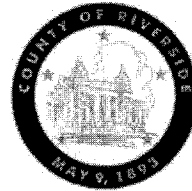


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.2
(ID # 3849)

MEETING DATE:

Tuesday, April 18, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34477 - Applicant: Scor Industries - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Temescal Canyon - Location: Southerly of Soft Winds Dr., and easterly of Retreat Parkway - 6.75 Acres - Zoning: SP (Specific Plan No. 317) - APPROVED PROJECT DESCRIPTION: Proposes a Schedule A subdivision of 6.75 gross acres into five residential lots, with a minimum lot size of 7,200 square feet, a 0.36-acre tot lot, and three open space lots. Under proposed Specific Plan No. 317, Amendment No. 1, the proposed project will be located within proposed Planning Areas 12 and 14. - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34477, extending the expiration date to January 9, 2018. 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 March 1, 2017. The Tentative Tract Map No. 34477 will now expire on January 9, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

4/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 18, 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**

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 34477 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6948 and Specific Plan No. 323, Amendment No. 1 which were approved on January 9, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of twelve (12) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 34477 on March 1, 2017. The Planning Commission approved the project by a 4-0 vote.

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 Planning Department and the Planning Commission.

Supplemental:

Additional Fiscal Information

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

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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



**PLANNING COMMISSION
MINUTE ORDER
MARCH 1, 2017**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 34477** – Applicant: Scor Industries – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Temescal Canyon – Community Development: Low Density Residential (CD-LDR) – Community Development: Medium Density Residential (CD-MDR) – Rural Community: Estate Density Residential (RC-EDR) – and Open Space: Rural (OS-R) – Location: Southerly of Soft Winds Drive and easterly of Retreat Parkway – 6.75 Acres – Zoning: Specific Plan No. 317 – Approved Project Description: Schedule A subdivision of 6.75 gross acres into five residential lots with a minimum lot size of 7,200 sq. ft., a 0.36 acre tot lot, and three open space lots. Under Specific Plan No. 317, Amendment No. 1, the project will be located within Planning Areas 12 and 14.

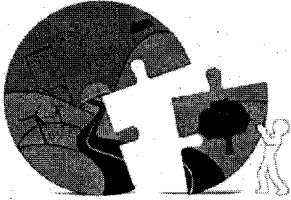
II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2018.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Taylor-Berger Absent)

APPROVED- First Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2018, subject to conditions of approval.



*Charissa Leach, Assistant
Planning Director*

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

To: Board of Supervisors

Date: March 14, 2017

From: Desiree Bowie, Project Planner, Planning Department

RE: RECOMMENDATION

To the Planning Commission,

Revision to Staff Report item 1.1 regarding the expiration date on the staff report is incorrect. The expiration date is January 9, 2018 for the First Extension of Time for Tentative Tract Map No. 34477.

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 Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

1.1

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: March 1, 2017

TENTATIVE TRACT MAP NO. 34477
FIRST EXTENSION OF TIME
Applicant: Scor Industries


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 of a Schedule 'A' subdivision of 6.75 gross acres into 5 single family residential lots with a minimum of 7,200 square feet, a 0.36 acre tot lot, and three 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. 34477

BACKGROUND:

The Tentative Tract Map No. 34477 was originally approved at Planning Commission on October 4, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6948 which was approved on January 9, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of twelve (12) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 23, 2017) indicating the acceptance of the twelve (12) 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 October 4, 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:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 1, 2017.

The Planning Department staff recommended APPROVAL of an Extension of Time; and, THE PLANNING COMMISSION:

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 4, 2017, subject to all the previously approved and amended Conditions of Approval.

GENERAL INFORMATION

1. PROJECT NAME: THE RETREAT TENTATIVE TRACT NO. 34477

2. PROJECT LOCATION: PLANNING AREA 11, THE RETREAT TENTATIVE TRACT NO. 34477, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

3. PROJECT OWNER: COUNTRIA HILLS, L.L.C.

4. PROJECT PREPARED BY: COUNTRIA HILLS, L.L.C.

5. PROJECT DATE: MAY 11, 2008

6. PROJECT SCALE: 1" = 40'

7. PROJECT SHEET NO.: 11 OF 11

8. PROJECT SHEET TITLE: TENTATIVE TRACT MAP

9. PROJECT SHEET NO. 11 OF 11

10. PROJECT SHEET TITLE: TENTATIVE TRACT MAP

11. PROJECT SHEET NO. 11 OF 11

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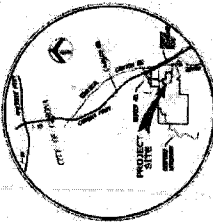
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19. PROJECT SHEET NO. 11 OF 11

20. PROJECT SHEET TITLE: TENTATIVE TRACT MAP



LEGEND

1. LOT BOUNDARIES

2. LOT DIMENSIONS

3. LOT AREA

4. LOT PERCENTAGE

5. LOT COVERAGE

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LOT SUMMARY

LOT NO.	AREA (SQ. FT.)	PERCENTAGE (%)	COVERAGE (%)
1	10,000	10.0	10.0
2	10,000	10.0	10.0
3	10,000	10.0	10.0
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5	10,000	10.0	10.0
6	10,000	10.0	10.0
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11	10,000	10.0	10.0
12	10,000	10.0	10.0
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15	10,000	10.0	10.0
16	10,000	10.0	10.0
17	10,000	10.0	10.0
18	10,000	10.0	10.0
19	10,000	10.0	10.0
20	10,000	10.0	10.0
21	10,000	10.0	10.0
22	10,000	10.0	10.0
23	10,000	10.0	10.0
24	10,000	10.0	10.0
25	10,000	10.0	10.0
26	10,000	10.0	10.0
27	10,000	10.0	10.0
28	10,000	10.0	10.0
29	10,000	10.0	10.0
30	10,000	10.0	10.0
31	10,000	10.0	10.0
32	10,000	10.0	10.0
33	10,000	10.0	10.0
34	10,000	10.0	10.0
35	10,000	10.0	10.0
36	10,000	10.0	10.0
37	10,000	10.0	10.0
38	10,000	10.0	10.0
39	10,000	10.0	10.0
40	10,000	10.0	10.0
41	10,000	10.0	10.0
42	10,000	10.0	10.0
43	10,000	10.0	10.0
44	10,000	10.0	10.0
45	10,000	10.0	10.0
46	10,000	10.0	10.0
47	10,000	10.0	10.0
48	10,000	10.0	10.0
49	10,000	10.0	10.0
50	10,000	10.0	10.0

