

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1 – EA40974 – Applicant: Applicant: R & S Land Company – Engineer/Representative: Pardue, Cornwell & Associates – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Very Low Density Residential – Rural Community (VLDR- RC) (1 Acre Minimum) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Chuckawalla Way – 5 Acres – Zoning: One-Family Dwelling – One Acre (R-1-1) (One Acre Minimum – APPROVED PROJECT DESCRIPTION: Schedule H land division to divide five acres into three (3) residential parcels. **REQUEST:** EXTENSION OF TIME to April 25, 2017, for TENTATIVE PARCEL MAP No. 32449M1 – First 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 June 6, 2016. The Tentative Parcel Map No. 32449, Minor Change No. 1 will now expire on April 25, 2017.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

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
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: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 4

Agenda Number:

1-6

Departmental Concurrence

Positions Added

Change Order

A-30

4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR PARCEL MAP NO. 32449, MINOR CHANGE NO. 1**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

Tentative Parcel Map No. 32449, Minor Change No. 1 was approved at the Director's Hearing on June 12, 2007. This tentative parcel map was originally approved by the Board of Supervisors at an appeal hearing in May 2006. The purpose of the minor change was to reduce the number of approved parcels from four parcels to three parcels. The reduction to the number of lots was proposed by the land divider after discussions with a neighboring land owner. The lots are conditioned to limit pad sizes to 10,000 square feet to reduce impacts within Cahuilla Hills. This tentative map was filed prior to the Interim Zoning Ordinance for Cahuilla Hills and is not subject to a five-acre minimum lot size requirement.

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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated April 1, 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 extensions of time for tentative maps statewide.

The Director's Hearing heard the first extension of time for Tentative Parcel Map No. 32449, Minor Change No. 1 on June 6, 2016, and approved the project as is stated in the minutes.

Board Action

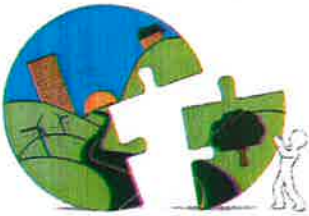
The Director's Hearing's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

ORIGINAL

Steve Weiss, AICP
Planning Director

DATE: June 16, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME FOR PARCEL MAP NO. 32449, MINOR CHANGE NO. 1

1013

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <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 <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | 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"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 6, 2016**

ORIGINAL

1.0 CONSENT CALENDAR:

- 1.1 TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1 – EA40974 - Applicant:** Applicant: R & S Land Company - Engineer/Representative: Pardue, Cornwell & Associates - Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Western Coachella Valley Area Plan: Very Low Density Residential - Rural Community (VLDR-RC) (1 Acre Minimum) - Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Chuckawalla Way - 5 Acres - Zoning: One-Family Dwelling - One Acre (R-1-1) (One Acre Minimum) - **APPROVED PROJECT DESCRIPTION:** Schedule H land division to divide five acres into three (3) residential parcels. **REQUEST:** EXTENSION OF TIME to April 25, 2017 for TENTATIVE PARCEL MAP No. 32449M1 – First Extension. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.
- Planning Director's Action:**
APPROVED EXTENSION OF TIME TO APRIL 25, 2017

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


2.1 NONE

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

- 3.1 PLOT PLAN NO. 19818 – Intent to Adopt a Mitigated Negative Declaration - Applicant:** Giovanni Aguilar - Engineer/Representative: DIXI Design – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) – Location: Northerly of Herbert Street, southerly of Richard Street, and westerly of Theda Street – 14.56 Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The plot plan proposes to permit an existing religious assembly use (Restoration Agape) consisting of five (5) modular units, seven (7) buildings, and one (1) storage shed, including a caretaker's residence. The project site also includes 105 standard parking spaces (52 new and 53 existing), including six (6) accessible parking spaces. The facility conducts a spiritual retreat that includes counseling and bible study sessions, which typically spans 2-3 days (Friday through Sunday) and there will be
- Planning Director's Action:**
ADOPTED A MITIGATED NEGATIVE DECLARATION; and,
APPROVED THE PLOT PLAN, with additions and modifications to the Conditions of Approval.

1.1
Agenda Item No.
Area Plan: Western Coachella Valley
Zoning District: Cathedral City/Palm
Desert
Project Planner: Tim Wheeler
Directors Hearing: June 6, 2016

Supervisory District: Fourth
TENTATIVE PARCEL MAP NO. 32449M1
FIRST EXTENSION OF TIME
Applicant: Feiro Engineering, Inc.


