

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



**ITEM
1.6
(ID # 4493)**

MEETING DATE:

Tuesday, June 20, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST and SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36201 - Applicant: 7 Summit Properties 2, LLC - Third Supervisorial District - Little Lake Zoning District - San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM), Community Development: Very Low Density Residential (VLDR) - Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street - 9.78 Gross Acres - Zoning: One-Family Dwellings (1ac minimum R-1-1) - APPROVED PROJECT DESCRIPTION: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel - REQUEST: FIRST and SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201, extending the expiration date to April 25, 2018. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the first Extension of Time case acted on at the Director's Hearing on May 22, 2017. The Tentative Parcel Map No. 36201 will now expire on April 25, 2017.

RECEIVE AND FILE the Notice of Decision for the second Extension of Time case acted on at the Director's Hearing on May 22, 2017. The Tentative Parcel Map No. 36201 will now expire on April 25, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/2/2017

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, Perez and Ashley
Nays: None
Absent: None
Date: June 20, 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

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011.

The first Extension of Time was received March 3, 2016, ahead of the expiration date of April 25, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 28, 2017.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action with the first Extension of Time. The same conditions of approval will be imposed on both Extensions of Time.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 Parcel Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Director's Hearing heard the first and second Extension of Time for Tentative Parcel Map No. 36201 on May 22, 2017. The Hearing Officer approved the project.

Board Action

The Director's Hearing 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

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

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Director's Hearing.

**Supplemental
Additional Fiscal Information**

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

ATTACHMENTS:

- A. **DIRECTOR'S HEARING REPORT OF ACTION for First Extension of Time**
- B. **DIRECTOR'S HEARING STAFF REPORT for First Extension of Time**
- C. **DIRECTOR'S HEARING REPORT OF ACTION for Second Extension of Time**
- D. **DIRECTOR'S HEARING STAFF REPORT for Second Extension of Time**


Tina Grande, Principal Management Analyst 6/13/2017

1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201 – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1 acre minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2017.

1.5 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201 – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1ac minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2018.

1.6 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201 – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS: R) – Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, two (2) GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVED First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027.

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


NONE

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

3.1 NONE

Agenda Item No. 1.4
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 36201
FIRST EXTENSION OF TIME
Applicant: 7 Summit Properties 2, LLC



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 to subdivide 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201

BACKGROUND:

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011.

The first Extension of Time was received March 3, 2016, ahead of the expiration date of April 25, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 28, 2017.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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The County Planning Department, as part of the review of this first Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 28, 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.

