

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



ITEM  
1.6  
(ID # 3284)

**MEETING DATE:**

Tuesday, January 24, 2017


**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32027 – Applicant: Martha Boone – Third Supervisorial District – Winchester – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule: A – to subdivide 25.7 acres into 82 residential lots and 4 open space lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027. Applicant 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 November 2, 2016. The Tentative Tract Map No. 32027 will now expire on March 3, 2017.

**ACTION:** Consent

  
Steven Weiss, Director 12/21/2016


<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 24, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 32027 was originally approved at Planning Commission on December 7, 2005. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7031 and was approved on March 3, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) 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 extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32027 on November 2, 2016. The Planning Commission approved the project by a vote of 4-0 (Commissioner Sanchez absent).

**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.

**Supplemental**

**Additional Fiscal Information**


All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

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

Agenda Item No. 1.9  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Dionne Harris  
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO.32027  
FIRST EXTENSION OF TIME  
Applicant: Martha Boone

  
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 the recordation of the final map for a Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027**

### JUSTIFICATION FOR EXTENSION REQUEST:

#### BACKGROUND:

The Tentative Tract Map No. 32027 was originally approved at Planning Commission on December 7, 2005. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7031 and was approved on March 3, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 17, 2016) indicating the acceptance of the five (5) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 3, 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.

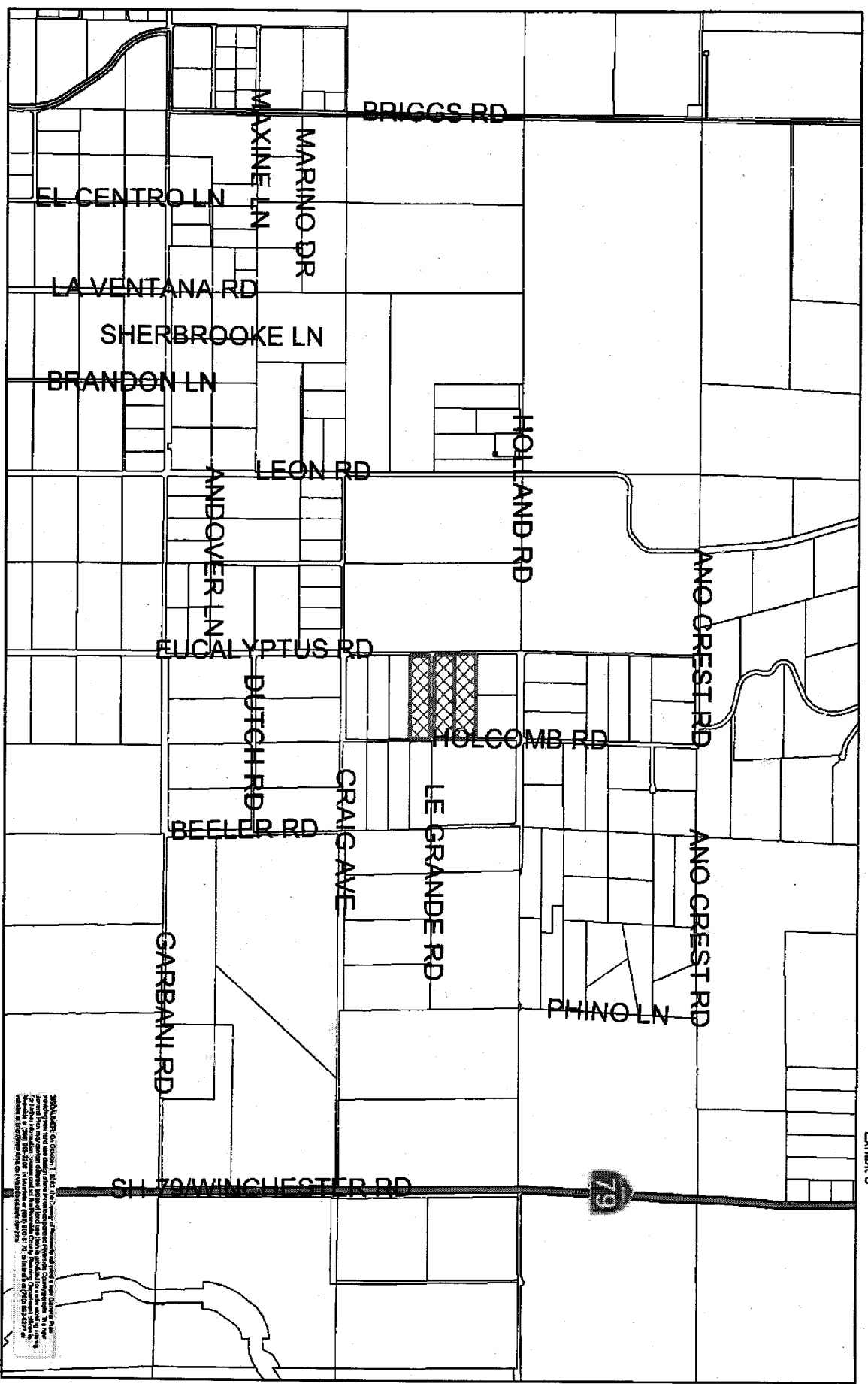
**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32027**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 3, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone  
 District 3  
 DATE DRAWN: 11/19/05

