

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



ITEM
1.6
(ID # 4361)

MEETING DATE:

Tuesday, June 6, 2017

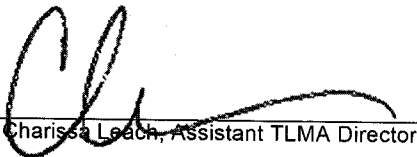
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32818 - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC) - Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue - 24.84 Acres - Zoning: Specific Plan (SP 293) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 24.84 acres into 252 condominium units within 84 individual buildings - REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818, extending the expiration date to March 1, 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 April 19, 2017. The Tentative Tract Map No. 32818 will now expire on March 1, 2018.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

5/15/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: June 6, 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. 32818 was originally approved at Planning Commission on March 1, 2006. The Map proceeded to the Board of Supervisors and was approved on March 28, 2006.

The Planning Commission approved the First Extension of Time on May 18, 2016.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) 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 extensions of time for tentative maps statewide.

The Planning Commission heard the second Extension of Time for Tentative Tract Map No. 32818 on April 19, 2017. The Planning Commission approved the project by a 5-0 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 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

A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst

5/30/2017



**PLANNING COMMISSION
MINUTE ORDER
APRIL 19, 2017**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818 – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – Community Development: Medium High Density Residential (CD-MHDR)(5-8 D.U./Ac.) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 24.84 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule “A” Subdivision of 24.84 acres into 252 condominium units within 84 individual buildings –

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2018.

III. PLANNING COMMISSION ACTION:

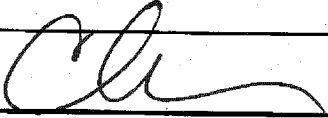
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Guillermo Sanchez
A vote of 5-0

APPROVED- Second Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2018.

1.1

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third
Project Planner: Desiree Bowie
Planning Commission Hearing: April 19, 2017

TENTATIVE TRACT MAP NO. 32818
SECOND EXTENSION OF TIME
Applicant: The Rancon Group


Charissa Leach, P.E., Assistant
TLMA 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 24.84 acres into 252 condominium units proposing 84 buildings.

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818

BACKGROUND:

The Tentative Tract Map No. 32818 was originally approved at Planning Commission on March 1, 2006. The Map proceeded to the Board of Supervisors and was approved on March 28, 2006.

The Planning Commission approved the First Extension of Time on May 18, 2016.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) 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

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correspondence from the Extension of Time applicant (dated February 22, 2017, and received by the Planning department via email on March 2, 2017) indicating the acceptance of the seven (7) 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 1, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVE the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32818**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2018, subject to all the previously approved and amended Conditions of Approval.

2nd EOT Vicinity Map

Tentative Tract Map 32818



0 1,857 3,714 Feet



"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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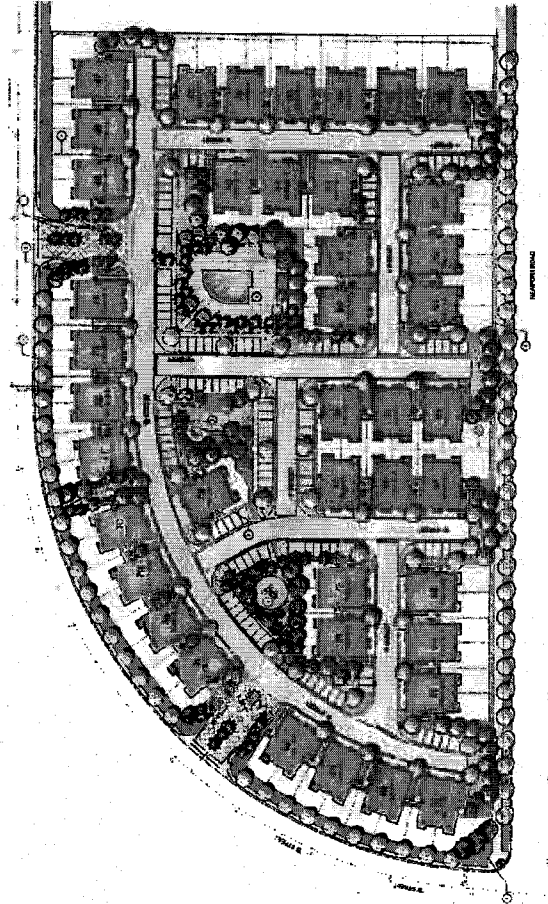


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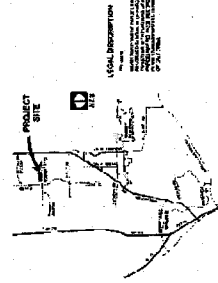
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- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
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- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

LANDSCAPE CONCEPT PLANS



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—LARRY KAY
New Brunswick, N.J.



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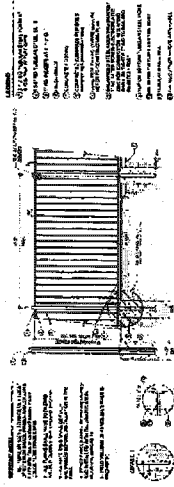
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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 32818

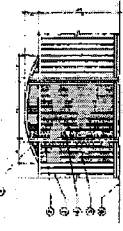
LANDSCAPE CONCEPT PLAN



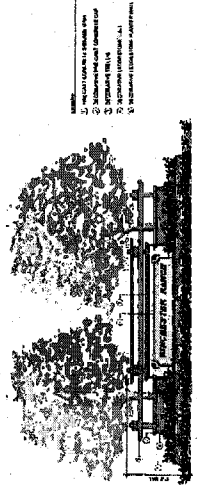
- NOTES:**
1. LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.
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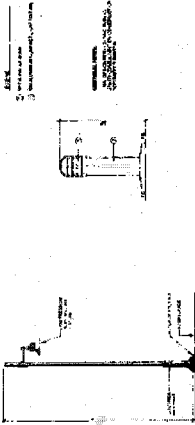
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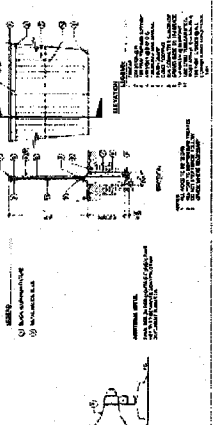
B TUBULAR STEEL POST-AND-RAIL ACCESS GATE