UTILITY PROVIDERS

1. WATER: CALIFORNIA WATER SERVICE COMPANY

2. SEWER: CALIFORNIA WATER SERVICE COMPANY

3. GAS: CALIFORNIA WATER SERVICE COMPANY

4. ELECTRIC: CALIFORNIA WATER SERVICE COMPANY

5. TELEPHONE: CALIFORNIA WATER SERVICE COMPANY

6. CABLE: CALIFORNIA WATER SERVICE COMPANY

7. SATELLITE: CALIFORNIA WATER SERVICE COMPANY

8. OTHER: CALIFORNIA WATER SERVICE COMPANY

COUNTY DESIGNATION

1. COUNTY OF RIVERSIDE

2. COUNTY OF CALIFORNIA

3. COUNTY OF ARIZONA

4. COUNTY OF NEVADA

5. COUNTY OF TEXAS

6. COUNTY OF FLORIDA

7. COUNTY OF ALABAMA

8. COUNTY OF MISSISSIPPI

9. COUNTY OF LOUISIANA

10. COUNTY OF MISSOURI

11. COUNTY OF ILLINOIS

12. COUNTY OF INDIANA

13. COUNTY OF OHIO

14. COUNTY OF PENNSYLVANIA

15. COUNTY OF MARYLAND

16. COUNTY OF VIRGINIA

17. COUNTY OF NORTH CAROLINA

18. COUNTY OF SOUTH CAROLINA

19. COUNTY OF GEORGIA

20. COUNTY OF ALABAMA

21. COUNTY OF MISSISSIPPI

22. COUNTY OF LOUISIANA

23. COUNTY OF MISSOURI

24. COUNTY OF ILLINOIS

25. COUNTY OF INDIANA

26. COUNTY OF OHIO

27. COUNTY OF PENNSYLVANIA

28. COUNTY OF MARYLAND

29. COUNTY OF VIRGINIA

30. COUNTY OF NORTH CAROLINA

31. COUNTY OF SOUTH CAROLINA

32. COUNTY OF GEORGIA

33. COUNTY OF ALABAMA

34. COUNTY OF MISSISSIPPI

35. COUNTY OF LOUISIANA

36. COUNTY OF MISSOURI

37. COUNTY OF ILLINOIS

38. COUNTY OF INDIANA

39. COUNTY OF OHIO

40. COUNTY OF PENNSYLVANIA

41. COUNTY OF MARYLAND

42. COUNTY OF VIRGINIA

43. COUNTY OF NORTH CAROLINA

44. COUNTY OF SOUTH CAROLINA

45. COUNTY OF GEORGIA

46. COUNTY OF ALABAMA

47. COUNTY OF MISSISSIPPI

48. COUNTY OF LOUISIANA

49. COUNTY OF MISSOURI

50. COUNTY OF ILLINOIS

LAND USE SUMMARY

1. SINGLE-FAMILY RESIDENTIAL

2. MEDIUM-DENSITY RESIDENTIAL

3. HIGH-DENSITY RESIDENTIAL

4. COMMERCIAL

5. INDUSTRIAL

6. OFFICE

7. RETAIL

8. RESTAURANT

9. HOTEL

10. SCHOOL

11. CHURCH

12. PARK

13. GOLF COURSE

14. RECREATION

15. OTHER

ADJACENT LANDS/OWNER

1. ADJACENT LANDS

2. OWNER

3. ADDRESS

4. CITY

5. STATE

6. ZIP

7. PHONE

8. FAX

9. EMAIL

10. WEBSITE

11. OTHER

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

4. ALL TREE REMOVALS SHALL BE APPROVED BY THE CALIFORNIA TREE PRESERVATION ACT.

5. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

6. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

7. ALL FENCING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

8. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

10. ALL TREE REMOVALS SHALL BE APPROVED BY THE CALIFORNIA TREE PRESERVATION ACT.

11. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

12. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

13. ALL FENCING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

14. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

16. ALL TREE REMOVALS SHALL BE APPROVED BY THE CALIFORNIA TREE PRESERVATION ACT.

17. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

18. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

19. ALL FENCING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

20. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

21. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

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29. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

30. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

31. ALL FENCING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

32. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

33. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

34. ALL TREE REMOVAL

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.



MAY 2015

RECORDER'S STATEMENT

FILED THIS DAY OF 2016 AT IN BOOK OF MAPS, AT PAGES AT THE REQUEST OF THE CLERK OF THE BOARD. NO. FEE PETER ALDAMA, ASSESSOR-COUNTY CLERK- RECORDER BY: DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG RETRACT PARKWAY; THE OWNERS OF LOTS 1, 7 AND 8 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOT "A" INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "A". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES, LOTS 6 THROUGH 8, INCLUSIVE, AS OPEN SPACE LOTS, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: ACCESS EASEMENT, LYING WITHIN LOT 6, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES: PRIVATE STORM DRAIN EASEMENT LYING WITHIN LOTS 6 AND 8, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

OWNER: JORGE H. OROZCO-SANCHEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

JORGE H. OROZCO-SANCHEZ

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF

ON BEFORE ME, PERSONALLY APPEARED WHO

WHO PRESENTED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY OCCUPIED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME

SIGNATURE

NOTARY PUBLIC, STATE OF CA COMMISSION NO.:

MY COMMISSION EXPIRES:

COUNTY OF PRINCIPAL PLACE OF BUSINESS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 6643.1 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

RAYMOND F. WATSON AND ELAINE M. WATSON, HOLDERS OF AN EASEMENT FOR MEMORANDUM FENCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1982 AS INST. NO. 10417 OF OFFICIAL RECORDS.

