

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



ITEM  
1.2  
(ID # 3983)

**MEETING DATE:**

Tuesday, May 2, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31700 – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane – 20.7 gross acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A – tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31700, extending the expiration date to August 29, 2017. 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. 31700 will now expire on August 29, 2017.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 4/3/2017

---

**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: May 2, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy  
**1.2**

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

<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

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 31700 was originally approved at Planning Commission on May 17, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6854 and both were approved on August 29, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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. 31700 on November 2, 2016. The Planning Commission approved the project by a 4-0 vote (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**

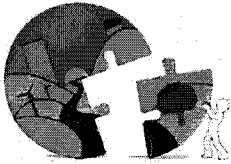
**Additional Fiscal Information**

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

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

**ATTACHMENTS:**

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 2, 2016**

**I. AGENDA ITEM 1.5**

**FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31700** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space: Conservation (OS:C) – Location: Southerly of Keller Road, westerly of Washington Street and easterly of Coventry Lane – 20.7 gross acres – Zoning: One-Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A – tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet.

**II. PROJECT DESCRIPTION:**

First Extension Of Time Request For Tentative Tract Map No. 31700, extending the expiration date to August 29, 2017.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

**IV. CONTROVERSIAL ISSUES:**

**V. PLANNING COMMISSION ACTION:**


Motion by Commissioner Valdivia, 2<sup>nd</sup> by Commissioner Taylor Berger  
A vote of 4-0 (Commissioner Sanchez absent)

**APPROVED FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31700**, extending the expiration date to August 29, 2017.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No. 1.5  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: November 2, 2016

TENTATIVE TRACT MAP NO. 31700  
FIRST EXTENSION OF TIME  
Applicant: EPC Holdings 781, LLC

  
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 to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet.

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. 31700**

### BACKGROUND:

The Tentative Tract Map No. 31700 was originally approved at Planning Commission on May 17, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6854 and both were approved on August 29, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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.

*KA*

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 June 14, 2016) indicating the acceptance of the six (6) 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 August 29, 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.

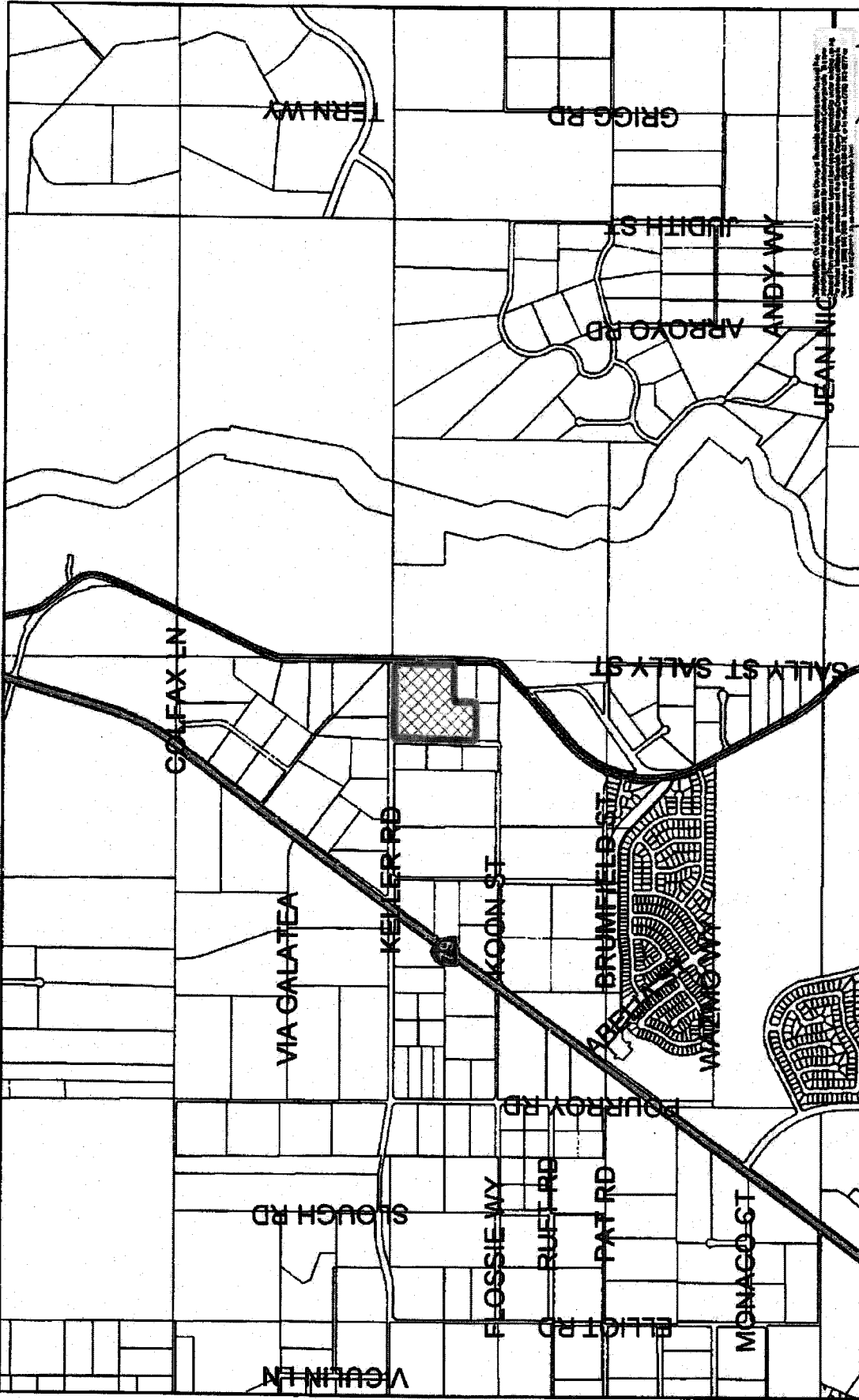
**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31700, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Washington  
District 3