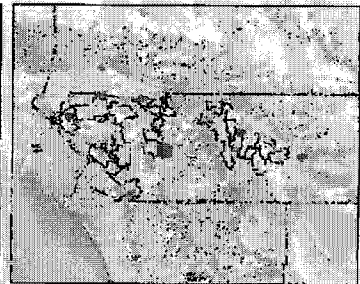
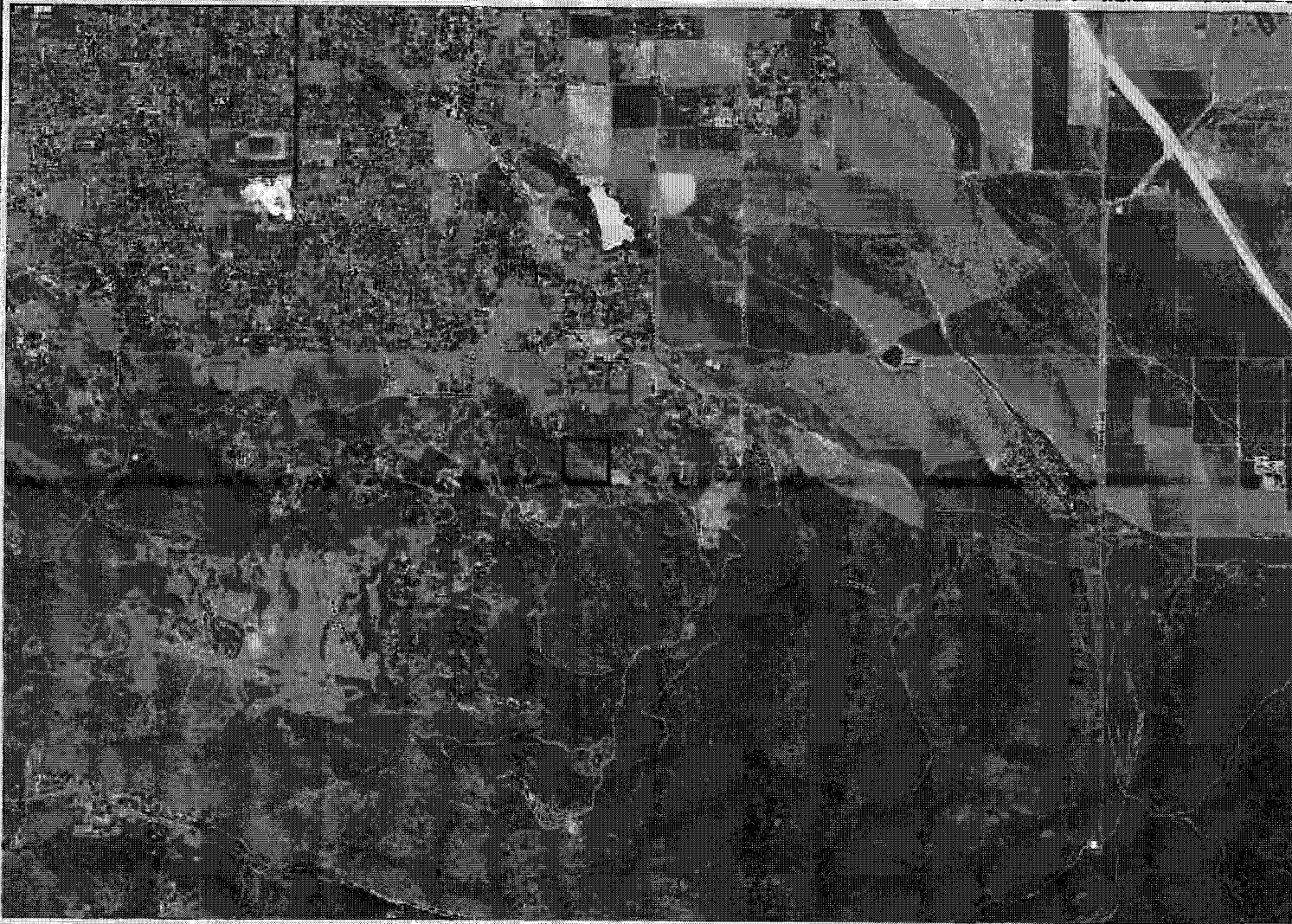
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 25, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

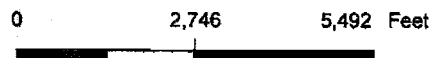
First EOT for PM36201

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
- counties
- cities
- hydrography
- waterbodies
 - Lakes
 - Rivers



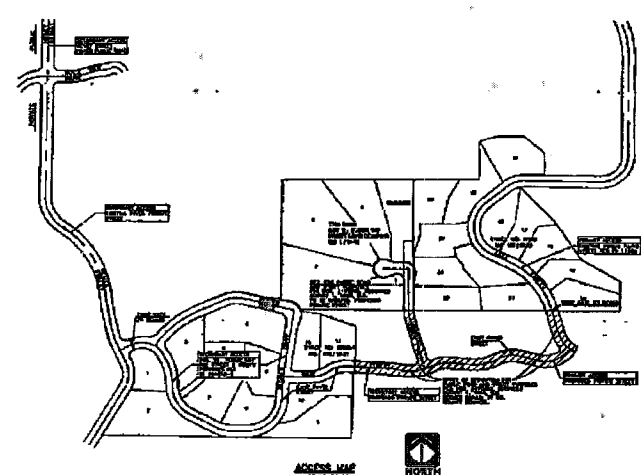
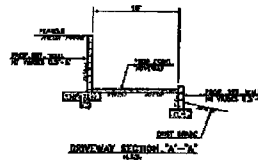
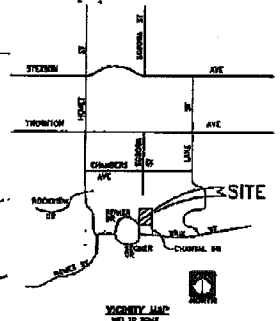
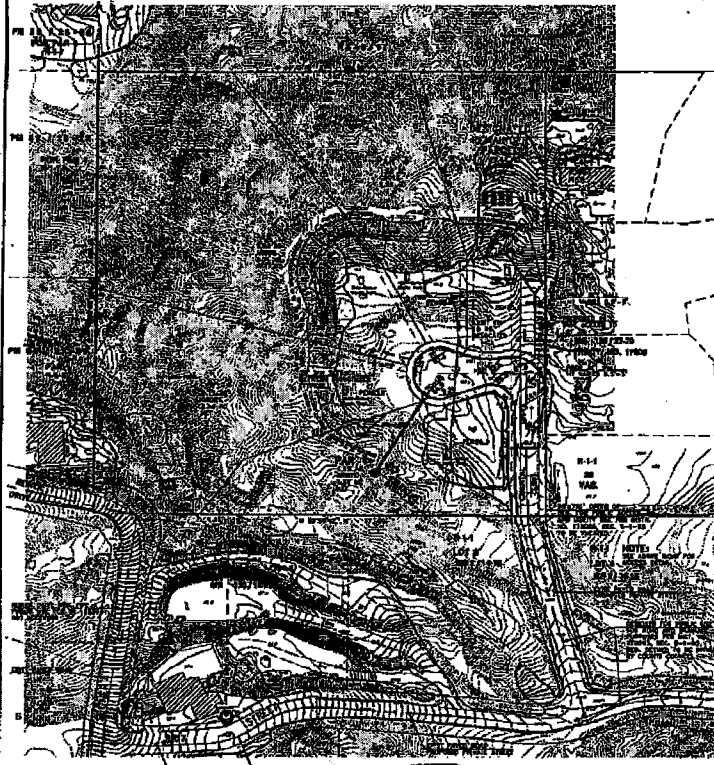
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 3/29/2017 12:03:08 PM