LEON WAYNE KILEY AND MARY LYNN KILEY, TRUSTEES OF THE KILEY FAMILY TRUST, HOLDERS OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE OF IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-036533 OF OFFICIAL RECORDS.

RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAIN-ARISE EXTENSION DRAIN PER DOCUMENTS RECORDED SEPTEMBER 25, 2014 AS DOC. NO.'S 2014-036526 AND 2014-036528, BOTH OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEE DOTSON ON MAY 7, 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE:

EDY P. ADKISON L.S. 5360 EXPIRATION DATE: 9-30-16



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 34477 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 8, 2007, THE EXPIRATION DATE BEING JANUARY 8, 2017 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 2015

RICHARD E. LAWIS, COUNTY SURVEYOR L.S. 7811 EXPIRATION DATE: 12-31-2016



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "A", AS INDICATED AS "PRIVATE STREET" AS SHOWN HEREON.

DATE: 2016 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KECKA HARPER-HEM CLERK OF THE BOARD OF SUPERVISORS

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 2016

CASH OR SURETY BOND

DON KEV COUNTY TAX COLLECTOR

BY: DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DON KEV COUNTY TAX COLLECTOR

DATE: 2016

BY: DEPUTY

ABANDONMENT NOTE

PURSUANT TO SECTION 6643.4 AND 66408.20-1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

STORM DRAIN EASEMENT DEDICATED TO THE COUNTY OF RIVERSIDE PER TRACT NO. 30241-4, MB 371/52-57.

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

MAY 2015

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED.
 - ⊙ -INDICATES FOUND 1" P & RCE 28848 TAG, FLUSH PER PARCEL MAP 30240, PNB 208/28-45 & TRACT NO. 30241-4, MB 371/52-57
 - -INDICATES SET 1" P & LS 5390 TAG, FLUSH
- SET 1" P & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OF REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED.
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD 1") ON SIDE LOT LINES PROJECTED, AT OFFSET DISTANCES OF 9.75', EXCEPT AS OTHERWISE NOTED.
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD 1") FOR BOX, E.C., P.C.S., P.R.C., AND CORNER OUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, AT OFFSET DISTANCES OF 9.75', EXCEPT AS OTHERWISE NOTED.
- || -INDICATES RECORD & MEASURED DATA PER TRACT NO. 30241-4, MB 371/52-57

||||| -INDICATES RESTRICTED ACCESS

THIS MAP CONTAINS 6.74 ACRES GROSS WITHIN THE DISTINCTIVE BORDER
ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.21
C.C.A.'S FOR THIS MAP RECORDED _____ AS INST. NO. _____
D.R., RIVERSIDE COUNTY

BASIS OF BEARINGS

THE MOST EASTERLY LINE OF LOT 43 OF TRACT 30241-4, BEING NORTH 0°49'04" EAST PER MB 371/52-57 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

ENVIRONMENTAL CONSTRAINT NOTE

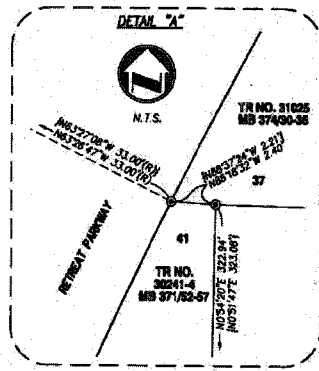
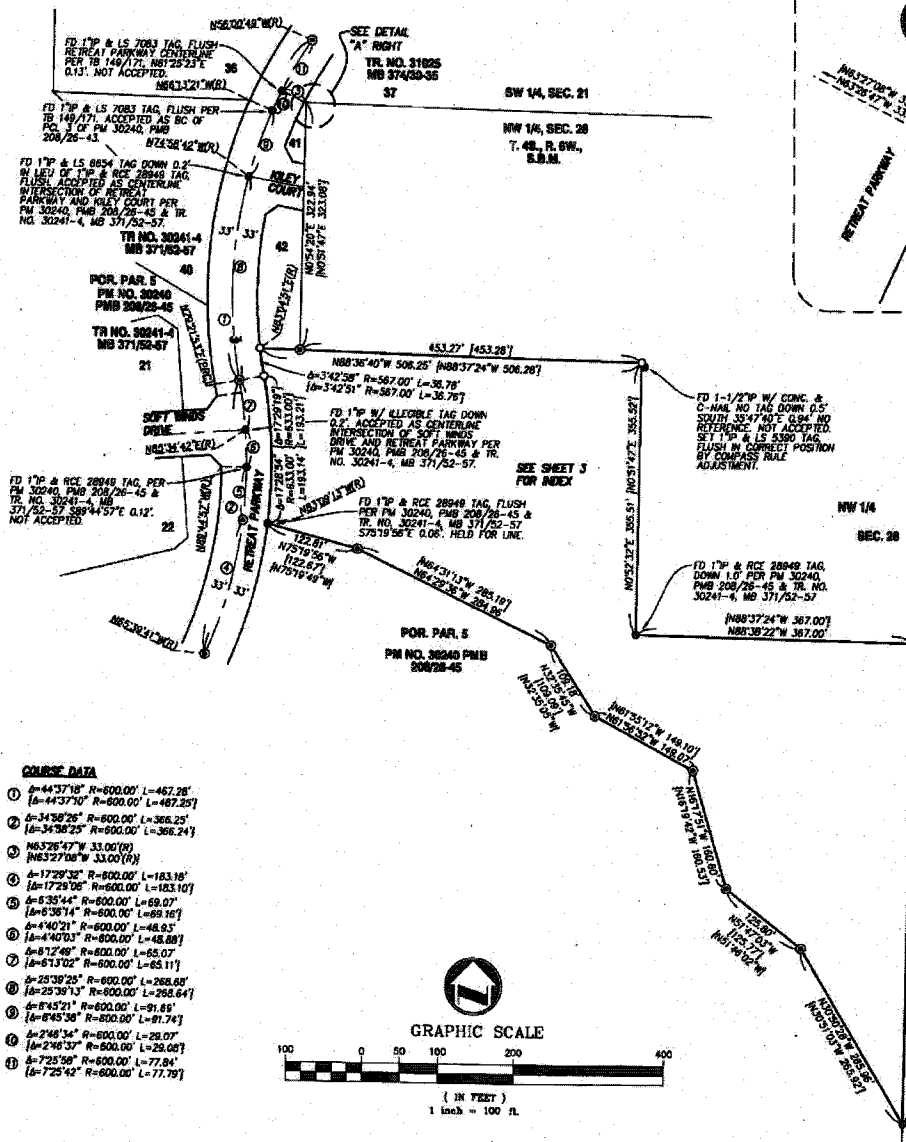
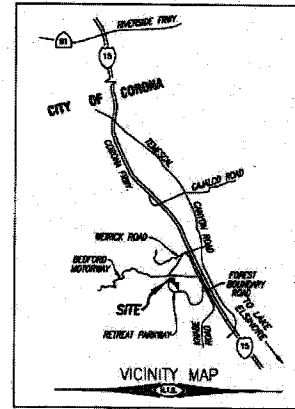
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN EGS BOOK _____ PAGE _____ THIS AFFECTS ALL LOTS.