**CZ06854 TR31700**  
VICINITY MAP

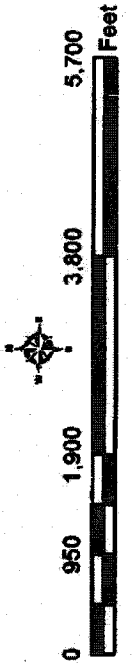
Planner: Chris Stamps  
Date: 01/19/05  
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Rancho California  
Township/Range: T6SR2W  
Section: 28

ASSESSORS 467-17  
BK. PG.  
THOMAS 899 F3  
BROS.PG



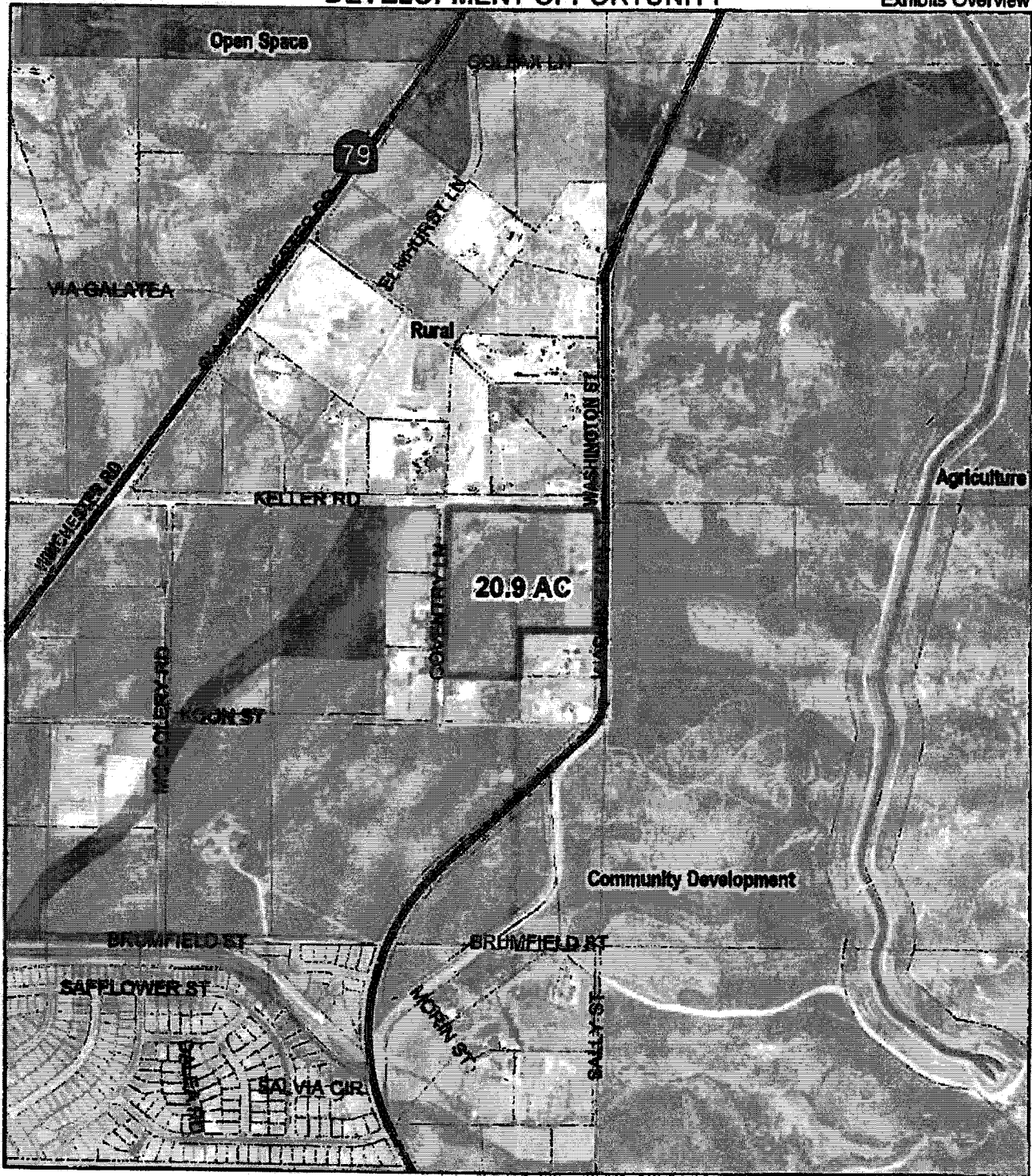
Copyright © 2005 by Riverside County Planning Department. All rights reserved. This map is a reproduction of a map prepared by the Planning Department. The Planning Department is not responsible for any errors or omissions on this map. The Planning Department is not responsible for any damages, including consequential damages, arising from the use of this map. The Planning Department is not responsible for any claims, damages, or liabilities arising from the use of this map. The Planning Department is not responsible for any claims, damages, or liabilities arising from the use of this map.