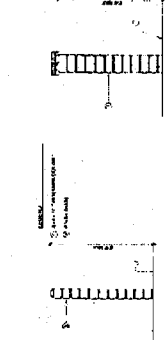
C PRIVACY SCREENING



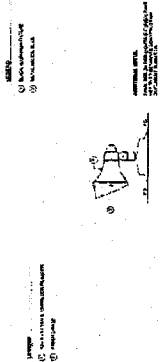
D DECORATIVE PERIMETER BLOCK WALL AND PLASTER



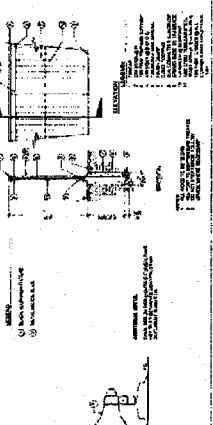
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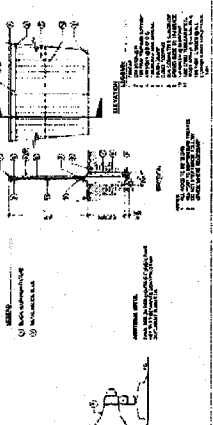
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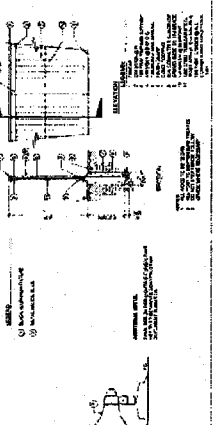
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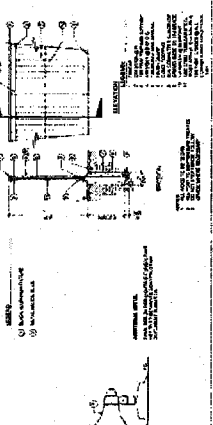
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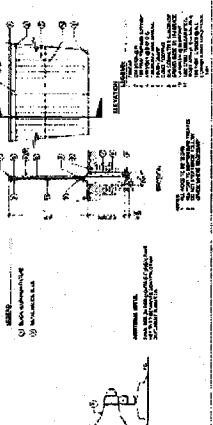
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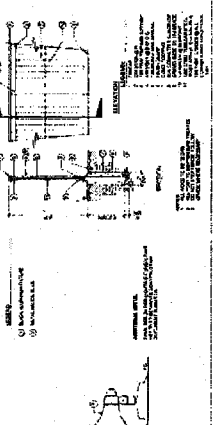
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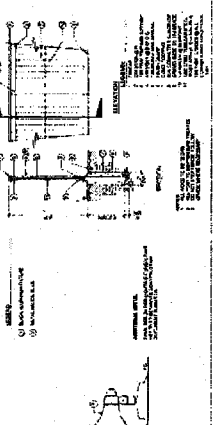
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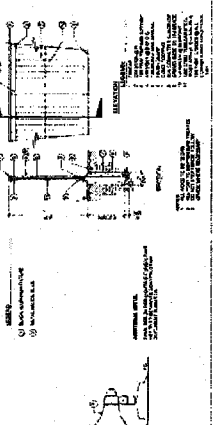
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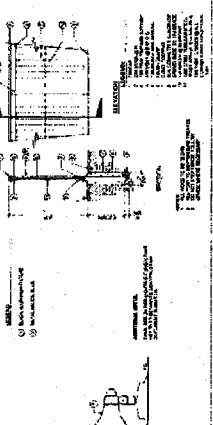
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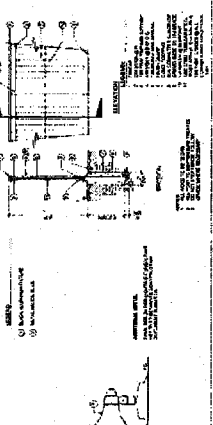
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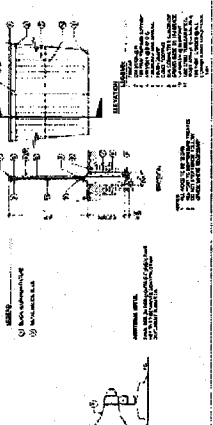
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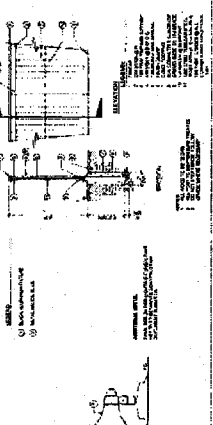
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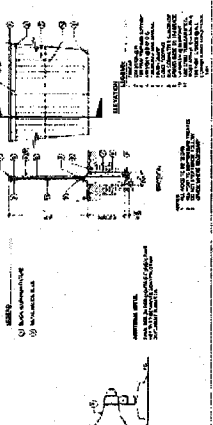
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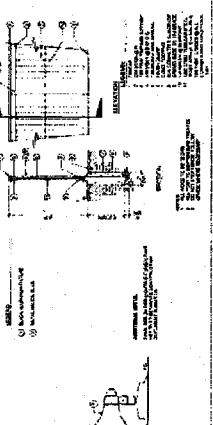
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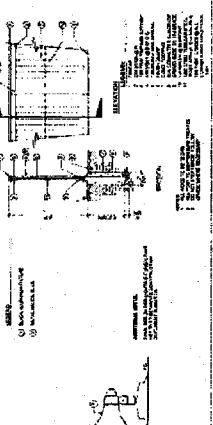
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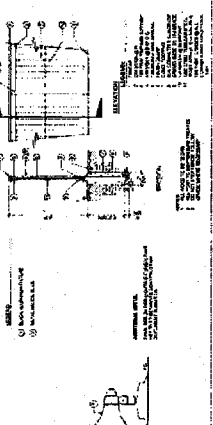
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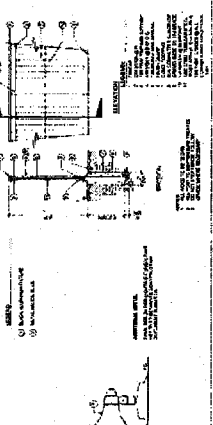