NOTE

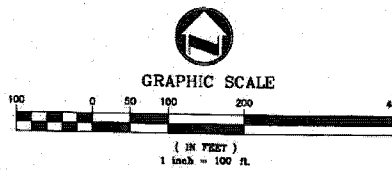
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

EASEMENT NOTES

- 1 RYMOND F. WATKINS AND ELAINE M. WATKINS, HOLDER OF AN EASEMENT FOR MEANWERING FENCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1988 AS INST. NO. 10417 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM THE RECORD)
- 2 RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAN-MADE DETENTION BASIN PER DOCUMENTS RECORDED SEPTEMBER 23, 2014 AS DOC. NO. 2014-0386028 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM RECORD)
- 3 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES PER TRACT NO. 30241-4, MB 371/52-57, RECORDS OF RIVERSIDE COUNTY. (ABANDONED HEREIN)
- ▲ LEE LAKE WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 1, 2004 AS DOC. NO. 2004-065750 OF OFFICIAL RECORDS.
- ▲ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 2005 AS DOC. NO. 2005-0143631 OF OFFICIAL RECORDS.
- ▲ LEE LAKE WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED FEBRUARY 14, 2008 AS DOC. NO. 2008-0073056 OF OFFICIAL RECORDS.
- ▲ LEON WAYNE KILEY AND MARY LYNN KILEY, TRUSTEES OF THE KILEY FAMILY TRUST, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE OF IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-365033 OF OFFICIAL RECORDS.
- ▲ RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAN-MADE DETENTION BASIN PER DOCUMENTS RECORDED SEPTEMBER 23, 2014 AS DOC. NO. 2014-0386028 OF OFFICIAL RECORDS. SEE SHEET 6 FOR EASEMENT DETAIL.
- ▲ ACCESS EASEMENT, RETAINED HEREIN.
- ▲ PRIVATE STORM DRAIN EASEMENT, RETAINED, HEREIN. SEE SHEET 8 FOR EASEMENT DETAIL.



- ### COURSE DATA
- ① $\Delta=44^{\circ}37'18''$ $R=600.00'$ $L=467.28'$
 $[\Delta=44^{\circ}37'10''$ $R=600.00'$ $L=467.25'$
 - ② $\Delta=34^{\circ}38'26''$ $R=600.00'$ $L=366.25'$
 $[\Delta=34^{\circ}38'25''$ $R=600.00'$ $L=366.24'$
 - ③ $N63^{\circ}25'47''$ W $33.00'$
 $[\Delta=63^{\circ}27'08''$ W $33.00'$ (R)
 - ④ $\Delta=17^{\circ}28'35''$ $R=600.00'$ $L=183.18'$
 $[\Delta=17^{\circ}28'08''$ $R=600.00'$ $L=183.10'$
 - ⑤ $\Delta=5^{\circ}35'44''$ $R=600.00'$ $L=69.07'$
 $[\Delta=5^{\circ}38'14''$ $R=600.00'$ $L=69.16'$
 - ⑥ $\Delta=4^{\circ}40'21''$ $R=600.00'$ $L=48.85'$
 $[\Delta=4^{\circ}40'03''$ $R=600.00'$ $L=48.88'$
 - ⑦ $\Delta=8^{\circ}12'48''$ $R=600.00'$ $L=65.07'$
 $[\Delta=8^{\circ}13'02''$ $R=600.00'$ $L=65.11'$
 - ⑧ $\Delta=25^{\circ}39'25''$ $R=600.00'$ $L=268.60'$
 $[\Delta=25^{\circ}39'13''$ $R=600.00'$ $L=268.64'$
 - ⑨ $\Delta=8^{\circ}53'21''$ $R=600.00'$ $L=51.81'$
 - ⑩ $[\Delta=8^{\circ}45'38''$ $R=600.00'$ $L=51.74'$
 - ⑪ $\Delta=2^{\circ}46'34''$ $R=600.00'$ $L=28.07'$
 $[\Delta=2^{\circ}46'37''$ $R=600.00'$ $L=28.06'$
 - ⑫ $\Delta=7^{\circ}25'58''$ $R=600.00'$ $L=77.94'$
 $[\Delta=7^{\circ}25'42''$ $R=600.00'$ $L=77.79'$



TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

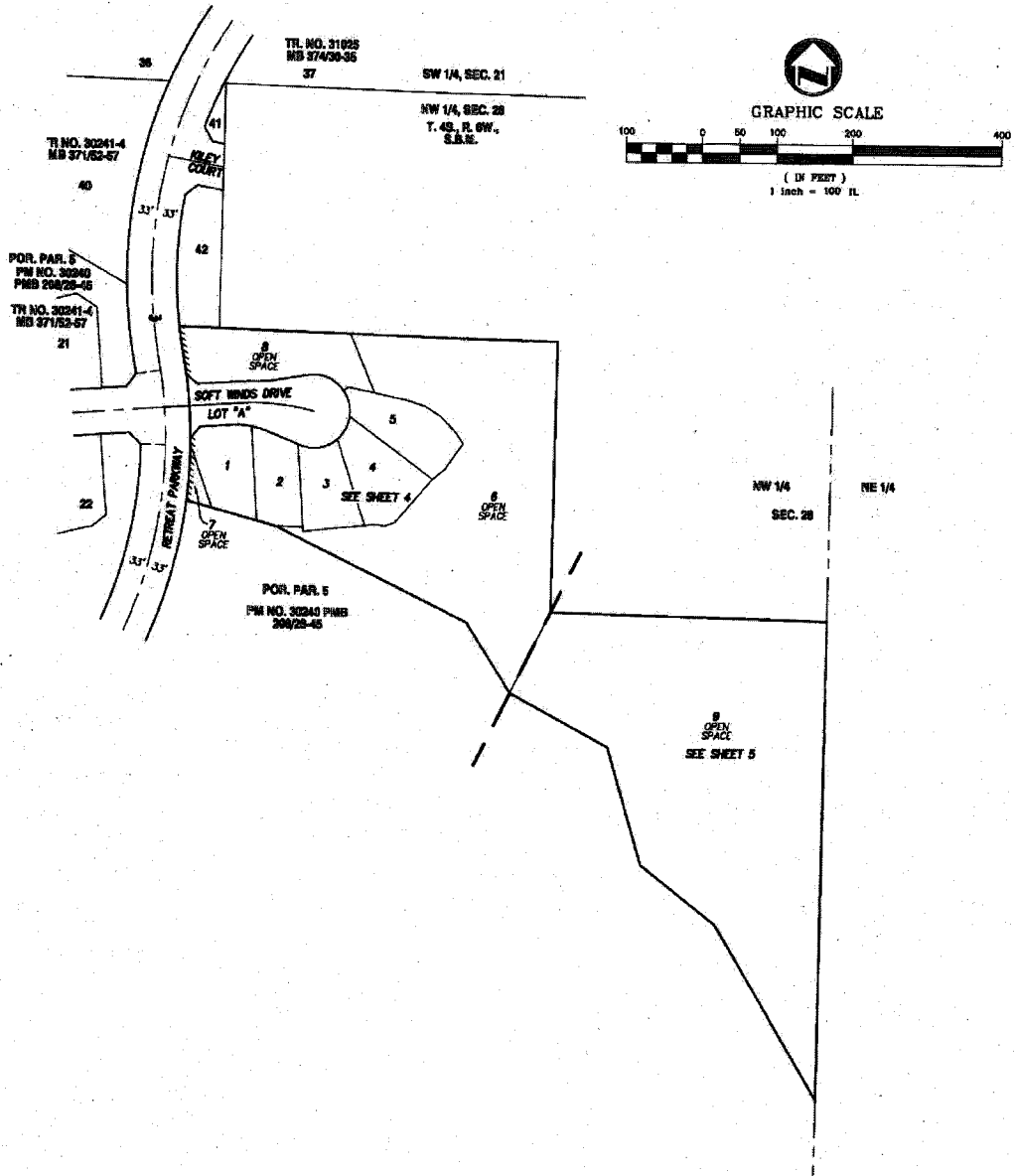
MAY 2015

INDEX SHEET

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BORINGS AND ENVIRONMENTAL CONSTRUCTION NOTE.