Supervisor Washington  
District 3

# CZ06854 TR31700

## DEVELOPMENT OPPORTUNITY

Planner: Chris Stamps  
Date: 01/19/05  
Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

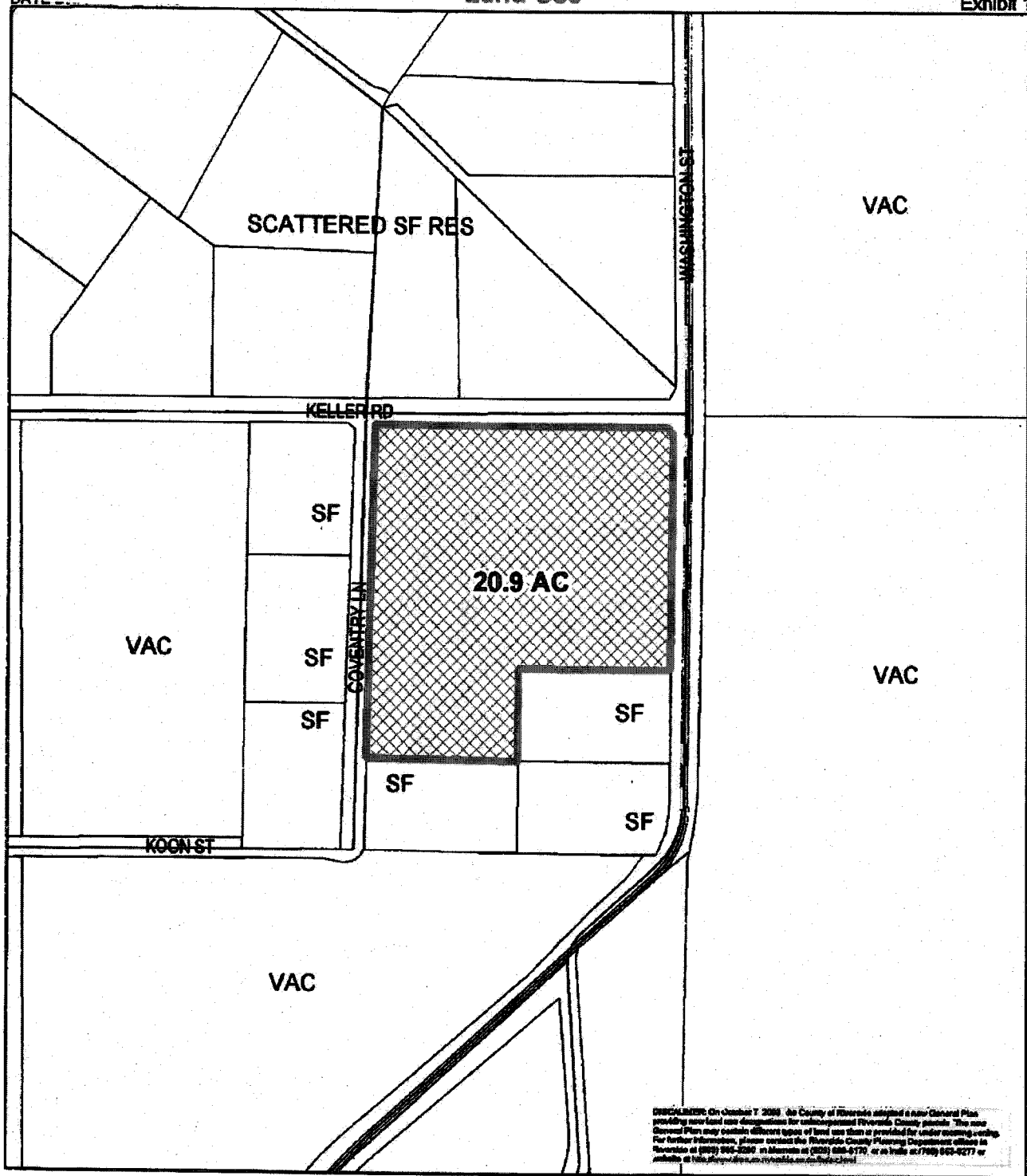
Area  
Plan: **Rancho California**  
Township/Range: T6SR2W  
SECTION: 28



