

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

1053



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427 – Applicant: Wesley Hylen – Fifth Supervisorial District – Nuevo Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Foothill Avenue, and westerly of Antelope – 93.66 Acres – Zoning: Specific Plan (SP246A1) – Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots ranging from 4,000 sq. ft. to 5,000 sq. ft. in size, two (2) water quality basins, and 21 open space lots. – **REQUEST: EXTENSION OF TIME TO OCTOBER 26, 2016 – FIRST EXTENSION.** 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 December 2, 2015. The Tentative Tract Map No. 33427 will now expire on October 26, 2016.

Departmental Concurrence


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

☐ Positions Added

☐ Change Order

☐ A-30

☐ 4/5 Vote

Prev. Agn. Ref.:

District: 5

Agenda Number:

1-7

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The tentative tract map was originally approved by the Planning Commission on October 26, 2005.

The Riverside County Planning Department, as part of the review of this Extension of Time request, has determined it necessary to recommend the addition of 14 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 first extension of time for Tentative Tract Map No. 33427 on December 2, 2015. The Planning Commission approved the extension of time.

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**



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

ORIGINAL

DATE: June 16, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427
(Charge your time to these case numbers)

1053

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Please schedule on the July 12, 2016 BOS Agenda

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office • 77-588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 2, 2015**


ORIGINAL

1.0 CONSENT CALENDAR

- 1.1 ADOPTION OF THE NEW 2016 PLANNING COMMISSION CALENDAR** **ADOPTED THE 2016 PLANNING COMMISSION CALENDAR.**
- 1.2 ELECTION OF THE 2016 PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN** **ELECTED COMMISSIONER CHARISSA LEACH AS THE 2016 PLANNING COMMISSION CHAIRMAN**
- 1.3 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33427 -**
Applicant: Wesley Hylan - Fifth Supervisorial District - Nuevo Zoning District - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: Northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Foothill Avenue, and westerly of Antelope - 93.66 Acres - Zoning: Specific Plan (SP246A1) - Approved Project Description: Schedule A subdivision of 93.66 acres into 291 single family residential lots comprised of (95) 5,000 sq. ft. lots; (131) 4,500 sq. ft. lots, (65) 4,000 sq. ft. lots, two (2) water quality basins, and 21 open space lots. - **REQUEST:** Extension of Time to October 26, 2016 - First Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org. **APPROVED THE FIRST EXTENSION OF TIME.**
- 1.4 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33020 -**
Applicant: Jonathan Skeith - Fifth Supervisorial District - Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Rural Community - Low Density Residential (RC-LDR) - Location: North of 10th Street, east of Lakeview Avenue, south of Mountain View Lane and west of Yucca Avenue - 5.0 Acres - Zoning: Residential Agricultural (R-A) - Approved Project Description: Schedule B subdivision of five (5) acres into three (3) one-acre minimum residential lots and three (3) one-half acre minimum residential lots. - **REQUEST:** Extension of Time to May 25, 2016 - First Extension. Project Planner: Roger Arroyo at

1.3
Agenda Item No.
Area Plan: Lakeview / Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth / KGB
Project Planner: Roger Arroyo
Planning Commission: December 2, 2015

TENTATIVE TRACT MAP NO. 33427
FIRST EXTENSION OF TIME
Applicant: Wesley Hylan


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. Unless specifically requested by the EOT 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.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of Fourteen (14) 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 Building and Safety (Grading Division) is recommending the addition of Eleven (11) conditions of approval, the Waste Resources Department is recommending the addition of Two (2) conditions of approval, and the Environmental Health Department is recommending the addition of One (1) condition of approval.