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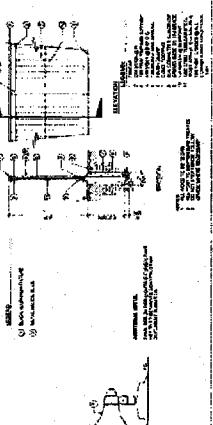
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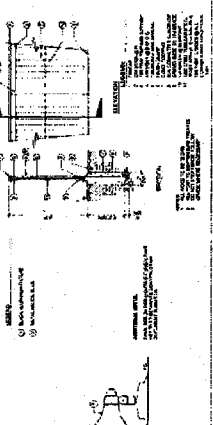
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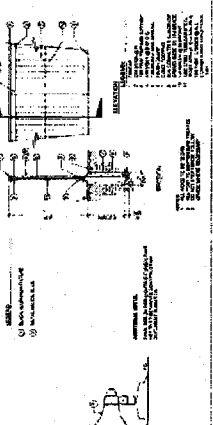
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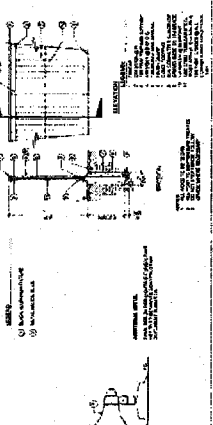
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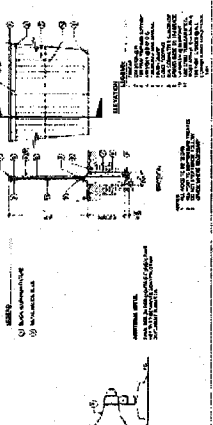
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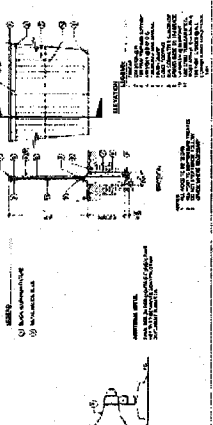
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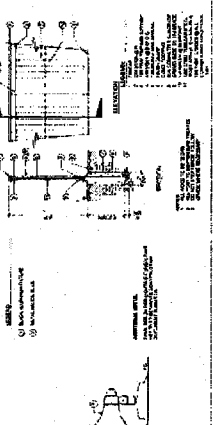
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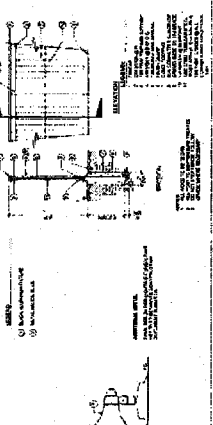
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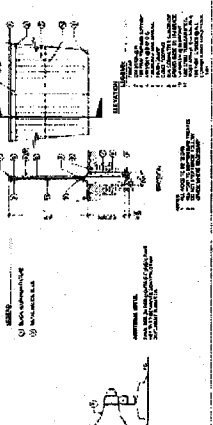
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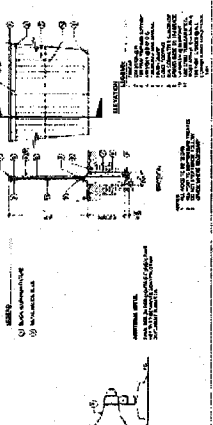
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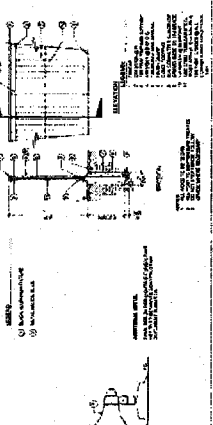
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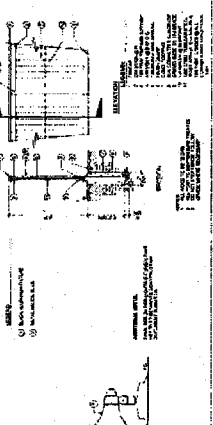
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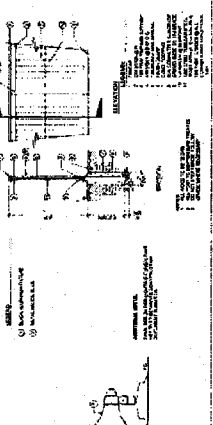
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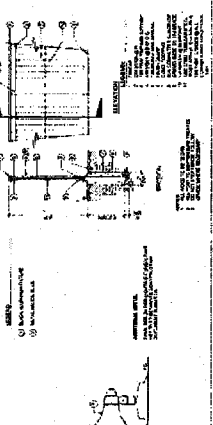
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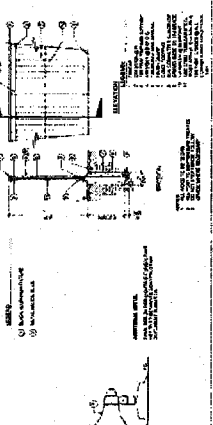
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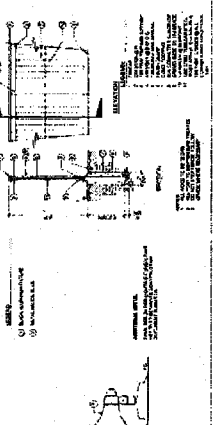
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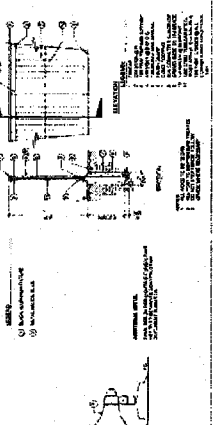