ASSESSORS 467-17  
BK. PG.  
THOMAS 899 F3  
BROS.PG







**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Rancho California**  
Township/Range: T6SR2W  
Section : 28

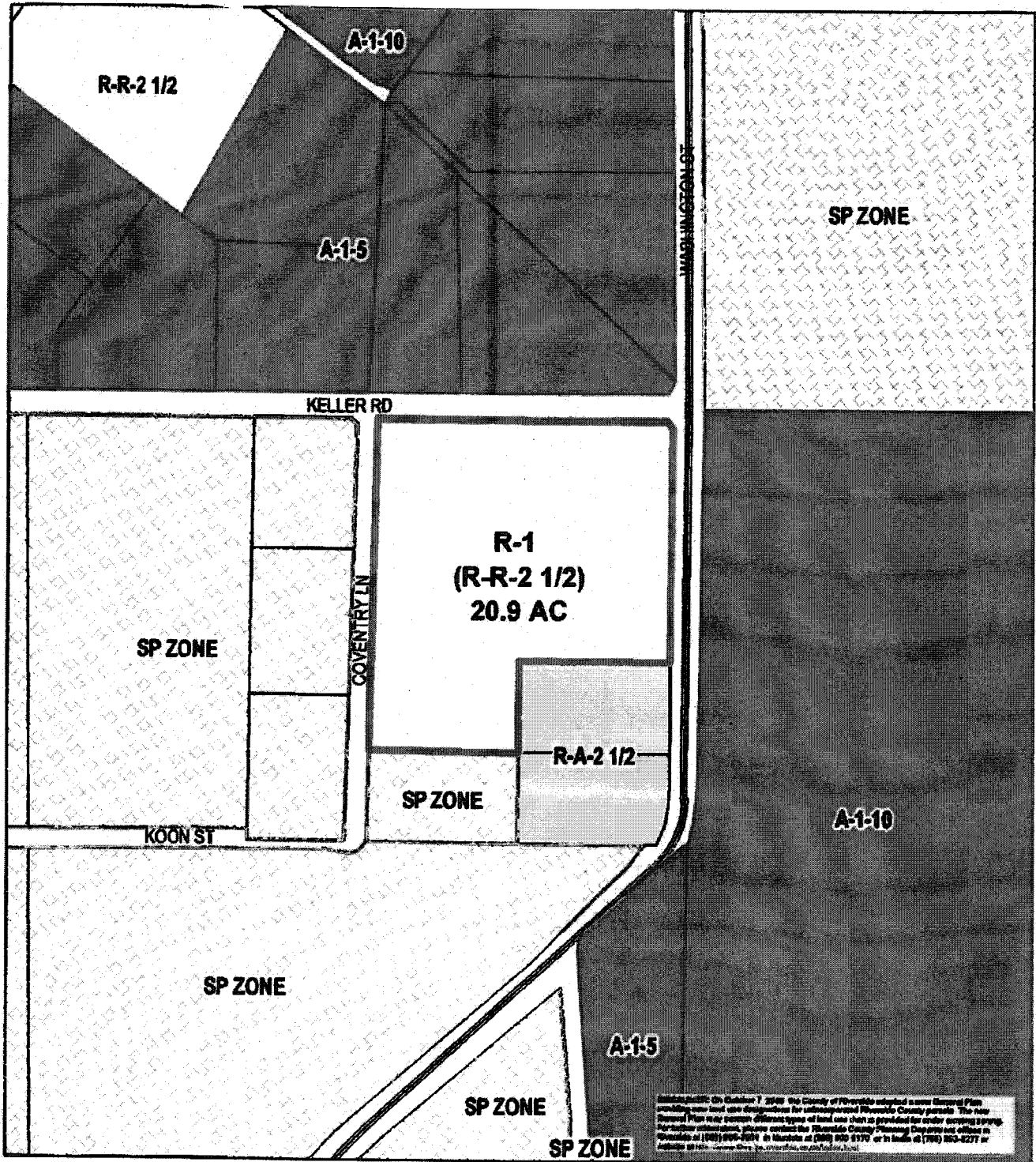


ASSESSORS 467-17  
BK. PG.  
THOMAS 899 F3  
BROS.PG

Supervisor Washington  
District 3

# CZ06854 TR31700 PROPOSED ZONING

Planner: Chris Stamps  
Date: 01/19/05  
Exhibit 3



REPLACES: On October 7, 2004, the County of Riverside adopted a new General Plan and the new land use designations for unincorporated