

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

103B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32089 -
Applicant: Brian and Michelle Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 d.u./acre) – Location: Northerly on Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, westerly of Stanford Street – 4.11 Acres – Zoning: Residential Agricultural, one acre minimum (R-A-1) – Approved Project Description: Schedule H subdivision to divide 4.32 gross acres into four (4) one-acre parcels – REQUEST: EXTENSION OF TIME to February 25, 2017 – SECOND EXTENSION. Deposit Based Fees 100%


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

RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on by the Director's Hearing on May 9, 2016. The Tentative Parcel Map No. 32089 will now expire on February 25, 2017.

Departmental Concurrence

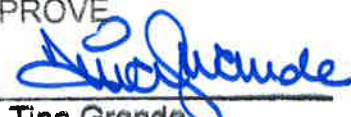

Steve Weiss, AICP
Planning Director

(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	

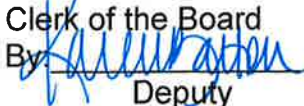
SOURCE OF FUNDS: Deposit based funds
Budget Adjustment:
For Fiscal Year:

C.E.O. RECOMMENDATION:
APPROVE
BY: 
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: July 12, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

1-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32089**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Parcel Map was originally approved at Director's Hearing on February 25, 2005. The first extension of time was approved on February 3, 2010.

The Riverside County Planning Department, as part of the review of this Second 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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated February 19, 2016) indicating the acceptance of the 14 recommended conditions.

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 extension of times for tentative maps statewide.

The application for the second extension of time for Tentative Parcel Map No. 32089 was heard at Director's Hearing on May 9, 2016, and was approved as is stated in the minutes.

Board Action

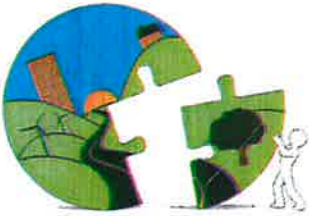
The Director's Hearing's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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 Director's Hearing.

ATTACHMENTS:

- A. **DIRECTOR'S HEARING MINUTES**
- B. **DIRECTOR'S HEARING STAFF REPORT**



ORIGINAL

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: June 16, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32089
(Charge your time to these case numbers)

1033

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"



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MAY 9, 2016**

1.0 CONSENT CALENDAR:

- 1.1 SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32089** - Planning Director's Action:
APPROVED SECOND EXTENSION OF TIME.
 Applicant: Brian and Michelle Fox - Third Supervisorial District - Ramona/Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Acre) - Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street - 4.11 Acres - Zoning: Residential Agricultural, one acre minimum (R-A-1) - Approved Project Description: Schedule H subdivision to divide 4.32 gross acres into four one-acre parcels - **REQUEST: EXTENSION OF TIME** to February 25, 2017 - **SECOND EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

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

- 2.1 PLAN NO. 25229** - CEQA Exempt - Applicant: Victor Brickus - Engineer/ Representative: Oz Bratene - Third Supervisorial District - Cahuilla Zoning Area - Riverside Extended Mountainous Area Plan: Rural: Rural Residential (R-R) - Location: Northerly of Hwy 371, southerly of Surveyor Lane, easterly of Irons Road, and westerly of Wildwood Lane - 5.55 Gross Acres - Zoning: Rural Residential - 5 Acre Minimum (R-R-5) - **REQUEST:** The Plot Plan proposes to legalize a Class III Kennel facility that will house 26 to 40 dogs. No new building proposed for construction. Continued from April 18, 2016 Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.
- Staff Report Recommendation:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; and, APPROVE PLOT PLAN NO. 25229.
- Staff's Recommendation:
FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; and, APPROVE PLOT PLAN NO. 25229.
- Planning Director's Action:
FOUND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; and, APPROVED PLOT PLAN NO. 25229.

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


- 3.1 PLOT PLAN NO. 25866 and SETBACK ADJUSTMENT NO. 06047** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Sukut Development - Engineer/Representative: KWC Engineers - Second Supervisorial District
- Staff Report Recommendation:
ADOPT A MITIGATED NEGATIVE DECLARATION; and APPROVE PLOT PLAN NO. 25866.