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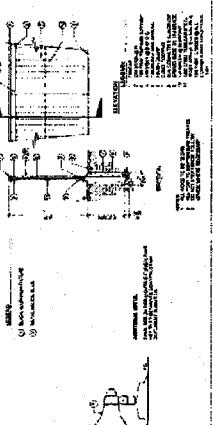
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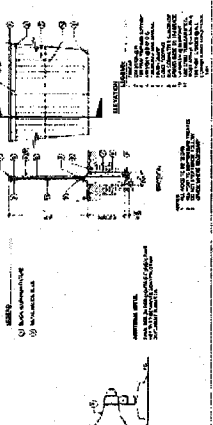
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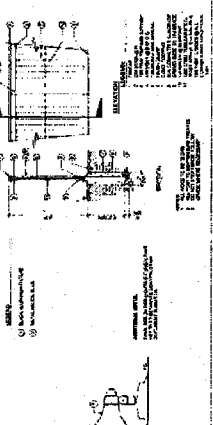
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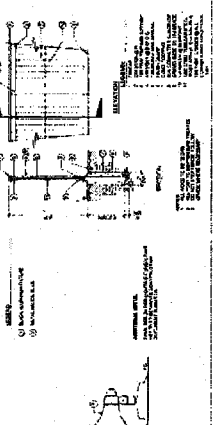
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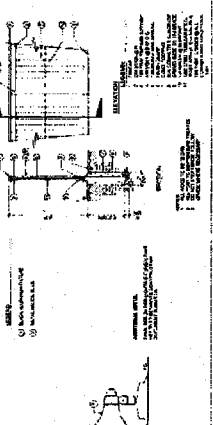
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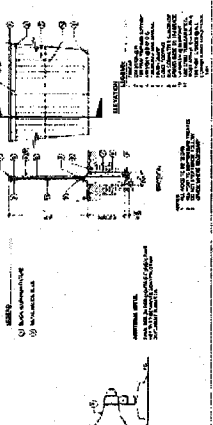
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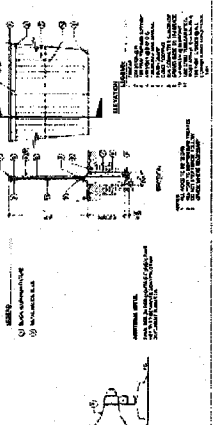
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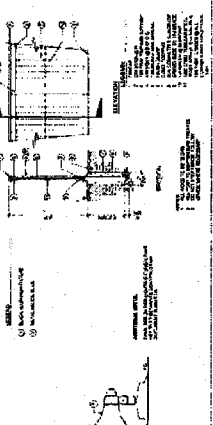
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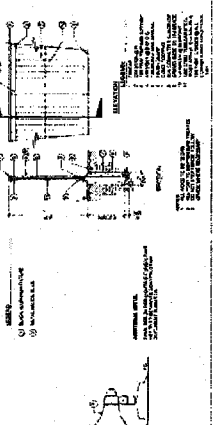
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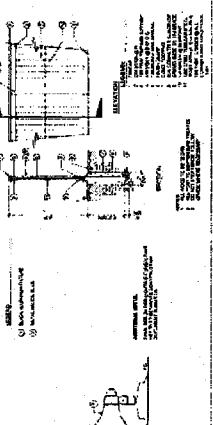
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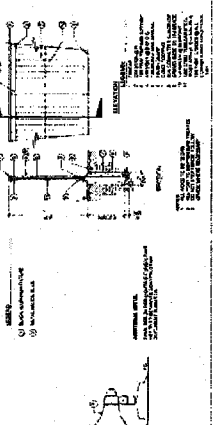
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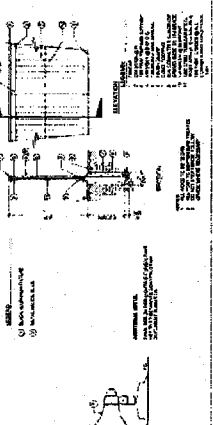
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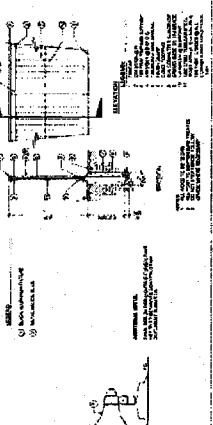
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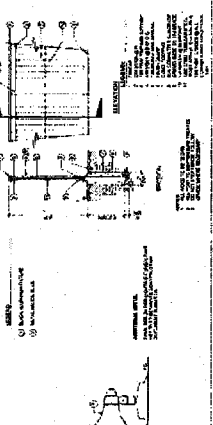
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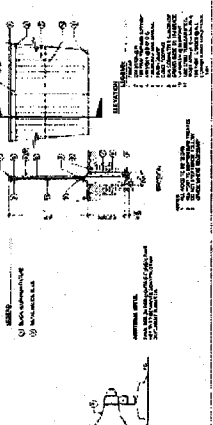
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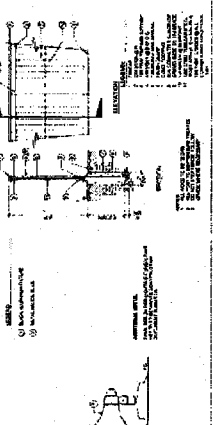
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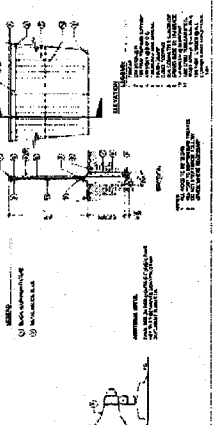
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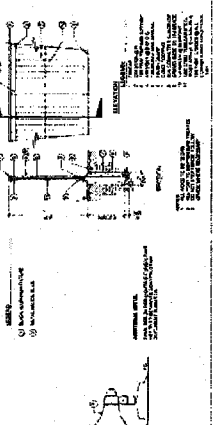