Riverside County parcels. The new General Plan sets minimum distances of at least one-half mile for each zoning type. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3337, in Murietta at (951) 955-1370 or in Indio at (760) 953-8277 or website at <http://www.ci.riverside.ca.us/Planning.html>

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Rancho California**

Township/Range: **T6SR2W**  
Section : **28**



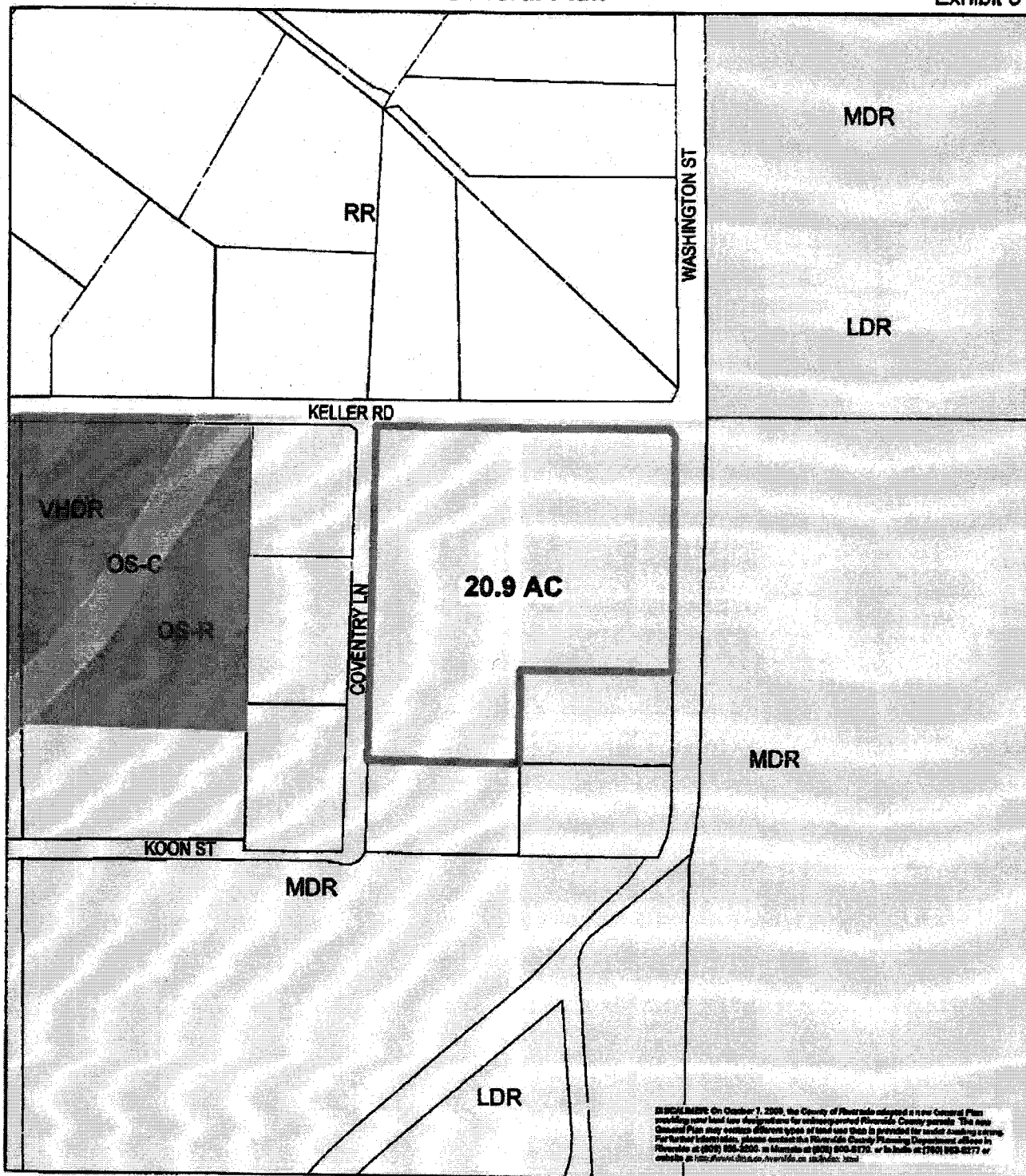
**ASSESSORS**  
BK. PG. **467-17**  
**THOMAS**  
**BROS.PG 899 F3**