ORIGINAL

1.1

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Ramona/Little Lake
Supervisorial District: Third
Project Planner: Tim Wheeler
Directors Hearing: May 9, 2016

TENTATIVE PARCEL MAP NO. 32089
SECOND EXTENSION OF TIME
Applicant: Brian and Michelle Fox


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 the recordation of the final map to subdivide 4.32 gross acres into four (4) one acre gross parcels for residential development. Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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. 32089

BACKGROUND:

The tentative parcel map was originally approved at Director's Hearing on February 25, 2005. The first extension of time was approved on February 3, 2010.

The County Planning Department, as part of the review of this Second 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 & Safety Department (Grading Division) is recommending the addition of (13) conditions of approval and the Transportation Department is recommending the addition of (1) conditions of approval, which are attached to this staff report.

R

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 applicant (dated February 19, 2016) indicating the acceptance of the fourteen (14) 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 February 25, 2017. 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. 32089**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Extension of Time Environmental Determination

Project Case Number: PM32089
Original E.A. Number: EA39633
Extension of Time No.: Second
Original Approval Date: February 25, 2005
Project Location: North of Johnston Avenue, South of El Camino Drive, East of Meridian Street, West of Stanford Street
Project Description: Schedule H subdivision to divide 4.32 gross acres into four one (1) acre parcels

On February 25, 2005, 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: 
Tim Wheeler, Urban Regional Planner III

Date: April 27, 2016
For Steve Weiss, ACIP, Planning Director

PM32089 Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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.



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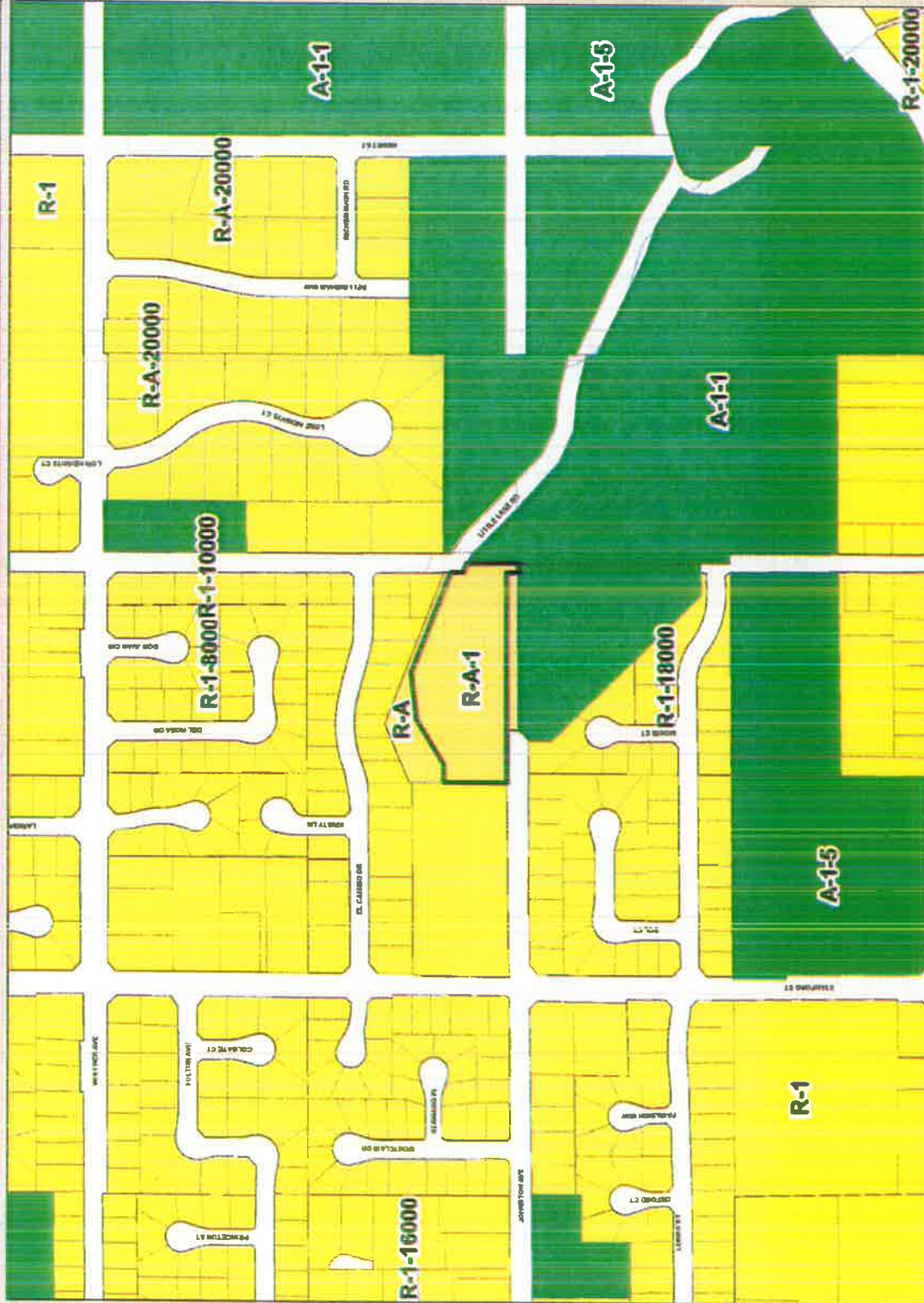