**CZ07031 TR32027**  
 VICINITY MAP

Planner: Russell Brady  
 Date: 11/16/05  
 Exhibit 5



NOTES: On October 1, 2004, the County of Riverside adopted the following Assessor's Manual. This manual is intended to provide a general guide to the Assessor's Manual. It is not intended to be a substitute for the Assessor's Manual. The Assessor's Manual is available on the County's website at: www.countyofriverside.org. The Assessor's Manual is also available in print for a fee. The Assessor's Manual is available in Spanish for a fee. The Assessor's Manual is available in Chinese for a fee. The Assessor's Manual is available in Vietnamese for a fee. The Assessor's Manual is available in Tagalog for a fee. The Assessor's Manual is available in Korean for a fee. The Assessor's Manual is available in Japanese for a fee. The Assessor's Manual is available in Hindi for a fee. The Assessor's Manual is available in Urdu for a fee. The Assessor's Manual is available in Bengali for a fee. The Assessor's Manual is available in Gujarati for a fee. The Assessor's Manual is available in Punjabi for a fee. The Assessor's Manual is available in Tamil for a fee. The Assessor's Manual is available in Telugu for a fee. The Assessor's Manual is available in Malayalam for a fee. The Assessor's Manual is available in Kannada for a fee. The Assessor's Manual is available in Odia for a fee. The Assessor's Manual is available in Assamese for a fee. The Assessor's Manual is available in Sinhala for a fee. The Assessor's Manual is available in Thai for a fee. The Assessor's Manual is available in Vietnamese for a fee. The Assessor's Manual is available in Indonesian for a fee. The Assessor's Manual is available in Malay for a fee. The Assessor's Manual is available in Filipino for a fee. The Assessor's Manual is available in Tagalog for a fee. The Assessor's Manual is available in English for a fee. The Assessor's Manual is available in Spanish for a fee. The Assessor's Manual is available in Chinese for a fee. The Assessor's Manual is available in Vietnamese for a fee. The Assessor's Manual is available in Tagalog for a fee. The Assessor's Manual is available in English for a fee.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



Zone  
 District: Winchester  
 Township/Range: T6SR2W  
 Section : 8

ASSESSORS 466-31  
 BK. PG.  
 THOMAS 869 C4&5  
 BROS. PG

Supervisor Stone  
District 3

DATE DRAWN 11/8/05

# CZ07031 TR32027

## DEVELOPMENT OPPORTUNITY

Planner: Russell Brady

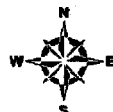
Date: 11/16/05

Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: **Winchester**  
Plan:  
Township/Range: **T6SR2W**  
SECTION: **8**