The Extension of Time 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 October 23, 2015) indicating the acceptance of the Fourteen (14) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

TENTATIVE TRACT MAP NO. 33427
FIRST EXTENSION OF TIME REQUEST
PLANNING COMMISSION: December 2, 2015
Page 2 of 2

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 that were approved on or after January 1, 2000, and had not expired on or before 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 October 26, 2016.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33427, extending the expiration date to October 26, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

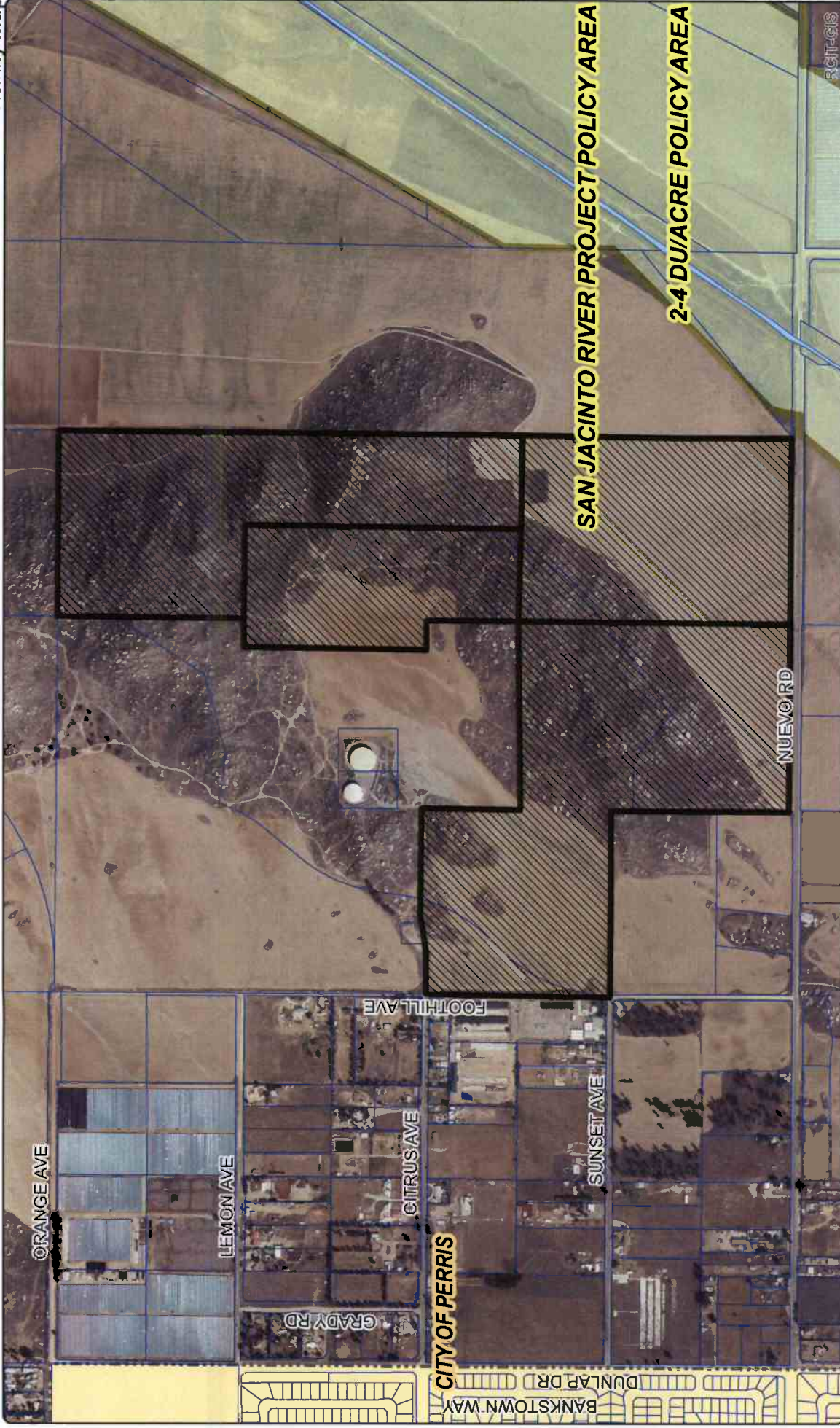
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33427