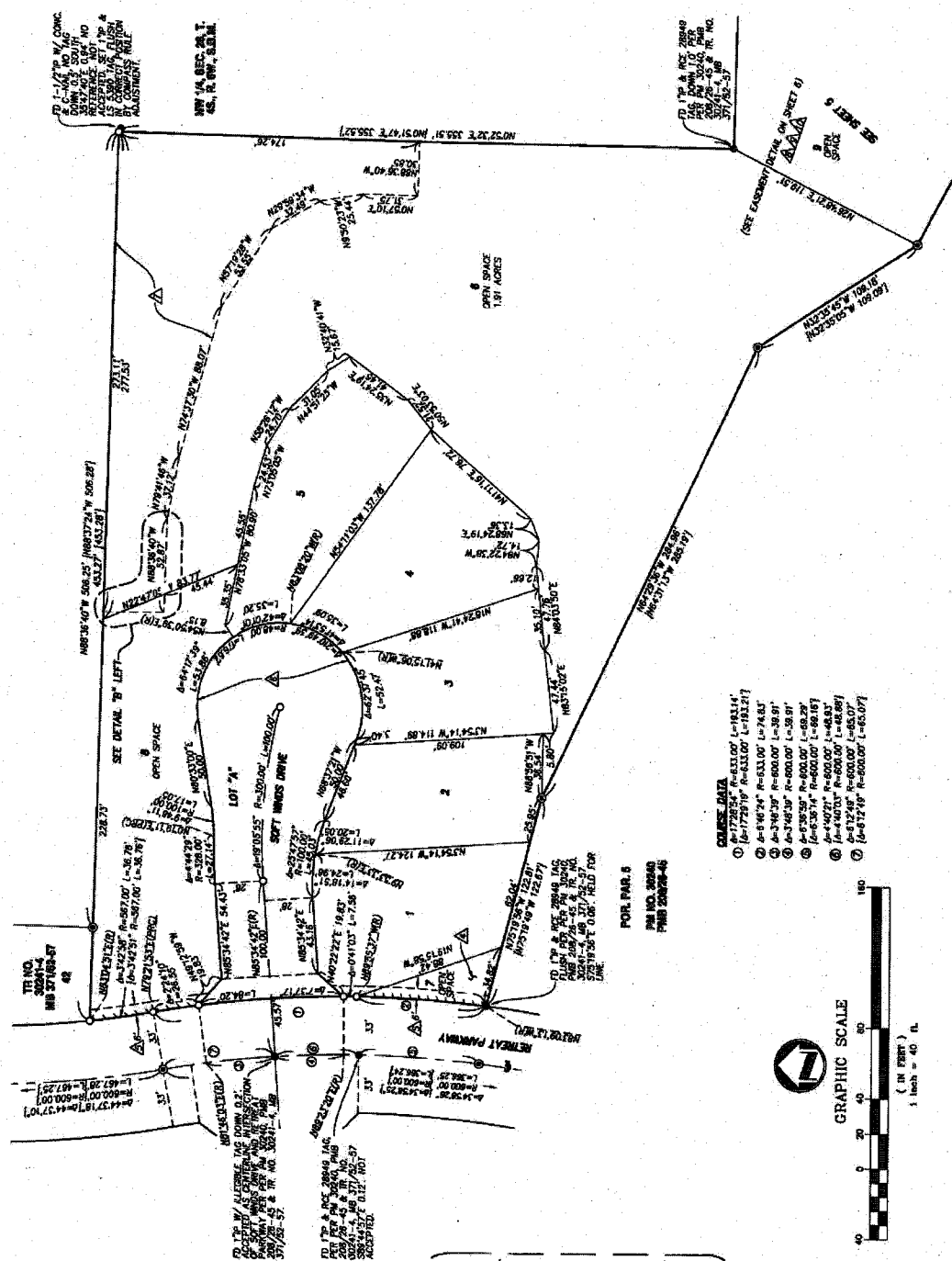
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 4 OF TRACT NO. 36041-4, PER MAP FILED IN BOOK 371, PAGES 57 & 58, COUNTY OF RIVERSIDE, CALIFORNIA, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.E.1/4.

MAY 2015

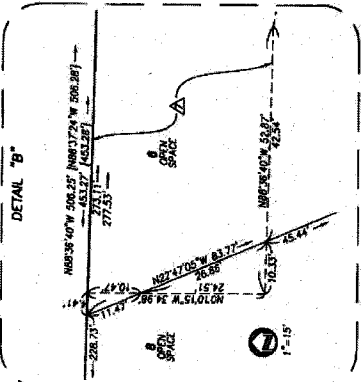
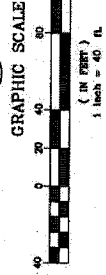
NOTE:
 DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
 SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BOUNDARIES AND ENVIRONMENTAL.
 SEE SHEET 3 FOR EASEMENT NOTES.



COURSE DATA

- ① R=1728.54' R=433.00' L=181.21'
- ② R=546.74' R=433.00' L=74.63'
- ③ R=346.39' R=400.00' L=38.91'
- ④ R=346.39' R=400.00' L=38.91'
- ⑤ R=538.55' R=400.00' L=68.29'
- ⑥ R=538.55' R=400.00' L=68.29'
- ⑦ R=412.50' R=400.00' L=48.57'
- ⑧ R=612.48' R=400.00' L=65.07'

FOR PAR. 6
 PER NO. 28648
 PER 28648-46



TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

MAY 2015

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRUCTION NOTE.

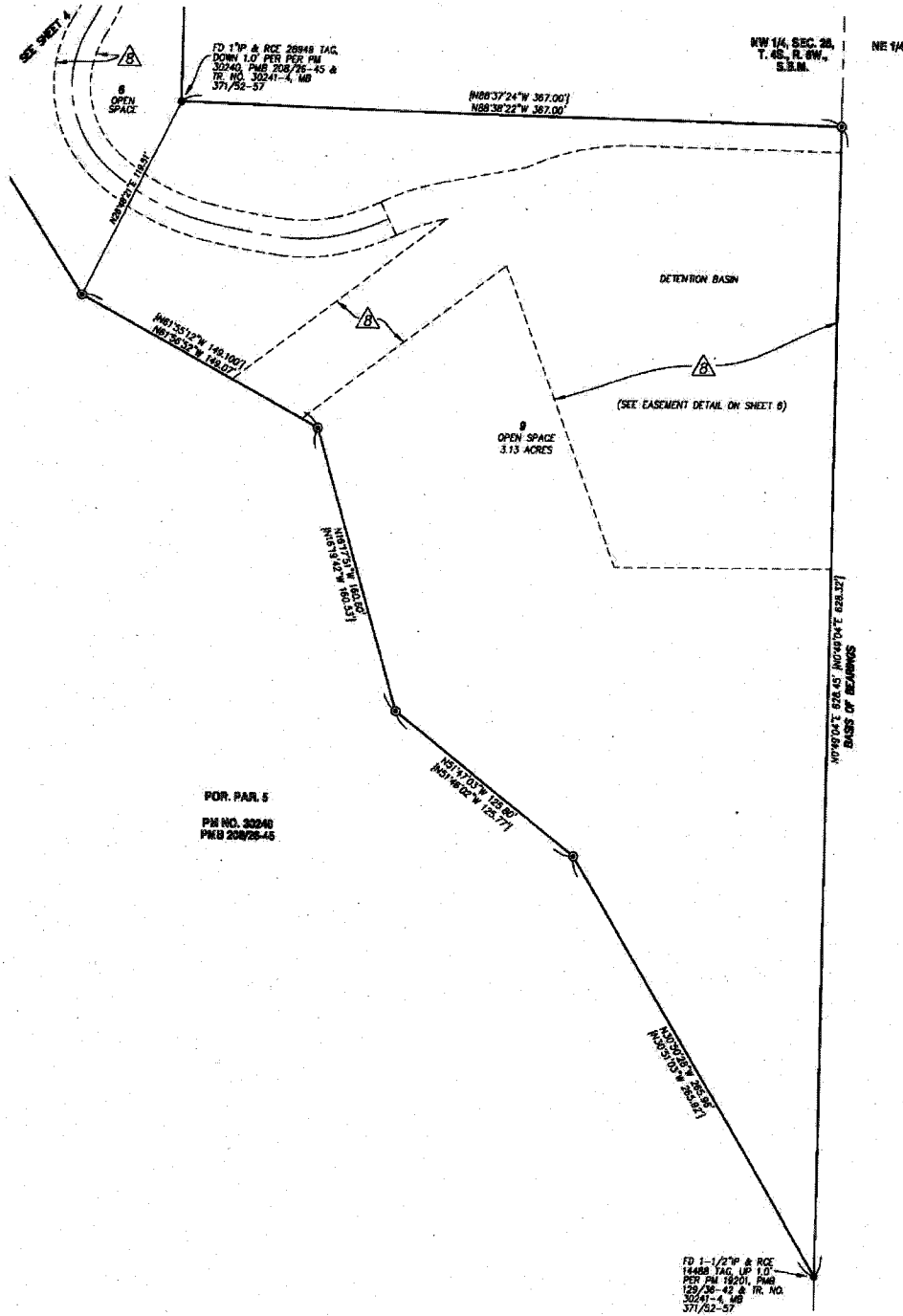
SEE SHEET 2 FOR EASEMENT NOTES.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

