (855) 383-0101 x5370
F: (909) 783-0108
C: (951) 833-0878
arush@cascinc.com
www.cascinc.com



05/25/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 9

MAP EOT2 CONDITION

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 32

MAP-SIGNING & STRIPING (EOT2)

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 33

MAP - UTILITY PLAN (EOT2)

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 34

MAP - CONSTRUCT RAMP (EOT2)

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

05/25/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 MAP - IMP PLANS (EOT2) RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2- PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 16 EOT2-BMP CONST NPDES PERMIT 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.

60.BS GRADE. 17 EOT2- SWPPP REVIEW RECOMMND

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.

05/25/16
13:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31892

Parcel: 461-170-002

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 2

EOT2-ECP PHASE I REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

Please note that further information may be required pending review of all requested items.

TRANS DEPARTMENT

60.TRANS. 1

MAP- IMP CREDIT/REIMBURS EOT2

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

EOT2- ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31892

Parcel: 461-170-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

EOT2- ROUGH GRADE APPROVAL (cont.)

RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

WASTE DEPARTMENT

80.WASTE. 1

MAP - (EOT2) WASTE RECYCLE PLA

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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90. PRIOR TO BLDG FINAL INSPECTION

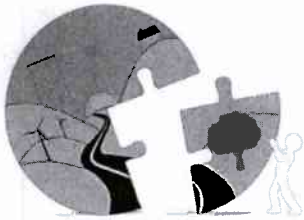
WASTE DEPARTMENT

90.WASTE. 1

MAP - (EOT2) WASTE REPORTING F

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR31892 DATE SUBMITTED: July 10, 2015

Assessor's Parcel Number(s): 461-170-006 & -007

EXTENSION REQUEST ☐ First ☒ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map **Attach evidence of public improvement or financing expenditures.**

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: November 30, 2004

Applicant's Name: Bluestone Communities E-Mail: remerson@bluestonecommunities.com

Mailing Address: 31441 Santa Margarita Parkway, Suite A-144

Rancho Santa Margarita Street CA 92688
City State ZIP

Daytime Phone No: (714) 296-5326 Fax No: (949) 954-8503

Property Owner's Name: Bluestone Communities E-Mail: remerson@bluestonecommunities.com

Mailing Address: 31441 Santa Margarita Parkway, Suite A-144

Rancho Santa Margarita Street CA 92688
City State ZIP

Daytime Phone No: (714) 296-5326 Fax No: (949) 954-8503

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Ralph Emerson

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ralph Emerson

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.