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 5.02 acres into three (3) residential lots. 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:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1

BACKGROUND:

Tentative Parcel Map No. 32449, Minor Change No. 1 was approved at the Director's Hearing on June 12, 2007. This tentative parcel map was originally approved by the Board of Supervisors at an appeal hearing in May 2006. The purpose of the minor change was to reduce the number of approved parcels from four parcels to three parcels. The reduction to the number of lots was proposed by the land divider after discussions with a neighboring land owner. The lots are conditioned to limit pad sizes to 10,000 square feet to reduce impacts within Cahuilla Hills. This tentative map was filed prior to the Interim Zoning Ordinance for Cahuilla Hills and is not subject to a five acre minimum lot size requirement.

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 Flood Control Department is

recommending the addition of (4) conditions of approval, the Transportation Department is recommending the addition of (1) condition of approval, and the Building & Safety Department (Grading Division) is recommending the addition of (9) 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 applicant (dated April 1, 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 April 25, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

PM32449M1
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.



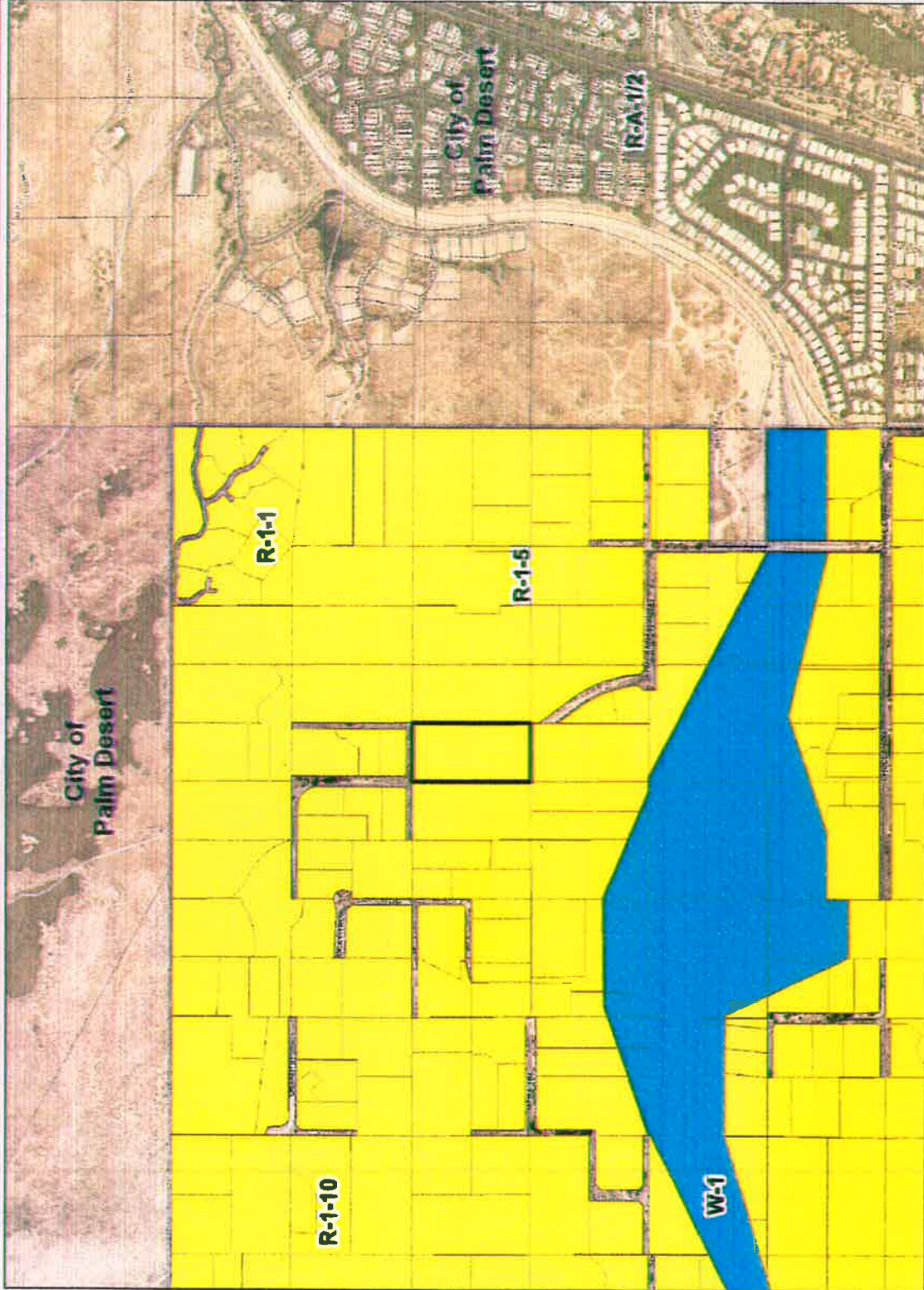
0 1,037 2,073 Feet



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© Riverside County RCIT GIS

PM32449M1 Existing Zoning



Legend

Zoning	Color
<all other values>	Red
A-1	Dark Green
A-1-1	Medium Green
A-1-1 1/2	Light Green
A-1-1/2	Light Green
A-1-10	Light Green
A-1-15	Light Green
A-1-2	Light Green
A-1-2 1/2	Light Green
A-1-2 1/4	Light Green
A-1-20	Light Green
A-1-30000	Light Green
A-1-4	Light Green
A-1-40	Light Green
A-1-5	Light Green
A-2	Light Green
A-2-1	Light Green
A-2-10	Light Green
A-2-2	Light Green
A-2-2 1/2	Light Green
A-2-20	Light Green
A-2-5	Light Green
A-D	Light Green
A-P	Light Green
A-P-10	Light Green
A-P-2 1/2	Light Green

Notes

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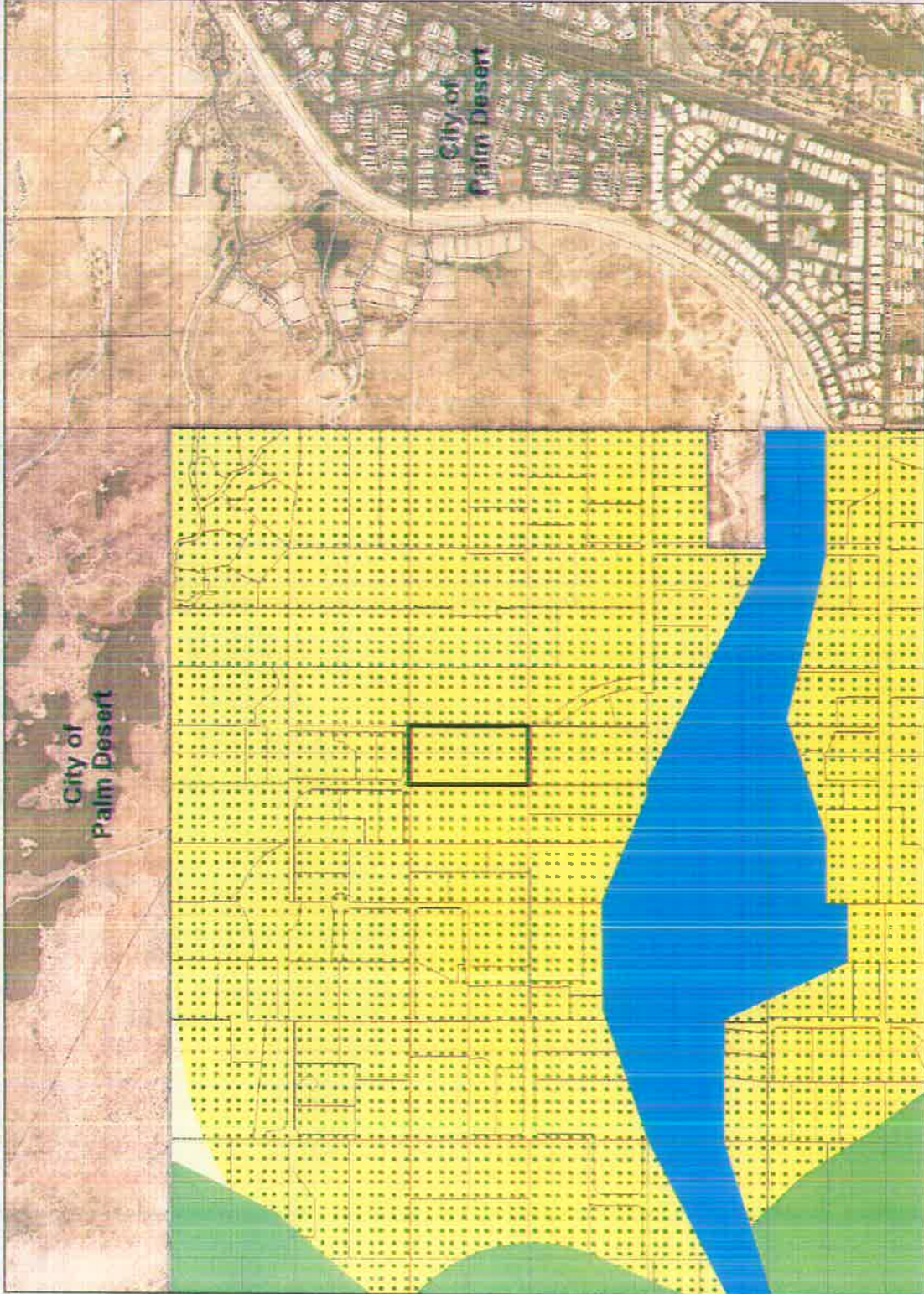
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PM32449M1 General Plan