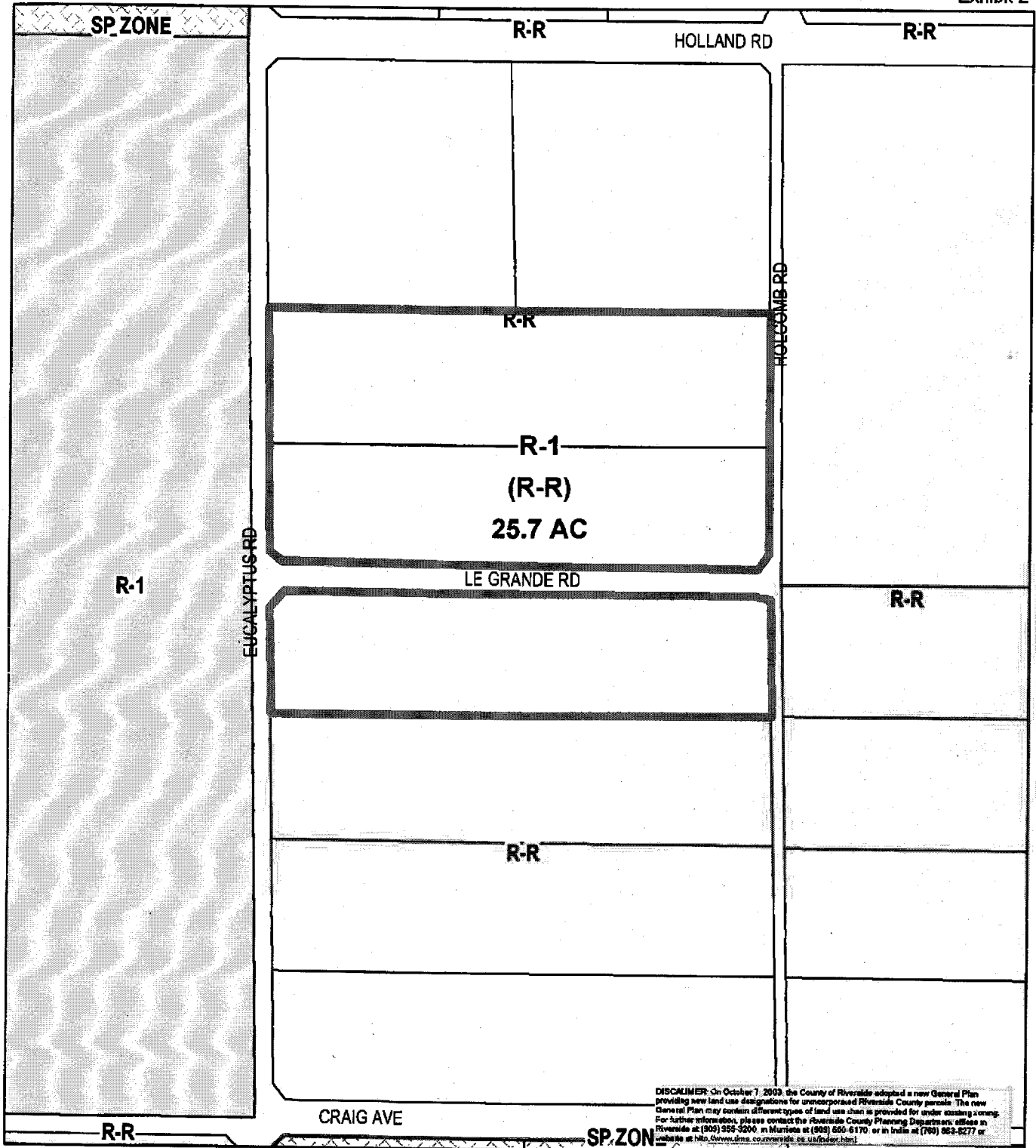


ASSESSORS  
BK. PG. 466-31  
THOMAS  
BROS.PG 869 C4&5

Supervisor Stone  
 District 3  
 DATE DRAWN: 11/8/05

**CZ07031 TR32027**  
**PROPOSED ZONING**

Planner: Russell Brady  
 Date: 11/16/05  
 Exhibit 2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Winchester**  
 Township/Range: T6SR2W  
 Section : 8