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Notes

COUNTY OF RIVERSIDE
**TENTATIVE PARCEL MAP
 NO. 36201
 AMENDED NO. 1**



DATA AREA SUMMARY

DATE	AREA
1	AREA 1
2	AREA 2
3	AREA 3
4	AREA 4
5	AREA 5
6	AREA 6
7	AREA 7
8	AREA 8
9	AREA 9
10	AREA 10
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OWNER/APPLICANT
 HLAINE A. WOMER, CIVIL ENGINEER
 1000 N. GATEWAY BLVD., SUITE 100
 RIVERSIDE, CA 92507

ASSESSOR'S PARCEL NO.
 800-000-0000

EXISTING LAND USE
 VACANT

IMPROVEMENT SCHEDULE
 NONE

PROPOSED LAND USE
 SINGLE FAMILY RESIDENTIAL

EXISTING ZONING
 R-1 (SINGLE-FAMILY RESIDENTIAL)

LANDUSE DESIGNATION
 SINGLE-FAMILY RESIDENTIAL

UTILITIES
 WATER - UNDER GROUND
 SEWER - UNDER GROUND
 GAS - UNDER GROUND
 TELEPHONE - UNDER GROUND

NUMBER OF PARCELS
 1

APPROXIMATE PARCEL SIZE
 1.00 ACRES

CONTIGUOUS OWNERSHIP
 NONE

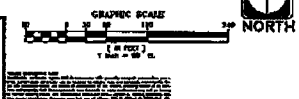
TRAILER GUIDE
 NONE

PREVIOUS APPLICATION
 NONE

FIRE DEPARTMENT NOTE
 NONE

EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS
 1. ALL EXISTING UTILITIES ARE UNDER GROUND.
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Underground Service Alert
 CALL TOLL FREE
 1-800
 227-2640



NO.	REVISION	DATE	BY

SEAL-COUNTY
 COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY: _____
 DATE: _____
 RECOMMENDED: _____
 DATE: _____

SEAL-ENGINEER
HLAINE A. WOMER
 CIVIL ENGINEER
 1000 N. GATEWAY BLVD., SUITE 100
 RIVERSIDE, CA 92507
 PREPARED BY: HLAINE A. WOMER
 DATE: _____

BENCHMARK
 NONE

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP
 NO. 36201
 AMENDED NO. 1
 SHEET NO. 1
 OF 1 SHEETS

Extension of Time Environmental Determination

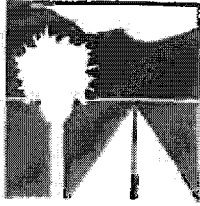
Project Case Number: PM36201
Original E.A. Number: 42136
Extension of Time No.: FIRST
Original Approval Date: April 25, 2011
Project Location: North of Segner Drive, South of Chambers Avenue, East of Hemet Street, and West of Lake Street
Project Description: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

On April 25, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Arturo Ortuño, Contract Planner

Date: April 17, 2017
For Charissa Leech, Assistant TLMA Director



Rosenthal & Excell
Commercial Real Estate Services, Inc.