Legend

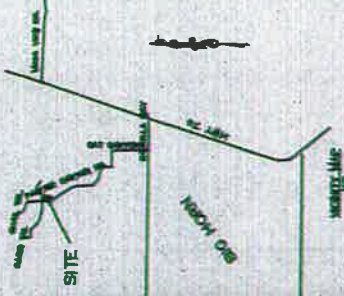
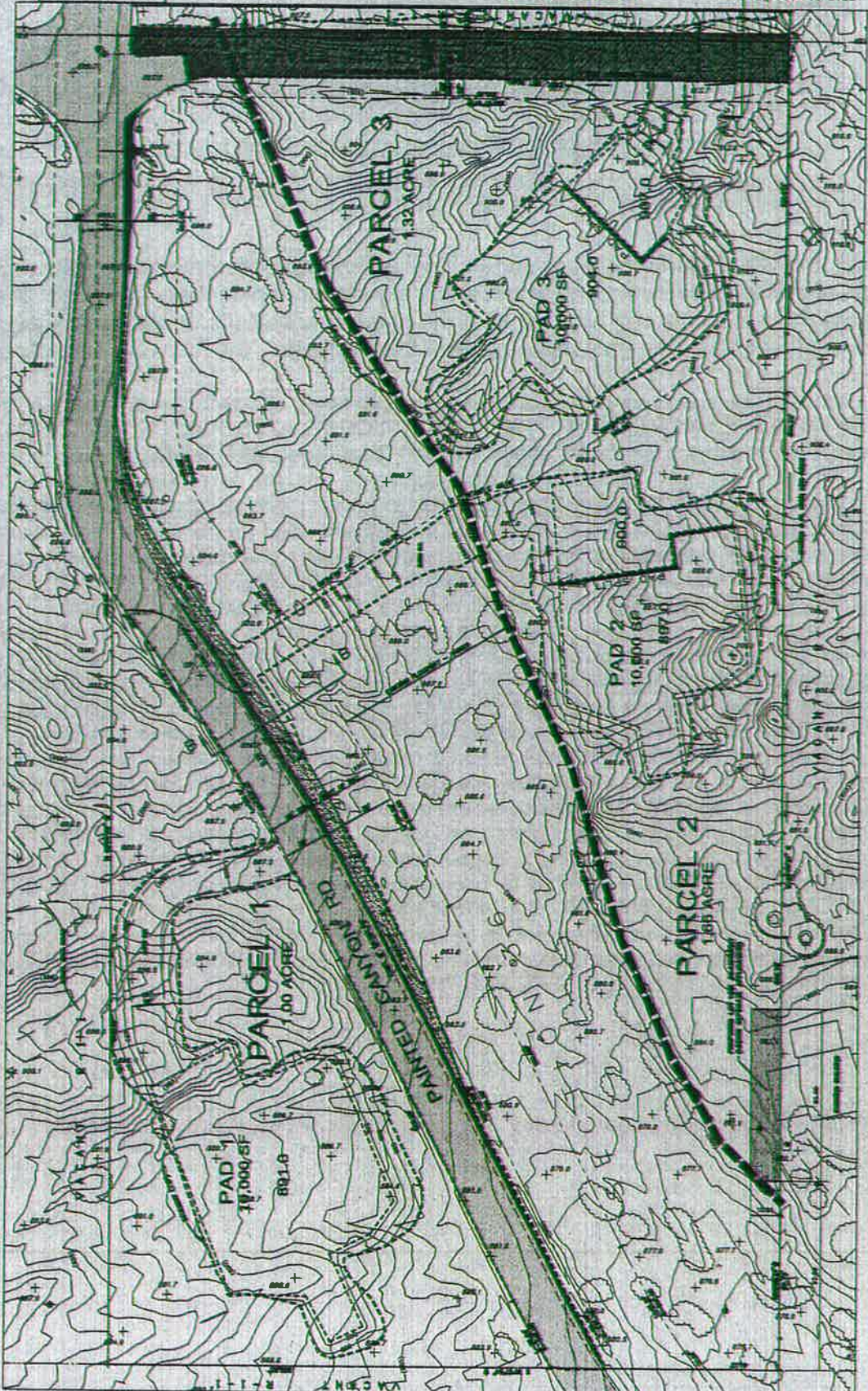
Landuse	Color/Pattern
Rural Community - Estate Density I	Light Green
Rural Community - Very Low Density	Light Green with Dots
Rural Community - Low Density Re	Light Green with Dots
Estate Density Residential	Light Green
Very Low Density Residential	Light Green with Dots
Low Density Residential	Light Green with Dots
Medium Density Residential	Light Green with Dots
Medium High Density Residential	Light Green with Dots
High Density Residential	Light Green with Dots
Very High Density Residential	Light Green with Dots
Highest Density Residential	Light Green with Dots
Commercial Retail	Light Green
Commercial Tourist	Light Green
Commercial Office	Light Green
Community Center	Light Green
Light Industrial	Light Green
Heavy Industrial	Light Green
Business Park	Light Green
Public Facilities	Light Green
Mixed Use Planning Area	Light Green
Rural Residential	Light Green
Rural Mountainous	Light Green
Rural Desert	Light Green
Agriculture	Light Green
Conservation	Light Green
Conservation Habitat	Light Green