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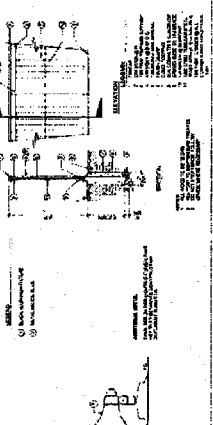
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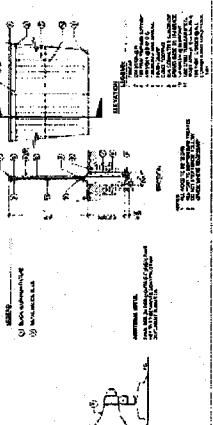
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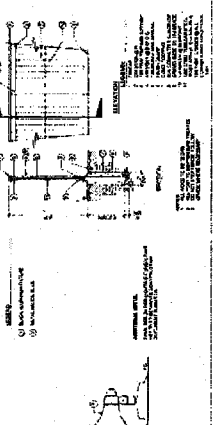
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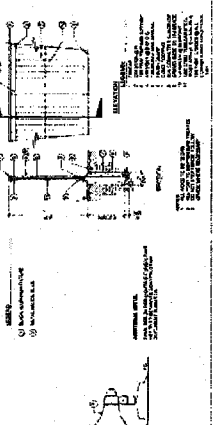
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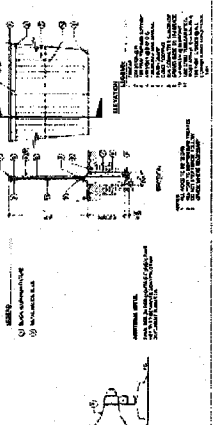
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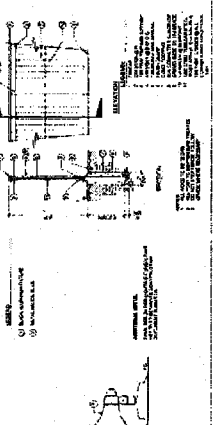
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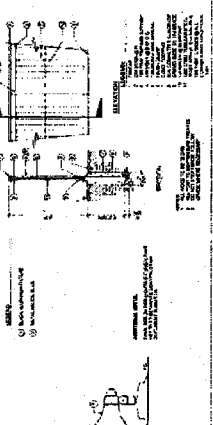
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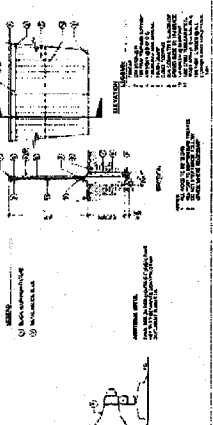
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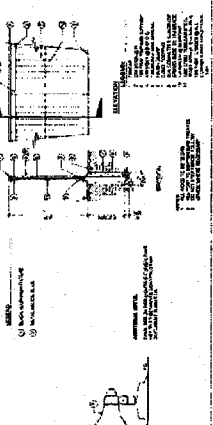
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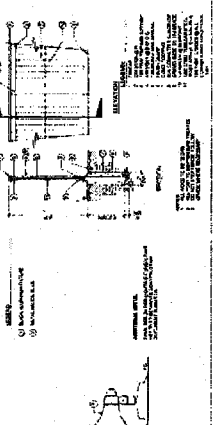
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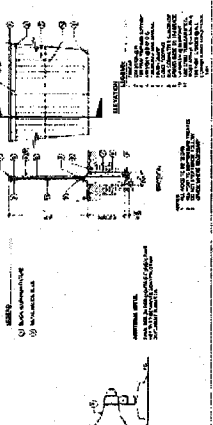
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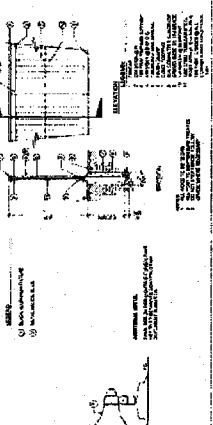
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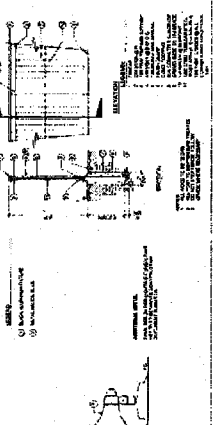
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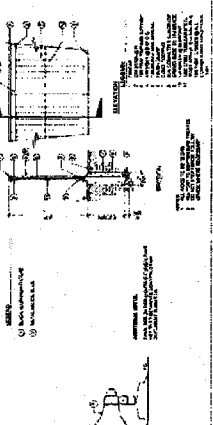
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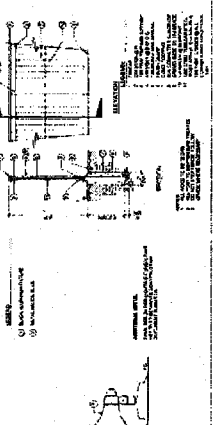
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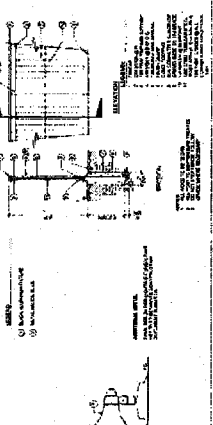
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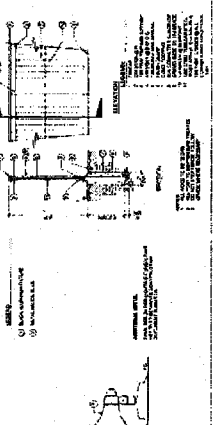
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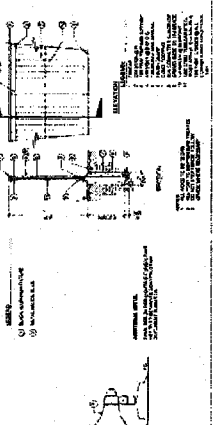