Supervisor Washington  
District 3

# CZ06854 TR31700

General Plan

Planner: Chris Stamps  
Date: 01/19/05  
Exhibit 5



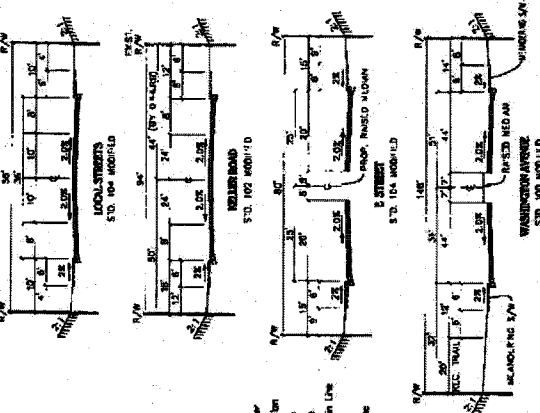
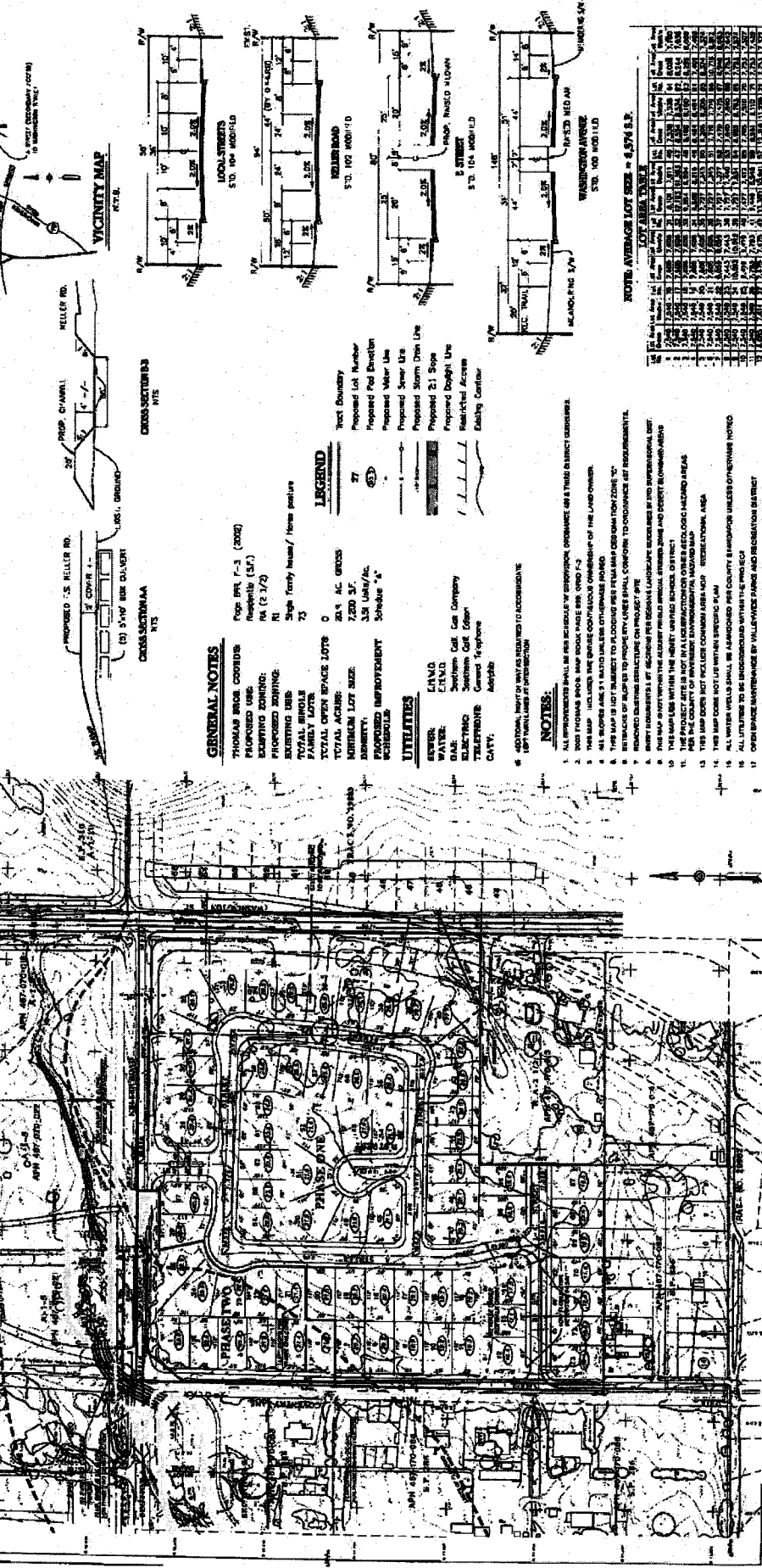
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: **Rancho California**  
Township/Range: **T6SR2W**  
Section : **28**