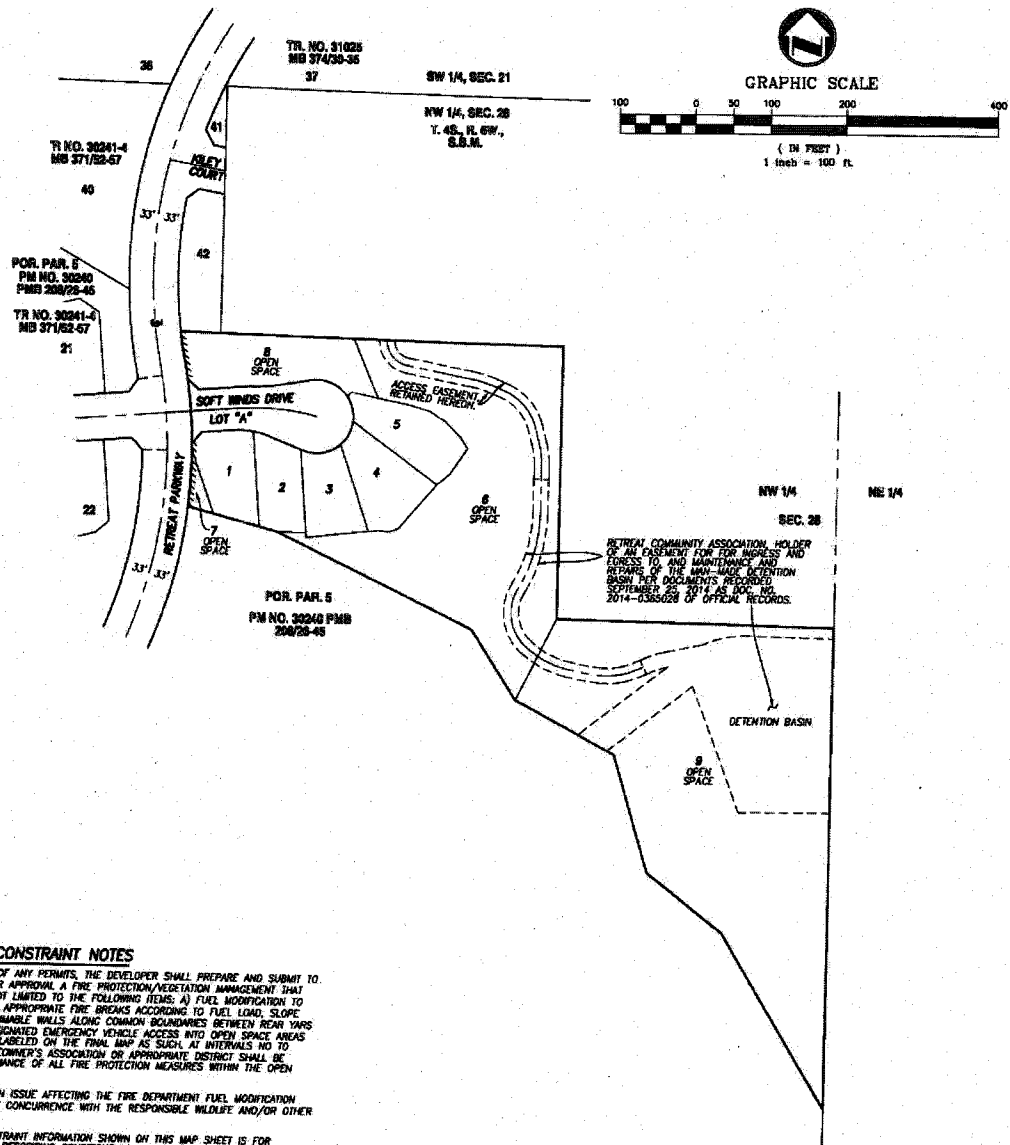
SHEET 1 OF 1 SHEETS

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

MAY 2015



ENVIRONMENTAL CONSTRAINT NOTES

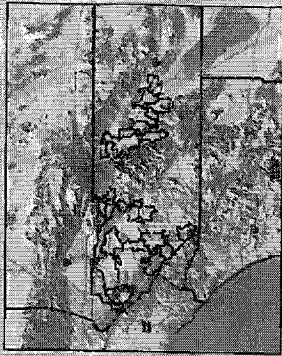
PRIOR TO THE ISSUANCE OF ANY PERMITS, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING, B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN, C) NONFLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE, D) DESIGNATED EMERGENCY VEHICLE ACCESS INTO OPEN SPACE AREAS SHALL BE PROVIDED AND LABELED ON THE FINAL MAP AS SUCH AT INTERVALS NO TO EXCEED 1500', E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT APPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

1st EOT for TR34477

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.