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PM32089

Existing Zoning



Legend

Zoning

<all other values>

Red	A-1
Dark Green	A-1-1
Medium Green	A-1-1 1/2
Light Green	A-1-1/2
Lightest Green	A-1-10
Lightest Green	A-1-15
Lightest Green	A-1-2
Lightest Green	A-1-2 1/2
Lightest Green	A-1-2 1/4
Lightest Green	A-1-20
Lightest Green	A-1-30000
Lightest Green	A-1-4
Lightest Green	A-1-40
Lightest Green	A-1-5
Lightest Green	A-2
Lightest Green	A-2-1
Lightest Green	A-2-10
Lightest Green	A-2-2
Lightest Green	A-2-2 1/2
Lightest Green	A-2-20
Lightest Green	A-2-5
Lightest Green	A-D
Lightest Green	A-F
Lightest Green	A-F-10
Lightest Green	A-P-2 1/2

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.



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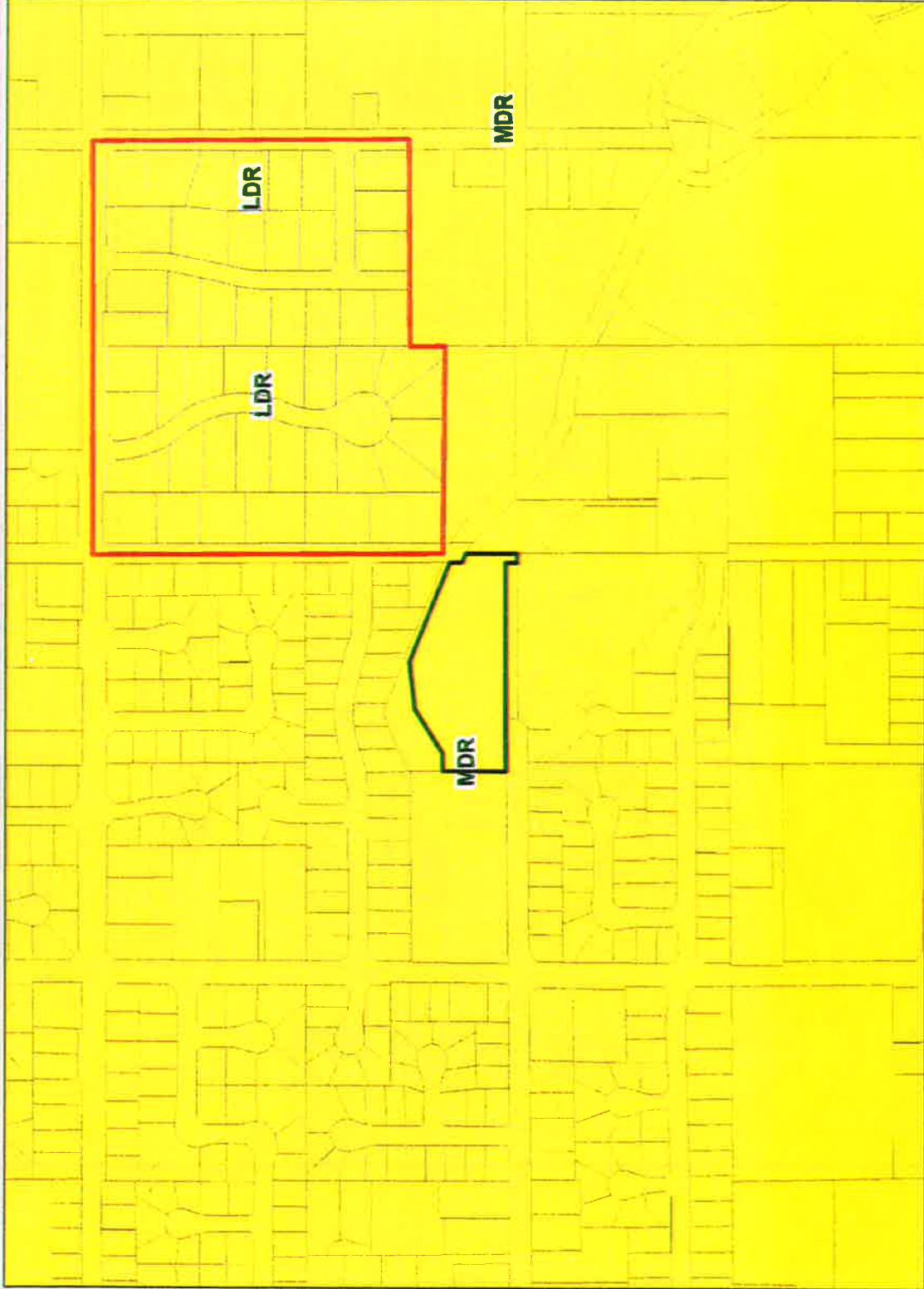
PM32089 General Plan