ASSESSORS  
BK. PG. **467-17**  
THOMAS  
BROS.PG **899 F3**

# UNINCORPORATED AREA OF RIVERSIDE COUNTY TENTATIVE TRACT MAP NO. 31700 - AMENDED NO. 2 SCHEDULE "A" SUBDIVISION



**GENERAL NOTES**

THOMAS IRON CROSSING  
PROPOSED USE:  
SCAFFOLD BRIDGE  
PROPOSED ZONING:  
RESIDENTIAL USE  
FAMILY LOTS

Page Bk. P-3 (2002)  
Replat. (S.C.)  
16 (2 1/2)

RI  
Sigs Family Home / Home picture

**LEGEND**

0 20.5 AC. GROSS  
7200 S.F.  
3.91 LOTS/AC.  
SCHEDULE "A"

1 27  
27

**UTILITIES**

SEWER: L.H.V.O.  
WATER: E.H.V.O.  
GAS: Southern Gas Co Company  
ELECTRIC: Southern Gas Co Company  
TELEPHONE: Century Telephone  
CITY: Adelphi

**NOTES**

1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 88-3 THREE DISTRICT ORDINANCE.
2. THIS TRACT MAP SHALL BE SUBJECT TO THE SUPERVISION OF THE SUPERVISOR OF RIVERSIDE COUNTY.
3. THIS MAP INCLUDES THE QUOTE OBTAINABLE OVERSIGHT OF THE LAND OWNER.
4. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE SUPERVISION OF THE SUPERVISOR OF RIVERSIDE COUNTY.
5. THIS MAP IS NOT SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
6. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
7. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
8. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
9. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
10. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
11. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
12. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
13. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
14. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
15. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
16. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
17. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.
18. THE PROJECT SHALL BE SUBJECT TO RECORDING PER RIVERSIDE COUNTY ORDINANCE 88-3.

**LOT AREA TABLE**

Lot No.	Area (Ac.)	Area (S.F.)
1	0.12	8280
2	0.12	8280
3	0.12	8280
4	0.12	8280
5	0.12	8280
6	0.12	8280
7	0.12	8280
8	0.12	8280
9	0.12	8280
10	0.12	8280
11	0.12	8280
12	0.12	8280
13	0.12	8280
14	0.12	8280
15	0.12	8280
16	0.12	8280
17	0.12	8280
18	0.12	8280
19	0.12	8280
20	0.12	8280
21	0.12	8280
22	0.12	8280
23	0.12	8280
24	0.12	8280
25	0.12	8280
26	0.12	8280
27	0.12	8280
28	0.12	8280
29	0.12	8280
30	0.12	8280
31	0.12	8280
32	0.12	8280
33	0.12	8280
34	0.12	8280
35	0.12	8280
36	0.12	8280
37	0.12	8280
38	0.12	8280
39	0.12	8280
40	0.12	8280
41	0.12	8280
42	0.12	8280
43	0.12	8280
44	0.12	8280
45	0.12	8280
46	0.12	8280
47	0.12	8280
48	0.12	8280
49	0.12	8280
50	0.12	8280
51	0.12	8280
52	0.12	8280
53	0.12	8280
54	0.12	8280
55	0.12	8280
56	0.12	8280
57	0.12	8280
58	0.12	8280
59	0.12	8280
60	0.12	8280
61	0.12	8280
62	0.12	8280
63	0.12	8280
64	0.12	8280
65	0.12	8280
66	0.12	8280
67	0.12	8280
68	0.12	8280
69	0.12	8280
70	0.12	8280
71	0.12	8280
72	0.12	8280
73	0.12	8280
74	0.12	8280
75	0.12	8280
76	0.12	8280
77	0.12	8280
78	0.12	8280
79	0.12	8280
80	0.12	8280
81	0.12	8280
82	0.12	8280
83	0.12	8280
84	0.12	8280
85	0.12	8280
86	0.12	8280
87	0.12	8280
88	0.12	8280
89	0.12	8280
90	0.12	8280
91	0.12	8280
92	0.12	8280
93	0.12	8280
94	0.12	8280
95	0.12	8280
96	0.12	8280
97	0.12	8280
98	0.12	8280
99	0.12	8280
100	0.12	8280