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Nuevo

Author: Mickey Zolezio

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types 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 Perris at (760)963-3677 (Eastern County) or visit <http://www.riversidecounty.net>

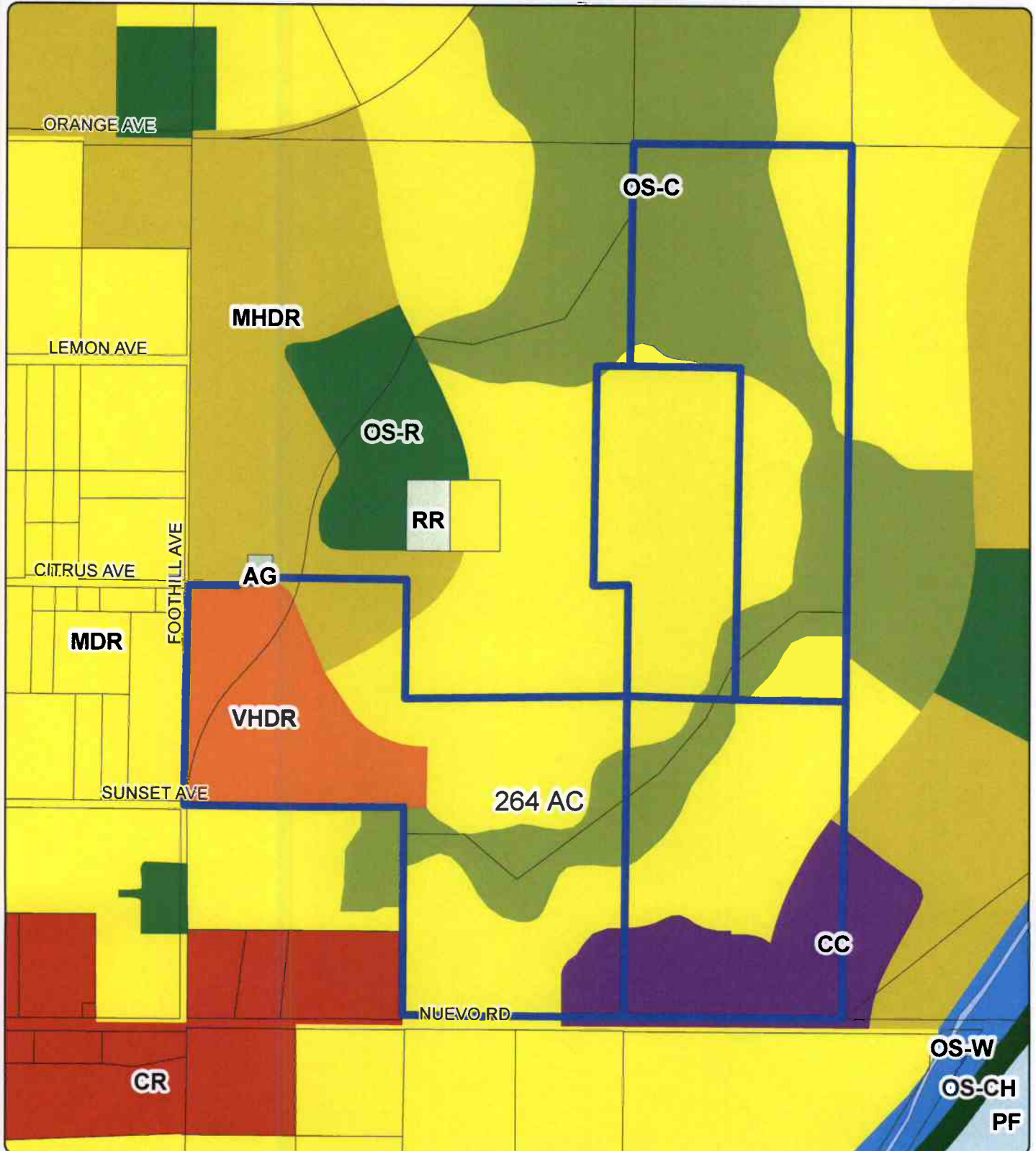
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33427