ASSESSORS  
 BK. PG. 466-31  
 THOMAS  
 BROS.PG 869 C4&5

Supervisor Stone  
District 3

# CZ07031 TR32027

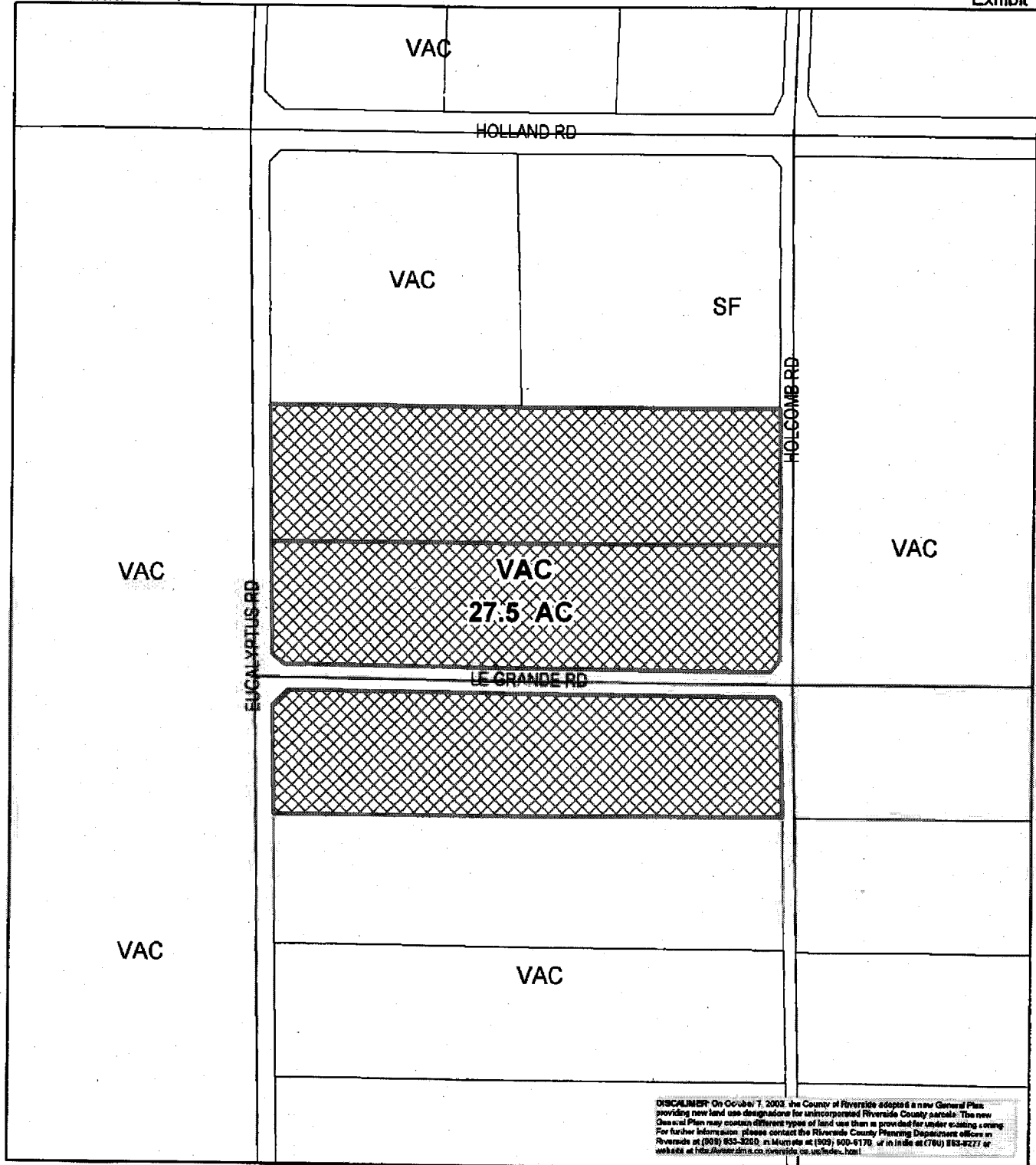
Land Use

Planner: Maurice Borrows

Date: 11/16/05

DATE DRAWN: 11/9/05

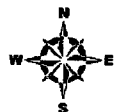
Exhibit 1



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 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) 955-3240, in Murietta at (951) 900-6178, or in Indio at (760) 863-8277 or visit us at [http://www.dms.ca.gov/riverside\\_ca.us/foia.html](http://www.dms.ca.gov/riverside_ca.us/foia.html)

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Winchester**  
Township/Range: T6SR2W  
Section : 8



ASSESSORS 466-31  
BK. PG.