Legend

Landuse <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R	OS-RUR
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Notes

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From: "Wheeler, Timothy" <TWHEELER@rctlma.org>
To: 'Michele Fox' <foxfam.michele@yahoo.com>
Sent: Thursday, March 3, 2016 5:22 PM
Subject: RE: Fox Tentative Map PM-32089

Evening Michele,

I see that the Health COA (50) for the ESA has been removed and with this consent; I will prep the documents to get this to Director's Hearing. I will let you know what the tentative date I can get calendared for this EOT#2

Thank you,

Tim Wheeler
Interim Urban/Regional Planner II
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

From: Michele Fox [mailto:foxfam.michele@yahoo.com]
Sent: Friday, February 19, 2016 9:50 AM
To: Wheeler, Timothy
Subject: Fox Tentative Map PM-32089

Hello Tim,

Thank you for your time in regards to our extension on our tentative parcel map #32089. I had received a letter and conditions of approval from Roger on 12/7/15. We agreed to all the items except for item 50. Health Department ESA Phase I required. After providing the Health department with all the previous studies that were already done by the county, the Yvonne Reyes of the Environmental Health department said that they would have the item removed and would be in contact with Roger. Can you please follow up as our project expires 2/25/16 and as it has been 2 months already I would like to put this away.

Thank you again for your assistance and please do not hesitate to contact me by email or phone.

In HIS Faith
Michele Fox
951-492-9506

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 9 EOT2 - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 EOT2 - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 10 EOT2 - 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.

04/27/16
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

I CEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 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. 13 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.

60.BS GRADE. 14 EOT2 - IF WQMP REQUIRED

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2 - BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a building 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.

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 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 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2 - 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.

90.BS GRADE. 4 EOT2 - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality

TEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 EOT2 - WQMP BMP CERT REQ'D (cont.) RECOMMND

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.

90.BS GRADE. 5 EOT2 - 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 EOT2 - 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 EOT2 - 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. 8 EOT2 - IF 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.

04/27/16
12:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT2 - IF WQMP REQUIRED (cont.)

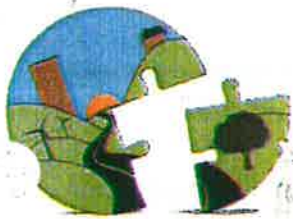
RECOMMND

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.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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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: PM 32089 DATE SUBMITTED: 11/10/15

Assessor's Parcel Number(s): 449-323-021

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: JUNE 7, 2009

Applicant's Name: BRIAN & MICHELE FOX E-Mail: foxfam.michele@yahoo.com

Mailing Address: 27326 Cornell St.
Hemet, CA 92544
City State ZIP

Daytime Phone No: (951) 652-0460 Fax No: () _____

Property Owner's Name: BRIAN & MICHELE FOX E-Mail: foxfam.michele@yahoo.com

Mailing Address: 27326 Cornell St
Hemet, CA 92544
City State ZIP

Daytime Phone No: (951) 652-0460 Fax No: () _____

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

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.

Michele M. Fox

PRINTED NAME OF APPLICANT

Michele M. Fox

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.

BRIAN FOX

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MICHELE M. FOX

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.