Supervisor Ashley
District 5

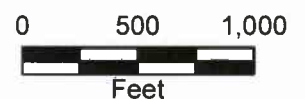
EXISTING GENERAL PLAN

Date Drawn: 11/19/15
Exhibit 5



Zoning District: Nuevo

Author: Mickey Zolezio



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://planning.rctdms.org>

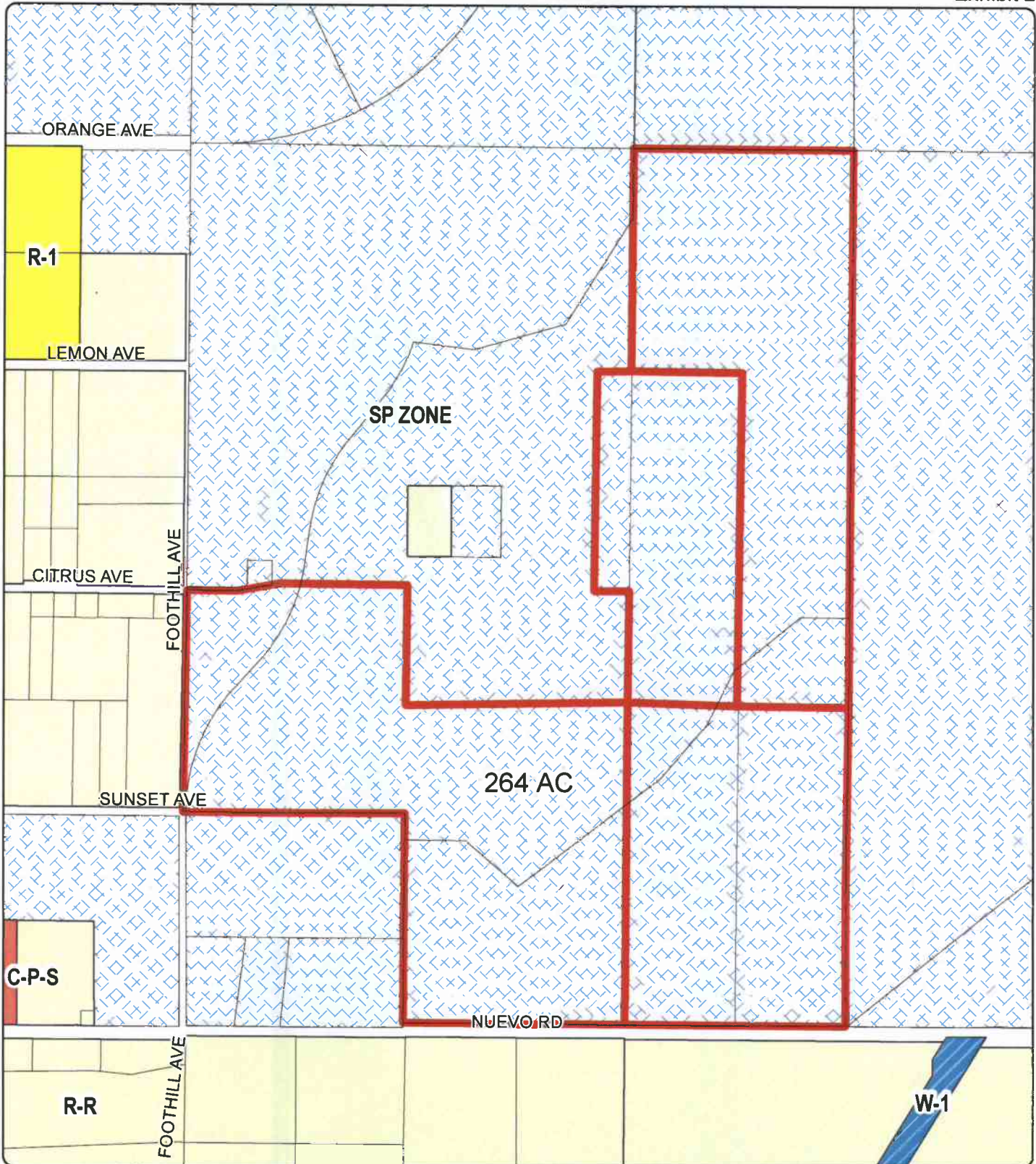
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33427