THOMAS 869 C4&5  
BROS.PG

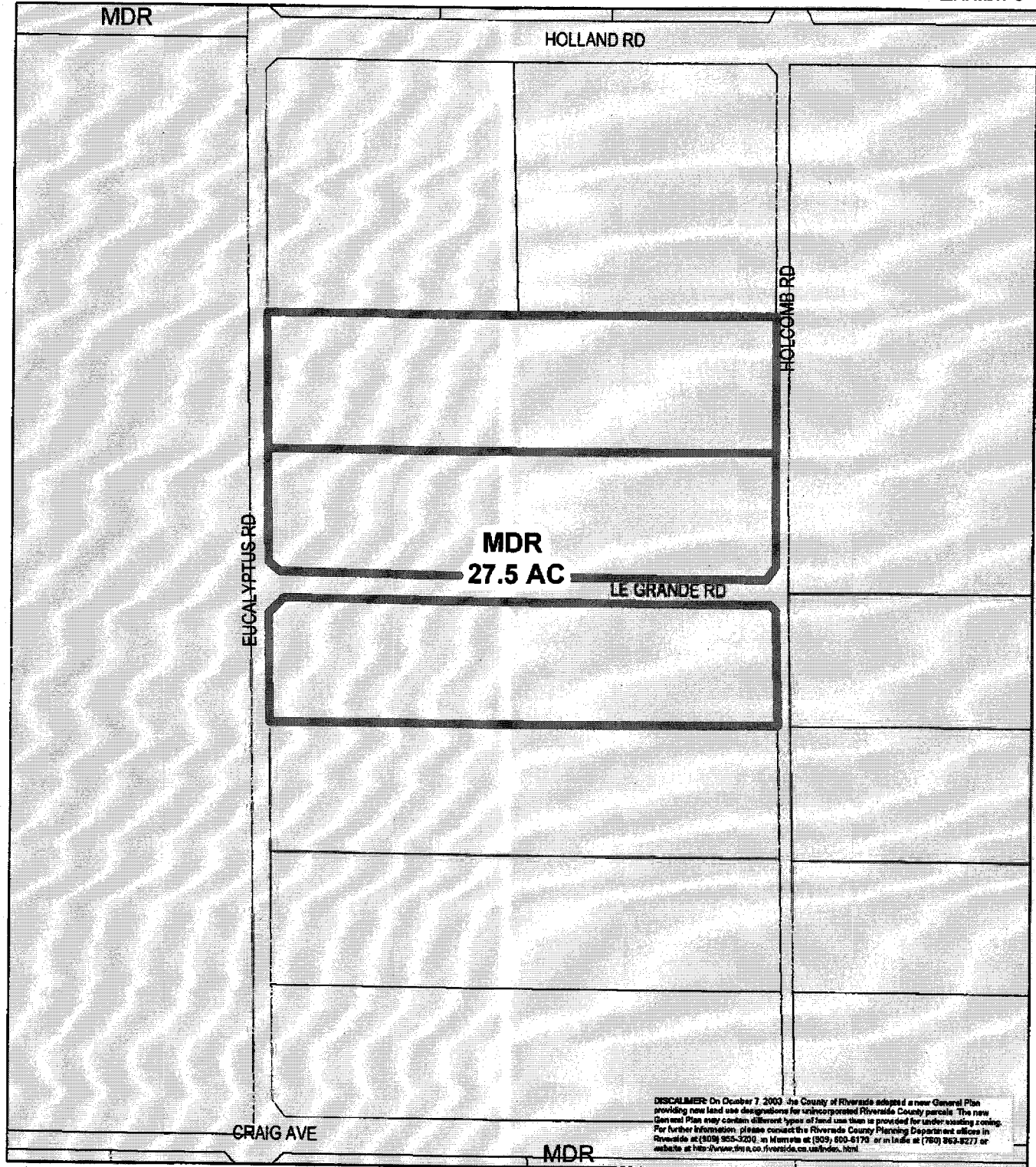


Supervisor Stone  
District 3  
DATE DRAWN: 11/9/05

# CZ07031 TR32027

## General Plan

Planner: Russell Brady  
Date: 11/16/05  
Exhibit 5



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Winchester**  
Township/Range: **T6SR2W**  
Section: **8**