N10-10-002

March 28, 2017

Mr. Arturo Ortuno
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP 36201

In accordance with your request, we have reviewed your March 22, 2017, e-mail and additional Conditions of Approval. We are in concurrence with the addition of the seven new conditions from the Health Department, Transportation Department and Building and Safety Grading Department:

- 50. E. HEALTH - REQ E HEALTH DOCUMENTS
- 50. TRANS - FINAL ACCESS AND MAINTENANCE
- 60. BS GRADE - REQ BMP SWPPP WQMP
- 60. TRANS - FINAL WQMP FOR GRADING
- 80. TRANS - WQMP AND MAINTENANCE
- 90. BS GRADE - WQMP REQUIRED
- 90. TRANS - WQMP COMP AND BNS REG

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

7 SUMMIT PROPERTIES, LLC

Howard Rosenthal

1600 East Florida Avenue, Suite 110 • Hemet, California 92544 • (951) 658-2559
Fax: (951) 658-7690 • email: hrge@rosenthalexcell.com

03/29/17
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - 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. 12 EOT1 - 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

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CONDITIONS OF APPROVAL

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 EOT1 - 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. 7 EOT1 - 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.

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TRANS DEPARTMENT

60.TRANS. 1

EOT1 - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -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.

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CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1 - 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. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMNI

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - 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)

1.5

Agenda Item No.
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 36201
SECOND EXTENSION OF TIME
Applicant: 7 Summit Properties 2, LLC



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 to subdivide 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201

BACKGROUND:

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011.

The first Extension of Time was received March 3, 2016, ahead of the expiration date of April 25, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 28, 2017.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 28, 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.

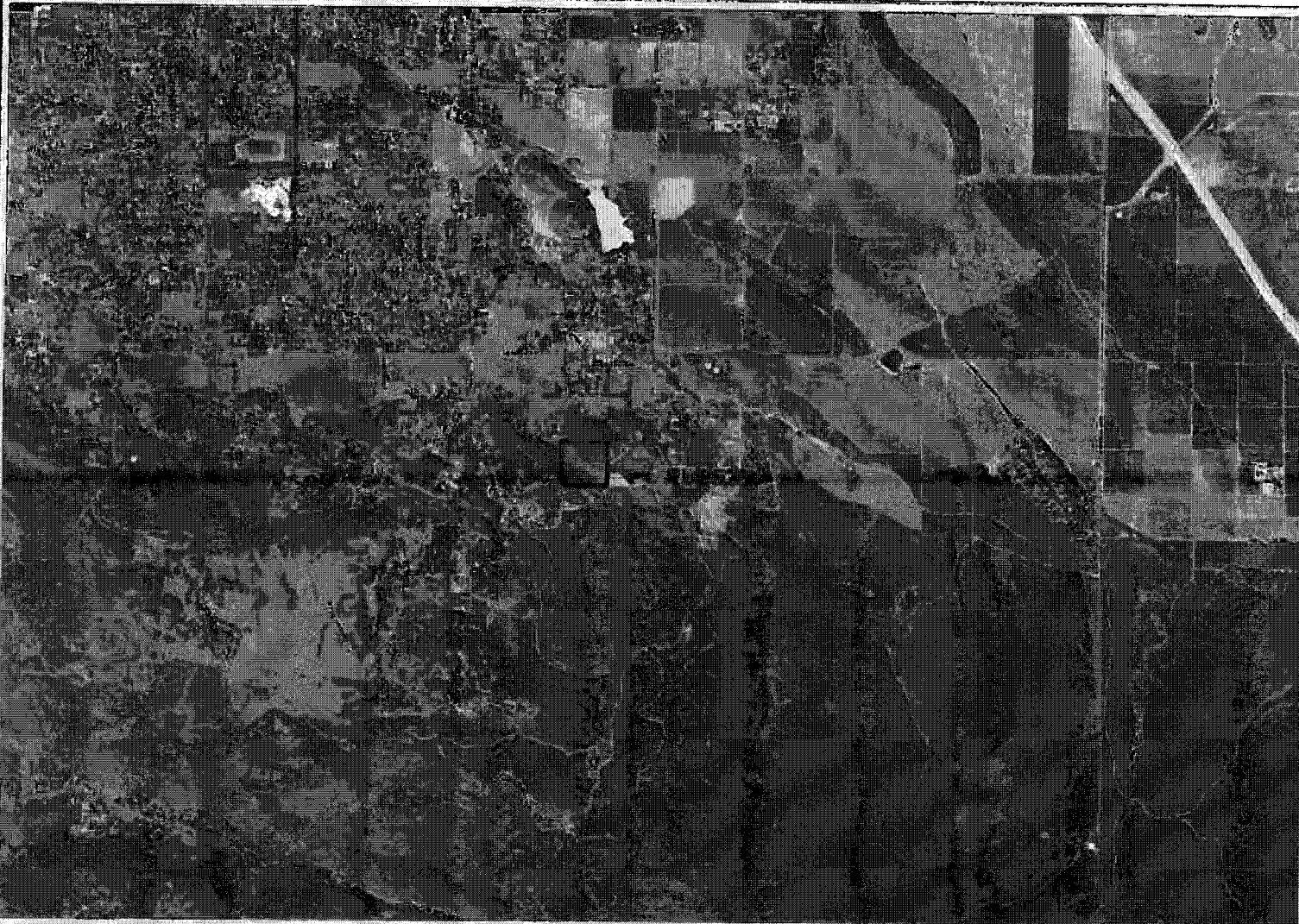
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 25, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36201**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