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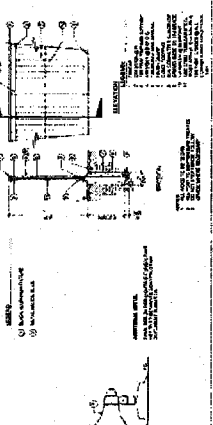
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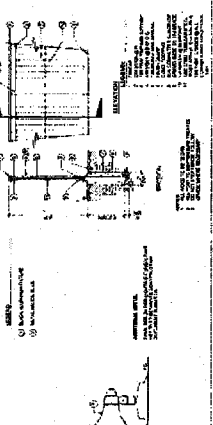
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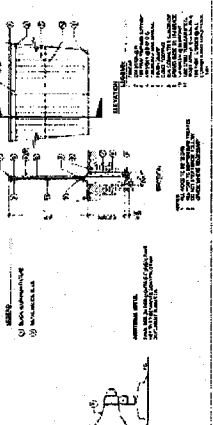
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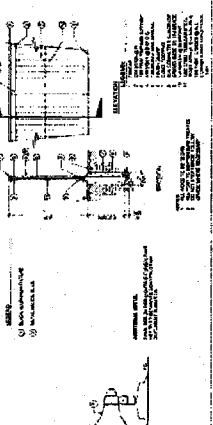
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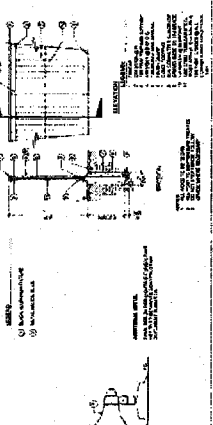
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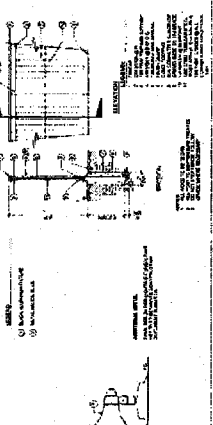
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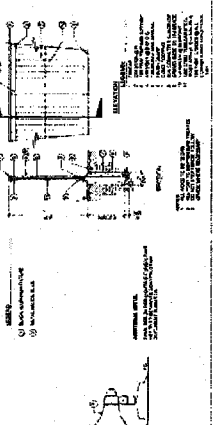
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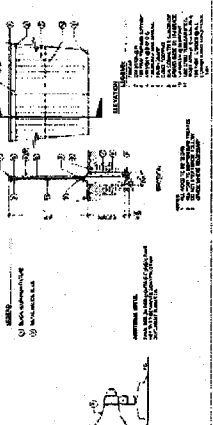
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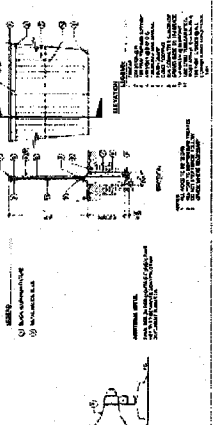
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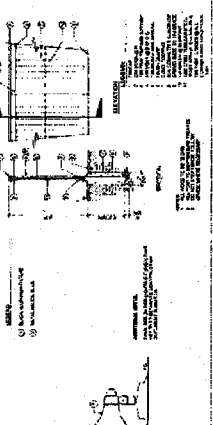
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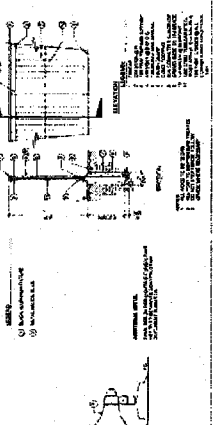
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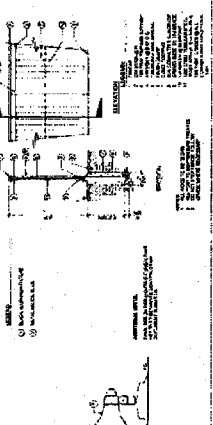
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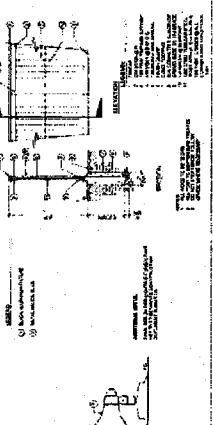
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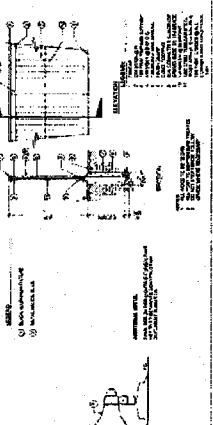
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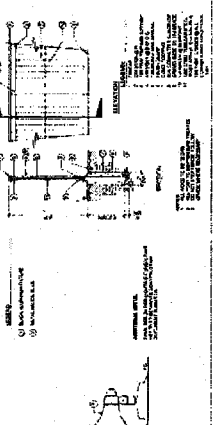
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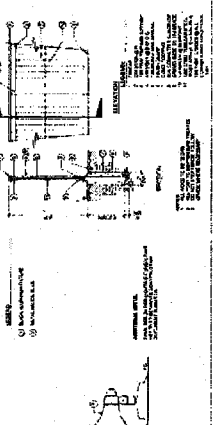
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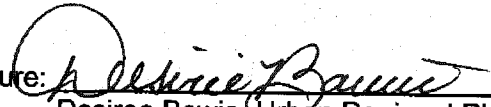
Extension of Time Environmental Determination