ASSESSORS  
BK. PG. 466-31

THOMAS  
BROS.PG 869 C4&5

**ENGINEER:**  
SAKE ENGINEERS, INC.  
405 N. MAIN ST., SUITE 200  
TOWSON, MD 21286  
(410) 281-1111

**DESIGNER:**  
SAKE ENGINEERS, INC.  
405 N. MAIN ST., SUITE 200  
TOWSON, MD 21286  
(410) 281-1111

**PROJECT LOCATION:**

**PROJECT NAME:**

**OWNER:**

**DATE:**

**PROJECT NO.:**

**SCALE:**

**NOTES:**

1. ALL DISTANCES ARE AS SHOWN UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

3. THE CENTERLINE OF ALL STRAIGHT PORTIONS OF THE ROAD SHALL BE THE CENTERLINE OF THE ROAD.

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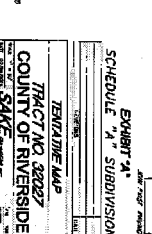
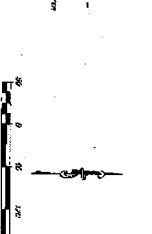
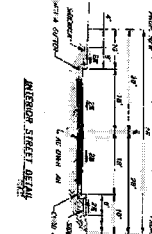
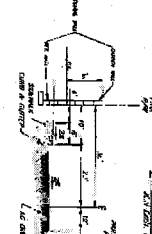
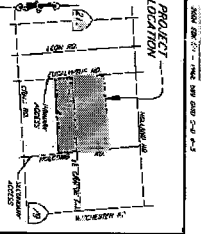
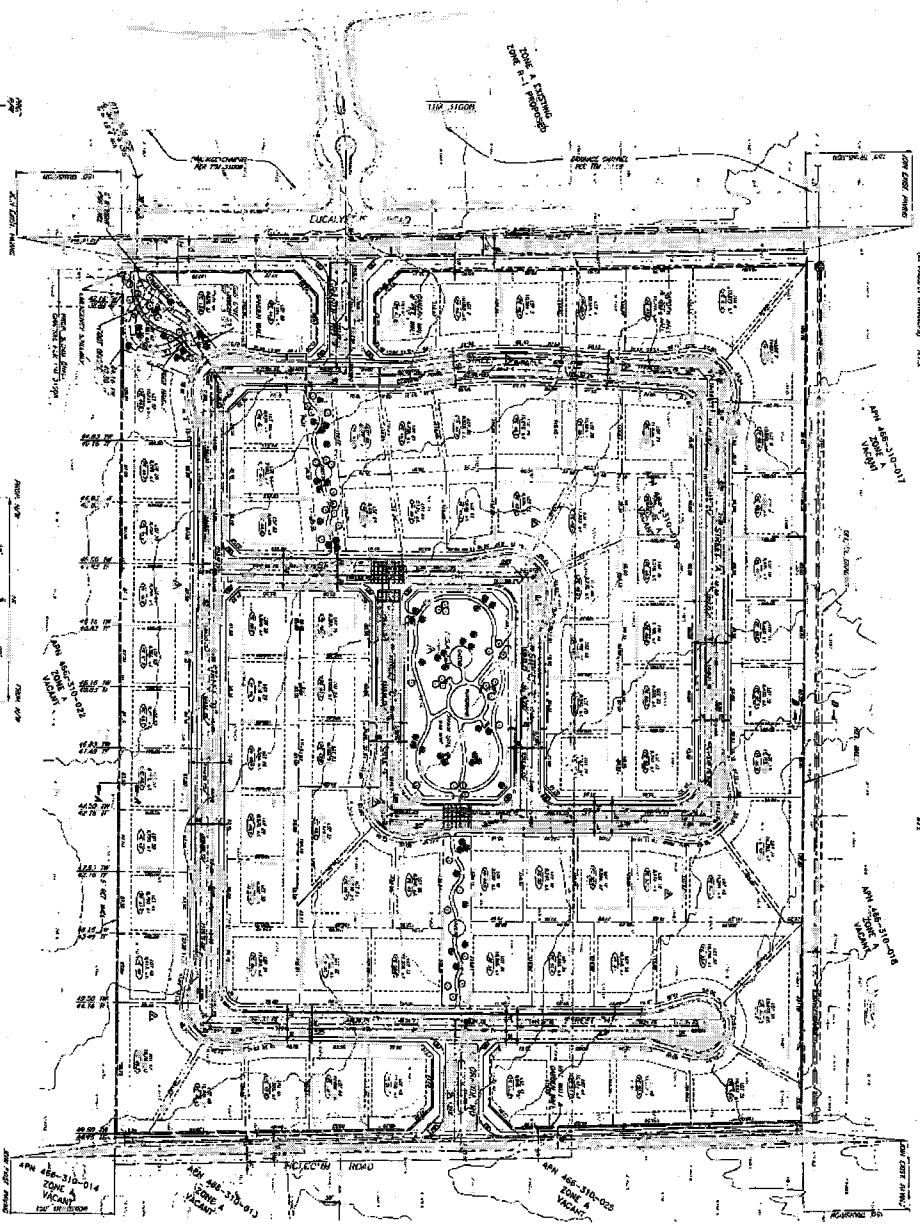
# TENTATIVE TRACT MAP No. 32027

OR PARCELS 3 & 4 OF PARCEL MAP NO. 11181 AS SHOWN ON MAP RECORDED IN BOOK 48, PAGE 69, AND OF PARCEL 1 OF PARCEL MAP NO. 11135, AS SHOWN ON MAP RECORDED IN BOOK 48, PAGE 10, BOTH OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, WITHIN SECTION 8, TOWNSHIP 6, SOUTH, RANGE 2, WEST, S.B.M.

SAKE ENGINEERS, INC.  
AUGUST, 2005

Zone	Map	Use
1	R-1	Single-Family Residential
2	R-2	Single-Family Residential
3	R-3	Single-Family Residential
4	R-4	Single-Family Residential
5	R-5	Single-Family Residential
6	R-6	Single-Family Residential
7	R-7	Single-Family Residential
8	R-8	Single-Family Residential
9	R-9	Single-Family Residential
10	R-10	Single-Family Residential
11	R-11	Single-Family Residential
12	R-12	Single-Family Residential
13	R-13	Single-Family Residential
14	R-14	Single-Family Residential
15	R-15	Single-Family Residential
16	R-16	Single-Family Residential
17	R-17	Single-Family Residential
18	R-18	Single-Family Residential
19	R-19	Single-Family Residential
20	R-20	Single-Family Residential
21	R-21	Single-Family Residential
22	R-22	Single-Family Residential
23	R-23	Single-Family Residential
24	R-24	Single-Family Residential
25	R-25	Single-Family Residential
26	R-26	Single-Family Residential
27	R-27	Single-Family Residential
28	R-28	Single-Family Residential
29	R-29	Single-Family Residential
30	R-30	Single-Family Residential