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Exhibit 2



Zoning District: Nuevo

Author: Mickey Zolezio

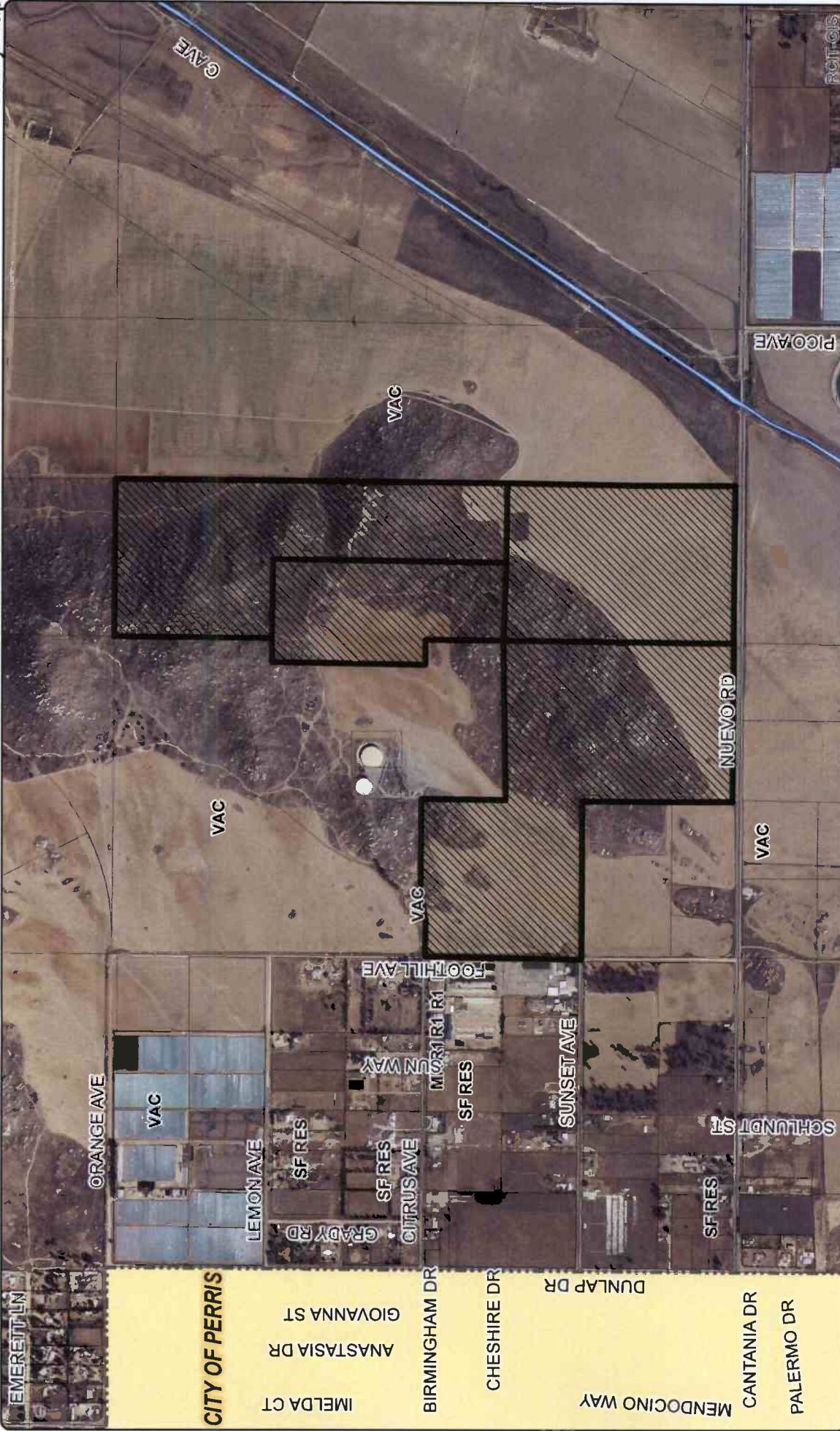


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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://planning.rcdima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT TR33427 LAND USE

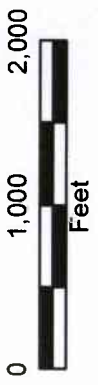
Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Vicinity Map