**AMENDED NO. 2**

**TENTATIVE TRACT MAP NO. 31700**

**COUNTY OF RIVERSIDE**

**SCHEDULE "A"**

**TENTATIVE TRACT MAP**

**LEGAL DESCRIPTION**  
Parcel 1, Parcel Map 2024, Book of Parcel Maps 27,  
page 37, Riverside County Records.

**OWNER**  
Celia P. H. Hovak  
20 1/2 Main Street, #300  
Pomona, CA 92467  
Phone: (909) 861-2947

**OWNER/DEVELOPER**  
Celia P. H. Hovak  
20 1/2 Main Street, #300  
Pomona, CA 92467  
Phone: (909) 861-2947

**ENGINEER**  
V.S.L. Engineering, Inc.  
1000 E. Main Street, Suite D  
Pomona, CA 92467  
Phone: (909) 798-3300

**TOPO SOURCE**  
David P. Hovak Associates  
1000 E. Main Street, Suite D  
Pomona, CA 92467  
Phone: (909) 861-2947

**ASSESSOR PARCEL NUMBER**  
47-10-081

**DATE**  
10/1/02

**REVISIONS**

**APPROVED UNDER THE SUPERVISION OF**

**V.S.L. civil engineering, land planning & surveying**  
1000 E. Main Street, Suite D  
Pomona, CA 92467  
Phone: (909) 798-3300

**DATE PREPARED: 10/1/02**

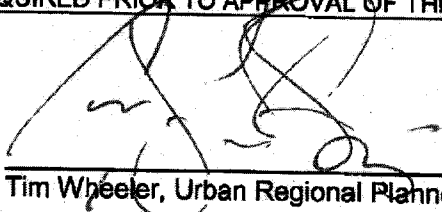
# Extension of Time Environmental Determination

Project Case Number: TR31700  
 Original E.A. Number: EA39203  
 Extension of Time No.: First  
 Original Approval Date: August 29, 2006  
 Project Location: South of Keller Road, west of Washington Street and east of Coventry Lane.

Project Description: Schedule A tract map proposing to subdivide 20.7 gross acres into 64 residential lots and one park. The proposed development will consist of two phases and all lots will have a minimum of 7,200 square feet.

On August 29, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Tim Wheeler, Urban Regional Planner III

Date: October 19, 2016  
 For Steve Weiss, Planning Director

**Wheeler, Timothy**

---

**From:** Mike Byer <mbyer@richlandinvestments.com>  
**Sent:** Tuesday, June 14, 2016 2:19 PM  
**To:** Harris, Dionne  
**Cc:** Wheeler, Timothy  
**Subject:** RE: 4TH EOT TR31700 Recommended Conditions For Acceptance

Hi Dionne-

These are fine, thanks.

Mike Byer  
Richland Investments, LLC  
3161 Michelson Drive, Suite 425  
Irvine, CA 92612

**From:** Harris, Dionne [mailto:DHarris@rctlma.org]  
**Sent:** Thursday, June 09, 2016 2:57 PM  
**To:** Mike Byer <mbyer@richlandinvestments.com>  
**Cc:** Wheeler, Timothy <TWHEELER@rctlma.org>  
**Subject:** 4TH EOT TR31700 Recommended Conditions For Acceptance

Attn: EPC Holdings 781, LLC  
3161 Michelson Dr., STE 425  
Irvine, CA 92612

**RE: EXTENSION OF TIME REQUEST for No. 31700.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 2, 2016**. The LDC has determined it necessary to recommend the addition of 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:

- [REDACTED]**
- 50. E Health #5
  - 50. E Health #6
  - 50. E Health #7
  - 50. Flood #9
  - 60. Flood #6
  - 90. Flood #2

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 . 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.

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>



RIVERSIDE COUNTY  
PLANNING DEPARTMENT



10/19/16  
12:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   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. 6                   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. 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

FLOOD RI DEPARTMENT

50.FLOOD RI. 9                   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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16                   MAP - 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.



10/19/16  
12:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31700

Parcel: 467-170-061

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

MAP - 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.