**NOTES:**  
1. THIS TRACT MAP IS SUBMITTED FOR RECORDATION AS A TENTATIVE TRACT MAP.  
2. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY.  
3. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF EQUALIZATION.  
4. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF ACCOUNTS.  
5. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF EDUCATION.  
6. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF ELECTIONS.  
7. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF HEALTH CARE SERVICES.  
8. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF HIGHER EDUCATION.  
9. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL ACCOUNTANTS.  
10. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL ENGINEERS.  
11. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL LAND SURVEYORS.  
12. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL PLANNERS.  
13. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL PSYCHOLOGISTS.  
14. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL SOCIAL WORKERS.  
15. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRICAL ARTISTS.  
16. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL VIDEO ARTISTS.  
17. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL WRITERS.  
18. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL ACTORS.  
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21. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRE MANAGERS.  
22. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRE DESIGNERS.  
23. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRE TECHNICAL STAFF.  
24. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRE TRAINING STAFF.  
25. THE TENTATIVE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE BOARD OF PROFESSIONAL THEATRE SUPPORT STAFF.



**EXHIBIT 2A**  
**SCHEDULE 2A SUBDIVISION**  
TENTATIVE TRACT MAP  
COUNTY OF RIVERSIDE  
AUGUST 2005

# Extension of Time Environmental Determination

Project Case Number: TR32027  
 Original E.A. Number: 39744  
 Extension of Time No.: First  
 Original Approval Date: March 3, 2009  
 Project Location: : North of Craig Road, south of Holland Road, west of Holcomb Road, east of Eucalyptus Road.  
 Project Description: Schedule 'A' to subdivide 25.7 acres into 82 residential lots and 4 open space lots.

On March 3, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Dionne Harris, Urban Regional Planner

Date: 10/20/16  
 For Steve Weiss, Planning Director

**Harris, Dionne**

---

**From:** David Leonard <leonarddla@earthlink.net>  
**Sent:** Monday, October 17, 2016 10:55 AM  
**To:** Harris, Dionne; Wheeler, Timothy  
**Cc:** martin@shermanandboone.com  
**Subject:** RE: 1st EOT TR32027 Recommended Conditions For Acceptance

Hi Dionne,

I just got off the phone with Martin Boone to discuss these conditions. We have no objection to the conditions listed below inasmuch as they were applied to the original map approval. We therefore ask that the extension be approved with the condition below remaining in place.

Thank you,

David Leonard

-----Original Message-----

**From:** "Harris, Dionne"  
**Sent:** Oct 17, 2016 9:03 AM  
**To:** 'David Leonard', 'Wheeler, Timothy'  
**Subject:** RE: 1st EOT TR32027 Recommended Conditions For Acceptance

Hi David,

I am now the Planner processing this project. We can remove three of the Flood conditions but we cannot remove the Environmental Health Phrase 1 COA.

Are you will to accept the COA below and attached?

- 50. E Health #5
- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 50. Flood #26

Thank you,

**Dionne Harris**  
**Urban Regional Planner I**  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
(P):951-955-6836  
(F):951-955-1811  
email: [dharris@rctlma.org](mailto:dharris@rctlma.org)  
Website: <http://planning.rctlma.org>

10/17/16  
08:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32027

Parcel: 466-310-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    EOT1- LEA CLEARANCE                    RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6                    EOT1- WATER & SEWER WILL SERVE                    RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7                    EOT1- NOISE STUDY REQUIRED                    RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

50.E HEALTH. 8                    EOT1- PHASE I ESA REQUIRED                    RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 26                    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.