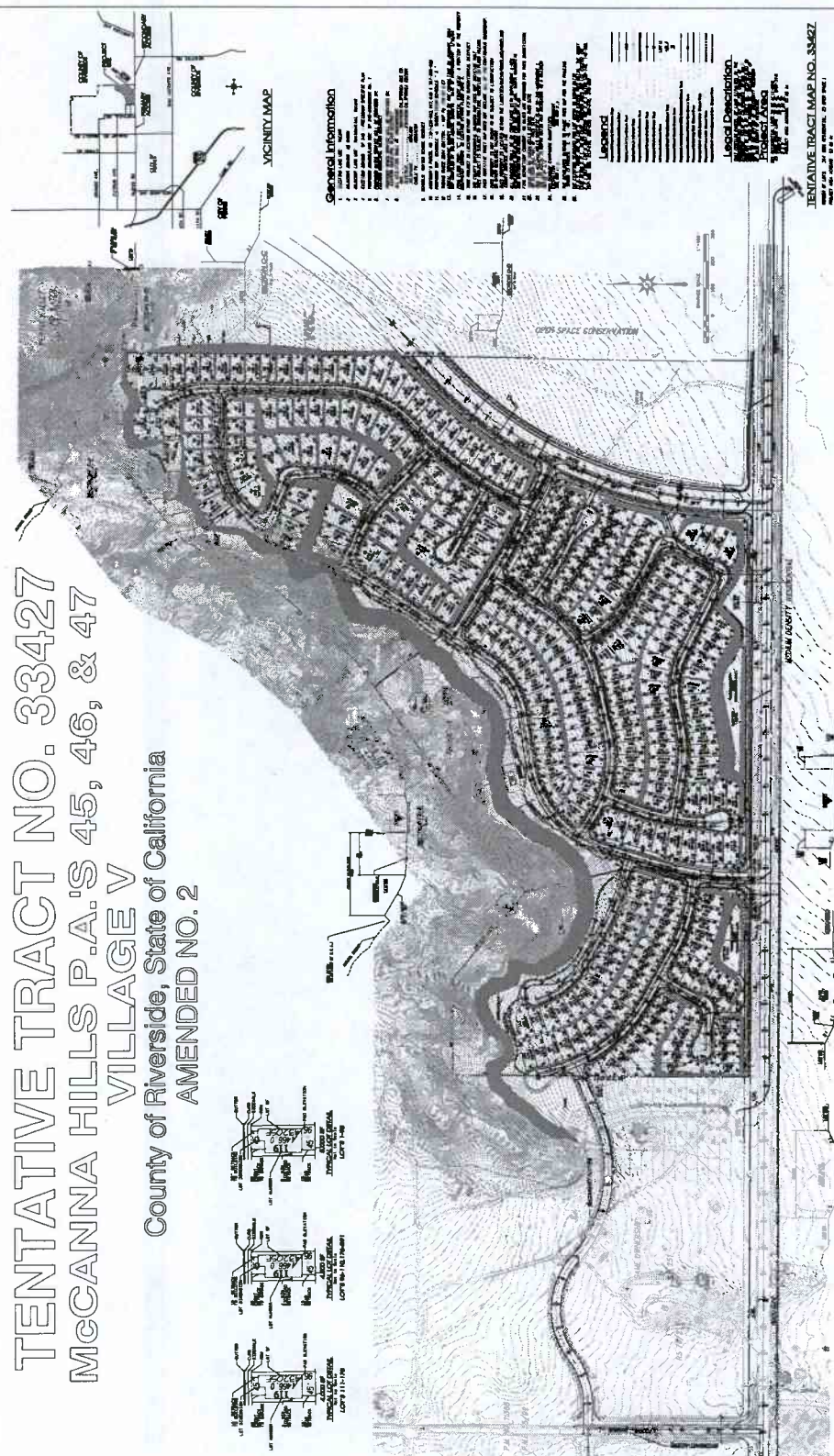
Zoning District: Nuevo

Author: Mickey Zolezio



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan includes a new land use designations for unincorporated Riverside County. The new General Plan includes a new land use designations for unincorporated Riverside County. The new General Plan includes a new land use designations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or Website <http://www.riversidecounty.net>

County of Riverside, State of California
AMENDED NO. 2

[illegible]

Typical Street Sections

TENTATIVE TRACT MAP NO. 33427
 MAP OF LOTS 347 AND 350, EXCEPT, 22 AND 23 AC;
 1/4 SECTION 16, T12N, R12E, S4E,
 CHANDLER TWP.,
 1.64 AC ± 1/4 AC
 S.W.C. 44-10000

TENTATIVE TRACT MAP NO. 33427
 AMENDED NO.2
 VILLAGE V
 County of Riverside

Tentative Tract Map & Parcel Map

Extension of Time – Environmental Determination

Project Case Number: TR33427
Original EIR Number: Addendum to EIR No. 319
Extension of Time No.: First
Original Approval Date: October 26, 2005
Project Location: Northerly of Nuevo Road, Southerly of Citrus Avenue, and Westerly of Antelope, Easterly of Foothill Avenue

Description of Land Division: Schedule A subdivision of 93.66 acres into 291 single family residential lots with a minimum lot size of 4,000 square feet, 2 water quality basin, and 21 open space landscaping lots.

On October 19, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. 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 FURTHER ENVIRONMENTAL REVIEW 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 FURTHER ENVIRONMENTAL REVIEW 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.

Signature: Roger Arroyo
Roger Arroyo, Urban/Regional Planner

Date: 11/19/2015
For Steve Weiss, AICP, Planning Director

Arroyo, Roger

From: Wesley Hylen <pschylen@cox.net>
Sent: Friday, October 23, 2015 8:03 AM
To: Arroyo, Roger
Cc: pschylen@cox.net
Subject: RE: EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

Roger,

Thank you for your follow up on our request for an extension of time for TTM 33427.

I am in receipt of your email outlining a request for fourteen (14) new conditions of approval for TTM 33427 as a requirement for approval of our request for an extension of time for subject tract.

I have read the recommended new conditions of approval attached to your email of October 22, 2015 sent at 12:46 PM. With the understanding that the attached conditions of approval I received are those that you referenced in the first paragraph of subject email and these conditions of approval are in addition to or supplement the original conditions of approval for the subject Tentative Tract Map 33427, I accept on behalf of the owner the following new conditions of approval for the time extension of TTM 33427.