REPORT PRINTED ON... 12/31/2017 11:33:35 AM

© Riverside County RCIT GIS



0 435

871 Feet



Bowie, Desiree

To: Michael Brendecke
Subject: RE: TR 34477 Extension of Time

Good Morning,

Now that I have a response stating you accept our conditions of approval, I prepare a staff report and schedule your project for Planning Commission Receive and File. After it is approved at PC, then you will be scheduled for Board.

Thank you,

Desiree A. Bowie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org

<http://planning.rctlma.org>

4080 Lemon St.

Riverside, CA 92502

(951) 955-8254



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

From: Michael Brendecke [mailto:MBrendecke@adkan.com]
Sent: Friday, January 20, 2017 5:35 PM
To: Bowie, Desiree <DBOWIE@rctlma.org>
Cc: Lee Dotson (lee@skylineconstructionusa.com) <lee@skylineconstructionusa.com>
Subject: TR 34477 Extension of Time

Desiree,

We would like to make sure the attached extension of time is being processed for Board approval. Please let me know if there is anything further you need from us to finalize this EOT.

Thank you,

Michael Brendecke, P.E., P.L.S.

Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Cel: 951.446.3000

Fax: 951.688.0599



MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

RECEIVED
NOV 03 2011

Bill Luna
County Executive Officer

DATE: January 3, 2011

TO: Dusty Williams-Flood Control, George Johnson-TLMA, Caroline Syms-Luna-Planning, Greg [unclear] Mike Lara-Building and Safety, Juan Perez-Transportations, Patty Romo-Transportation, Glenn Baude-Code Enforcement, Tim Miller-EDA, Chuck Waltman-EDA, Scott Bangle-Regional Parks, Tracy Novak-Regional Parks

FROM: *Michael R. Shetler 1/3/2011*
Michael R. Shetler, Senior Management Analyst, NPDES Program Administrator

RE: Procedure for Compliance with Santa Ana Regional Water Quality Control Board (SARRWQCB) Order No. R8-2010-0033, Affecting Previously Approved New Developments or Significant Redevelopments.

As you are aware, the SARWQCB issued the 4th term Municipal Separate Storm Sewer System (MS4) permit Order No. R8-2010-0033 (Order) to the County on January 29, 2010. This Order requires the continued implementation of the 2007 Drainage Area Management Plan (DAMP) until a new Water Quality Management Plan (WQMP) is put into place by July 29, 2011. This memo is to provide affected county departments with direction on the implementation of the provisions of the Order with regard to previously approved new development and significant redevelopment (Development Projects) within those portions of the county that are regulated under the Order within the Santa Ana River Watershed. For the purposes of this memo, "Approved Development Projects" are those projects that:

- (i) are located within the Santa Ana River Watershed;
- (ii) have been issued final conditions of approval;
- (iii) have not commenced grading on their site; and
- (iv) whose current entitlement will expire, unless an extension of time is approved.

Effective immediately, all previously Approved Development Projects within the Santa Ana River Watershed that request an extension of time shall be issued "Conditions of Approval" requiring preparation of a project specific WQMP as part of their extension of time approval process.

This procedure will affect various Approved Development projects including those that:

- were submitted to the County prior to December 31, 2004;
- were tentatively approved without conditions requiring a project specific WQMP;
- are currently going through the improvement plan review process;
- may have gone through several plan reviews but have yet to receive final approval; and/or
- may have approved grading plans, but have not commenced grading on the site.

Approved Development Projects whose improvement plans are approved **AND** can proceed with grading without requiring an extension of time before July 29, 2011, will not be subject to this procedure. *However, please note that, effective July 29, 2011, all Development Projects shall be required to meet the provisions of the Order and prepare a project specific WQMP, irrespective of whether a WQMP was required as part of the original entitlement process.*

In addition, all Approved Development Projects must also be in compliance with the Statewide Construction General Permit, Order 2009-0009 DWQ and be registered in the SMARTs System.

Your full cooperation in the implementation of this procedure is vital to the county's ability to achieve continued compliance with the Order.

cc: David Huff, Jason Uhley, Mekbib Degaga, Alex Gann, Dean Deines, Claudia Steiding, Steve Horn, Marc Brewer, Chandra Thomas, Ward Maxwell, Claudio Padres, Albert Martinez, Christopher Hans, Jay Orr

Extension of Time Environmental Determination

Project Case Number: Tentative Tract Map No. 34477
 Original E.A. Number: 40805
 Extension of Time No.: First
 Original Approval Date: October 4, 2006
 Project Location: Southerly of Soft Winds Drive, and easterly of Retreat Parkway

Project Description: Schedule A subdivision of 6.75 gross acres into five residential lots, with a minimum lot size of 7,200 square feet, a 0.36 acre tot lot, and three open space lots.

On October 4, 2006, 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: *Desiree Bowie*
 Desiree Bowie, Urban Regional Planner

Date: January 23, 2017
 For Steve Weiss, Planning Director

11/30/16
10:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 10 MAP WQMP CONDITIONS FOR EOT

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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- ECP 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. 3 MAP EOT CONDITIONS FOR EOT

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.

11/30/16
10:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- PRE-CONSTRUCTION MTG

RECOMMND

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

60.BS GRADE. 17 EOT1- 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 MAP WQMP CONDITIONS FOR EOT

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

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

11/30/16
10:08

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP WQMP CONDITIONS FOR EOT

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- 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.
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.

11/30/16
10:08

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR34477

Parcel: 282-150-017

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT1- PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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