Notes

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TENTATIVE PARCEL MAP NO. 32449 and CONCEPT GRADING / DRAINAGE PLAN COUNTY OF RIVERSIDE, CALIFORNIA



GENERAL NOTES

1. THIS PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 439, CIVIL CODE, CALIFORNIA.
2. THE PROPERTY IS OWNED BY [OWNER NAME].
3. THE TOTAL AREA OF THE PROPERTY IS [TOTAL AREA] ACRES.
4. THE TOTAL AREA OF THE PARCELS IS [TOTAL AREA] ACRES.
5. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
6. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
7. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
8. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
9. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
10. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.

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6. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
7. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
8. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
9. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.
10. THE TOTAL AREA OF THE PADS IS [TOTAL AREA] SF.

UTILITY CONTACT

UTILITY CONTACTS TO BE MADE BY THE APPLICANT:

- 1. WATER
- 2. SEWER
- 3. GAS
- 4. TELEPHONE
- 5. CABLE
- 6. POWER

AREA SUMMARY

NO.	DESCRIPTION	AREA (ACRES)
1	TOTAL PROPERTY	4.20
2	PARCEL 1	1.00
3	PARCEL 2	1.88
4	PARCEL 3	1.32
5	TOTAL PARCELS	4.20
6	PAD 1	10,000
7	PAD 2	10,800
8	PAD 3	10,000
9	TOTAL PADS	30,800

OWNER

THE APPLICANT HAS ADVISED THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE SUBDIVIDED.

AREA SUMMARY

NO.	DESCRIPTION	AREA (ACRES)
1	TOTAL PROPERTY	4.20
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9	TOTAL PADS	30,800



PREPARED BY

PRO

PROFESSIONAL RECORDERS, INC.

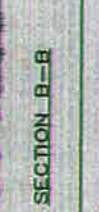
(415) 399-1111

OWNER

THE APPLICANT HAS ADVISED THE APPLICANT HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE SUBDIVIDED.