- | | | |
|-----|-----------------|-----------------------|
| 1. | 60.BS Grade. 14 | Approved WQMP |
| 2. | 60.BS Grade. 15 | PRE-CONSTRUCTION MTG |
| 3. | 60.BS Grade. 16 | CONSTR. NPDES PERMIT |
| 4. | 60.BS Grade. 17 | SWPPP REVIEW |
| 5. | 60. E Health. 2 | ECP PHASE I ESA REQ |
| 6. | 80.BS Grade. 2 | ROUGH GRADE APPROVAL |
| 7. | 80. Waste. 1 | WASTE RECLCLE PLA |
| 8. | 90.BS Grade. 3 | WQMP BMP INXPECTION |
| 9. | 90.BS Grade. 4 | WQMP BMPCERT REQ'D |
| 10. | 90.BS Grade. 5 | BMP GPS COORDINATES |
| 11. | 90.BS Grade. 6 | WQMP BMP REGISTRATION |
| 12. | 90.BS Grade. 7 | PRECISE GRDG APPROVAL |
| 13. | 90.BS Grade. 8 | WQMP ANNUAL INSP FEE |
| 14. | 90. Waste. 1 | WASTE REPORTING FO |

Wesley Hylen, Applicant
RCE 11251
949-305-3891
27746 Pinehurst
Mission Viejo, CA 92692

From: Arroyo, Roger [mailto:RoArroyo@rctlma.org]
Sent: Thursday, October 22, 2015 12:46 PM
To: 'Wesley Hylen'
Subject: EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT No. 33427

The County Planning Department has transmitted this extension of time request to the Land Development Committee. The LDC has determined it necessary to recommend the addition of FOURTEEN (14) 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 Building & Safety - Grading Department is recommending the addition of ELEVEN (11) Conditions of Approval; the Environmental Health Department is recommending the addition of ONE (1) Condition of Approval, AND the Waste Resources Department is recommending the addition of TWO (2) conditions of approval.

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.

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 submittal to the Board of Supervisors. 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.

Roger Arroyo
Urban/Regional Planner III
Riverside County Planning Department
951.955.1195

Roger Arroyo
Urban/Regional Planner III
Riverside County Planning Department
951.955.1195

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15 EOT1- 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 EOT1- CONSTR. 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 EOT1- 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.

E HEALTH DEPARTMENT

60.E HEALTH. 2 EOT1 - ECP PHASE I ESA REQ RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 2 EOT1 - ECP PHASE I ESA REQ (cont.) RECOMMND

review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT1- 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 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.

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1

EOT1-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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1- WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4

EOT1- WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, 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.

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 EOT1- BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

11/19/15
13:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33427

Parcel: 307-250-050

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8 EOT1- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

WASTE DEPARTMENT

90.WASTE. 1 EOT1-WASTE REPORTING FO 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.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 14, 2015

TO:

Fire Department

EOT#1 - Tentative Tract Map No. 33427

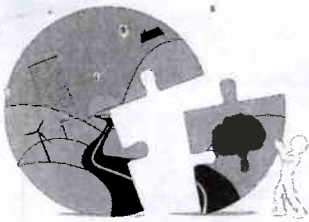
Please review this EOT with your existing records for the subject case. This extension request was placed on the 9/10/2015 LDC Comment Agenda in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a ****SELECT ONE ****, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Roger Arroyo at micro 51195 or via e-mail at roarroyo@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: FTM 33427 DATE SUBMITTED: 8-7-15

Assessor's Parcel Number(s): 307-230-018 & 307-260-050

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

Phased Final Map NO 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 8, 2005

Applicant's Name: WESLEY HYLEN E-Mail: pschylene@cox.net

Mailing Address: 27746 PINEHURST
MISSION VIEJO, CA. 92692
City State ZIP

Daytime Phone No: (949) 305-3891 Fax No: (949) 305-3893

Property Owner's Name: RONALD S. PREISSMAN FAMILY TRUST E-Mail: Rpreissman@aol.com

Mailing Address: 1804 ANGELO DRIVE
BEVERLY HILLS CA. 90210
City State ZIP

Daytime Phone No: (310) 702-1888 Fax No: (310) 314-2401

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

See attached sheet

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.

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.

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.

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.

WESLEY HYLEN

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.

RONALD REISSMAN Trustee

PRINTED NAME OF PROPERTY OWNER(S)

Ronald Reissman Trustee X

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.