Project Case Number: TR32818
Original E.A. Number: 40001
Extension of Time No.: 2
Original Approval Date: March 1, 2006
Project Location: Northerly of Patton Avenue, easterly of Blalock Place, and westerly of Eucalyptus Road

Project Description: Schedule "A" subdivision of 24.84 acres into 252 condominium units proposing 84 buildings.

On March 1, 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, Urban Regional Planner

Date: March 3, 2017
For Charissa Leach, Asst. TLMA Director

Bowie, Desiree

From: Jennell Lawrence <jlawrence@rancongroup.com>
Sent: Thursday, March 02, 2017 5:26 PM
To: Bowie, Desiree
Subject: RE: 2ND Extension of Time for TR32818 Acceptance Letter
Attachments: Signed - Acceptance of EOT-2 Conditions of Approval for CASE TR32818 2-22-17.pdf

Good afternoon Desiree,

Please find attached our letter of Acceptance for the added Conditions for EOT 2 TR32818.

Please let me know if there is anything else you need.

Thank you,

Jennell

Jennell Lawrence
Assistant Project Manager

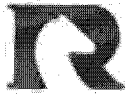
THE RANCON GROUP
41391 Kalmia Street, Ste 200
Murrieta, Ca 92562
Direct Line: 951-200-2390
www.rancongroup.com



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THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Desiree Bowie

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32818

Ms. Bowie:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-2 Conditions

1. **Prior to Final Map**
 - 50-E-HEALTH.8 – SOLID WASTE SERVICE
 - 50-E-HEALTH.9 – ENVIRONMENTAL CLEAN UP PROGRAM
 - 50.FLOOD RI.10 – SUBMIT WQMP
 - 50.TRANS.045 - FINAL WQMP
 - 50.TRANS.046 – WQMP ACCESS AND MAINTENANCE
2. **Prior to Grading Permit Issuance**
 - 60.BS GRADE.14 – BMP CONST NPDES PERMIT
 - 60.BS GRADE.15 – SWPPP REVIEW
 - 60.BS GRADE.16 – IF WQMP REQUIRED
 - 60.TRANS.001 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
 - 80.TRANS. 1 – IMPLEMENT WQMP
 - 80.TRANS.2 – ESTABLISH WQMP MAINT ENTITY
4. **Prior to Building Final Inspection**
 - 90.BS.GRADE.3 – IF WQMP REQUIRED
 - 90.TRANS.10 – WQMP COMPLETION
 - 90.TRANS.11 – WQMP REGISTRATION

Regards,

Jim Lytle





THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Desiree Bowie

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32818

*Planning
Copy.
Strike out added
C*

Ms. Bowie:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-2 Conditions

1. Prior to Final Map
~~50-E-HEALTH.8 - SOLID WASTE SERVICE~~ Included in 50.E. Health. 11
~~50-E-HEALTH.9 - ENVIRONMENTAL CLEAN UP PROGRAM~~ Included in 50.E. Health. 11
~~50.FLOOD RI.10 - SUBMIT WQMP~~ Removed
~~50.TRANS.045 - FINAL WQMP~~ Replaced w/ 50 TRANS. 46
50.TRANS.046 - WQMP ACCESS AND MAINTENANCE
2. Prior to Grading Permit Issuance
~~60.BS GRADE.14 - BMP CONSTRUCTION PERMIT~~ Included in 60.BS Grade. 15
60.BS GRADE.15 - SWPPP REVIEW
~~60.BS GRADE.16 - IF WQMP REQUIRED~~ Removed
60.TRANS.002 - FINAL WQMP FOR GRADING
3. Prior to Building Permit Issuance
~~80.TRANS.1 - IMPLEMENT WQMP~~ Replaced w/ 80 TRANS. 2
~~80.TRANS.2 - ESTABLISH WQMP MAINT ENTITY~~ Replaced w/ 80 TRANS 2
4. Prior to Building Final Inspection
90.BS GRADE.9 - IF WQMP REQUIRED
90.TRANS.10 - WQMP COMPLETION
90.TRANS.11 - WQMP REGISTRATION

Regards,

Jim Lytle

03/29/17
08:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 11

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951) 955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 46

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/29/17
08:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

50. PRIOR TO MAP RECORDATION

50.TRANS. 46

EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15

EOT2 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
08:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/29/17
08:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT2 - 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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/29/17
08:01

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Board of Supervisors

From Offices of Miller, Rivera, Holmstrom, Catlin

June 6, 2017

1. 2. 4379 I can't believe Hi Density is creeping into Temescal Canyon. That has a higher percentage of people who need closer services like shopping, medical, fire protection from kitchen fires, police protection for domestic violence because there is more of them crowded in small apartments. I can't believe there are more residential or buildings at all coming into Riverside County and I oppose this extension of time.

Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive and west of Lawson Road 42.9 Acres 12,000 sq. ft. 54 residents on 18 acres. 18 acres here, 20 acres there and it adds up. So I oppose extension of time for 4389

1. 4. 4356 I oppose the extension of Time for Tentative Parcel Map No. 35671 at Rancon Winchester Valley 85 Third Supervisorial District Winchester as the Planet and Riverside County do not need another strip mall. Leave this 18 acres Life Giving Field Protection Status and replant the exterior with trees. How heartbreaking the project closer to Menifee is on Domenigoni Parkway. Everyone hates it and comes to me like I can talk sense into the Board of Supervisors. I pray that you stop any thing on Domenigoni Parkway. It appears to be a Green Belt way and needs to remain. Stop that grading and housing tract on the Parkway before they order the wood, our forest.

1. 5. 4359 57 Condominiums on 5 acres what Hi Density Insanity. How and why did you approve 57 condominiums on 5 acres to start with? We don't need 100,000 of thousands more cars poured onto the Freeways of Southern California. And Est of the up coming most congested area in Southern California. It is shocking how Domenigoni Family sold off their land and is also developing whatever they have left. They should have had respect for the rural character of Riverside County instead of the French Valley nightmare and cesspool air quality.

- ✓ 1. 6. 4361 The Woods needs to become the Recycled Plastic Wood accessories for Your Already Built Dwelling Company and get totally out of the development business. Especially, more colossally impacting High Density Residential and pointed at Domenigoni Parkway stuffing 84 buildings with 252 condominium. Do not give this time extension. I am sure you already did. How in the Name of Our Saviour did and do you allow more of this over crowding of everything. Can you imagine a stead crawl in cars toward Temecula trying to get to the freeway on Winchester with air so thick you can taste it like the 1960's.

1. 7. 4363 The Woods LLP allowing High Density Residential East off Leon and South of Olive Avenue and terracing 13 acres into 84 apartments. This is defeating the purpose of living on the Earth in a reasonable manner with more oxygen in a breath of air than petro chemical exhaust and dust particulate matter of the nasty permission of the Riverside Planners and Board of Supervisors. This is nauseating moving in these buildings, littering Domenigoni Parkway with buildings, cars, over filled dumpsters with hardly any landfill space left.

1. 8. 4345 Sounds like custom homes. Where ever man's turns the soil, he leaves a damaged footprint of resource waste. We don't need more cars in California. We aren't impressed that each house will have

4361
6/6/17 1.6
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almost an acre per house. It is still too many houses. 12 acres into 19 residential lots. It is a subdivision of the Nature of Riverside County, subdividing our breath of air into less available oxygen by attacks from exhaust and emissions from many point sources. Stop the designing and removing of this section and that and return the funding to the developer and save our land before this developer is further in debt to an environmentally damaging project and possibly too expensive for the applicant. Save these people because the economy probably won't hold long enough and they will lose more than their shirt. This one can go to Sept 2017 in their words all summer. If you had rejected him now, he could make better arrangements for his life.

16. 1. 3711 Not another strip mall. There are many empty, competed out of business because of too many shops and too many empty houses because there are better priced out of Riverside. Save 10 acres from more smoke shops, more dollar stores, more duplicated stores that Riverside has enough of.

16. 2. 3714 Let's see, you had a continuance of this in only two weeks. It usually is a month or two months or 8 weeks. This was way too soon. Answer the question is there a rule about continuance as in more than a month. I think it should be removed for lack of interests by the developer. This is next to a water tank and I thought there was a more extensive buffer between the people's drinking water and neighborhoods. Seriously, we need to keep safety roads up to our water tanks open for first responders so repairs can be made. I am appalled that this was moved so quickly. Nothing makes development right in Riverside County. Nothing makes meth labs and puppy mills right and Mead Valley has a high percentage of these actions. Correct activities without violence and redirect such unproductive and sociologically damaging paths with listing all jobs and helping people secure them.

16. 3. 3809 This is situation that appears that Galway Downs wants to use property that they bought for Equestrian activities and it was rezoned without their comment and now they want it zoned their way. I don't see any houses being planned, however, I could be fooled and misinterpreting, however, I must go.

I understand there has been millions of dollars spent on following permission trail for a building\construction project. I understand that one Tomahawk Missile blown up is \$832,000 dollars. Trump blew up 57 of them in Syria several weeks ago. So tell the military to come home, watch the deteriorating forests and stop blowing up money on fabricated enemies in nations that America only wants the oil under their soil. County Planners need to spend their time finding grants and funding from Congress to pay back the developers who will only owe yearly taxes on land they can never develop or they can donate it to Riverside Habitat Conservation Programs or they can sell it for agriculture if it has already been agriculture. It just cannot be built on.

Maxwell, Sue

From: Maxwell, Sue
Sent: Tuesday, June 06, 2017 4:29 PM
To: District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: Public Comments After June 6, 2017 Board of Supervisors' Meeting (9 Action Items) Ms Miller
Attachments: Board of Supervisors.docx

Tracking:	Recipient	Read
	District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG)	
	District2	
	District3	
	District5	
	Supervisor Jeffries - 1st District (district1@rivco.org)	
	Fuller, Ashley	Read: 6/6/2017 4:37 PM
	Supervisor Jeffries - 1st District	Read: 6/6/2017 4:39 PM

Good afternoon gentlemen,

The attached email was received via COB following today's Board Meeting and is from Ms. Miller, who was unable to attend in person.

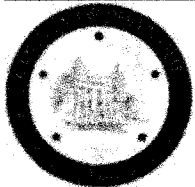
The Agenda Items commented on are 1.2; 1.4; 1.5; 1.6; 1.7; 1.8; 16.1; 16.2 & 16.2.

A printed copy of the email/attachment will be added as Back-up for each Item above.

Thank you kindly, and have a nice evening,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
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Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>



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From: albia miller [mailto:stopbuildinganything@gmail.com]
Sent: Tuesday, June 06, 2017 1:42 PM