AREA SUMMARY

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6	PAD 1	10,000
7	PAD 2	10,800
8	PAD 3	10,000
9	TOTAL PADS	30,800



Extension of Time Environmental Determination

Project Case Number: PM32449M1
Original E.A. Number: EA40974
Extension of Time No.: First
Original Approval Date: April 25, 2006
Project Location: East and West of Painted Canyon Road, south of Quail Trail, north of Chuckawalla Way.
Project Description: Schedule H land division to divide five acres into three residential parcels.

On April 25, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: May 18, 2016

For Steve Weiss, Planning Director

From: Lucy Feiro [mailto:lfeiro24176@gmail.com]

Sent: Friday, April 01, 2016 2:58 PM

To: Ron Feiro; rclmerloc@aol.com; nick@studio-ard.com; sean@studio-ard.com; Wheeler, Timothy

Subject: Re: FW: First extension of time for Tentative Parcel Map No. 32449

Gentlemen - I have read the additional conditions of approval and see nothing that we should not agree to. Most of it is the WQMP which we already knew about. I suggest you sign it and get it back to Tim

Sorry for the delay but this wasn't routed to me prior to now.

Lucy

From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]

Sent: Friday, March 18, 2016 2:09 PM

To: Nick Lafaro

Cc: Sean Lockyer

Subject: RE: First extension of time for Tentative Parcel Map No. 32449

Here is the acceptance email for the conditions proposed to be added per this first extension of time (see attached for COA):

Attn: Feiro Engineering, Inc.

P O Box 12980

Palm Desert, CA 92255

R&S Land Company, LLC

457 N Palm Canyon Dr. Ste. B

Palm Springs, CA 92262

Attn: Nick Lafaro

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32449M1.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on January 14, 2016. 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.

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. The attached document is a copy of the recommended conditions which are identified as follows:

10 Flood #2

10 Trans #9

50 Flood #3

60 B&S Grade #8

60 B&S Grade #9

60 B&S Grade #10

60 B&S Grade #11

60 Floods #1

80 B&S Grade #5

80 B&S Grade #6

90 B&S Grade #3

90 B&S Grade #4

90 B&S Grade #5

90 Flood #1

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 the Planning Director's Hearing as a consent item. 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.

Tim Wheeler

Interim Urban/Regional Planner II

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

03/18/16
13:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32449

Parcel: 628-360-006

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 MAP WQMP CONDITIONS FOR EOT1 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.

TRANS DEPARTMENT

10.TRANS. 9 MAP - COUNTY WEB SITE (EOT1) 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.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP WQMP CONDITIONS FOR EOT1 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 final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 8 MAP -EOT1 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).

PARCEL MAP Parcel Map #: PM32449

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP -EOT1 NPDES/SWPPP (cont.)

RECOMMND

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. 9 MAP -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. 10 MAP-EOT1 BMP CONST NPDES PERMI

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. 11 MAP -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.

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PARCEL MAP Parcel Map #: PM32449

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

MAP WQMP CONDITIONS FOR EOT1

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 final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 5

MAP-EOT1 BMP CONST NPDES PERMT

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.

80.BS GRADE. 6

MAP -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.

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Parcel: 628-360-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 6 MAP -EOT1 ROUGH GRADE APPROVAL (cont.) RECOMMND

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 MAP -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.

90.BS GRADE. 4 USE -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. 5.. MAP - 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.

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PARCEL MAP Parcel Map #: PM32449

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

MAP WQMP CONDITIONS FOR EOT1

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 final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Fee \$339.66

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 32449 (cont)

RECEIVED
DEC 10 2015
DATE SUBMITTED: 12/10/2015
By: _____

Assessor's Parcel Number(s): 628-360-006

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A 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: April 25, 2006

Applicant's Name: Feiro Engineering, Inc. E-Mail: ron@feiro.net

Mailing Address: P. O. Box 12980
Palm Desert CA 92255
City State ZIP

Daytime Phone No: (760) 348-8015 Fax No: () N/A

Property Owner's Name: R & S Land Company, LLC E-Mail: sean@studio-ard.com

Mailing Address: 457 N. Palm Canyon Drive, Ste. B
Palm Springs CA 92262
City State ZIP

Daytime Phone No: (760) 322-3339 Fax No: (760) 322-6663

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.

Feiro Engineering, Inc.

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.

R & S. Land Company, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Sean Lockyer

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 persons having an interest in the property.