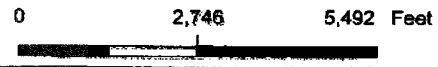
First EOT for PM36201

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads**
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- lines
- waterbodies**
- Lakes
- Rivers



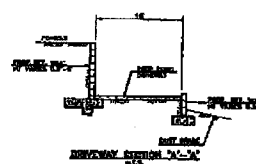
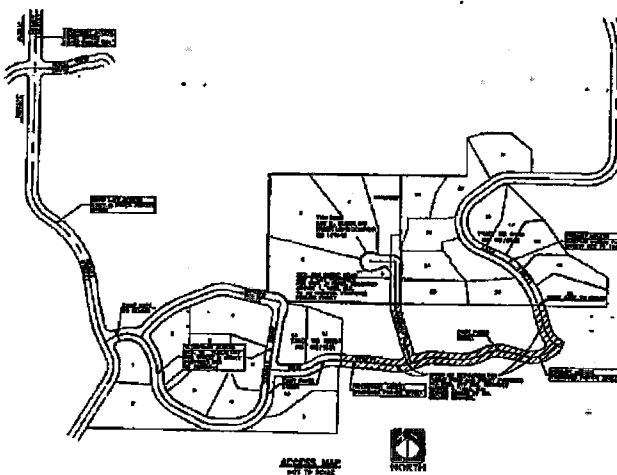
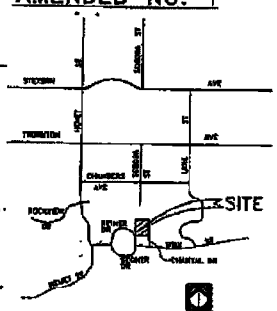
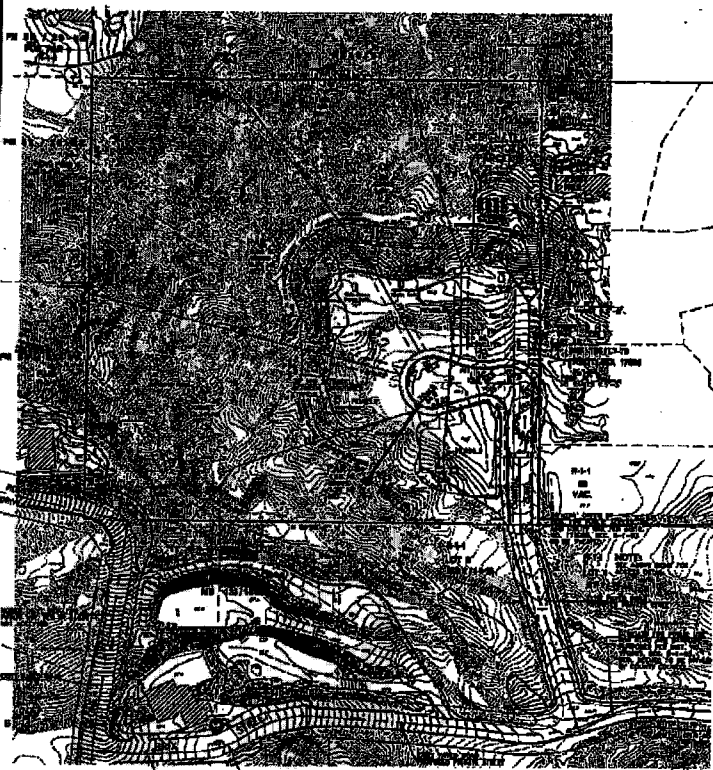
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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© Riverside County RCIT GIS

Notes

COUNTY OF RIVERSIDE
**TENTATIVE PARCEL MAP
 NO. 36201
 AMENDED NO. 1**

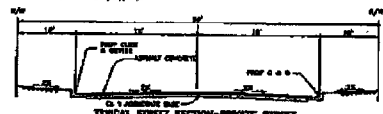


PARALLEL BOUNDARY

ADJ. NO.	DESCRIPTION
1.	LINE OF
2.	LINE OF
3.	LINE OF
4.	LINE OF

LEGEND

SP	SEE PLAN SHOWING
CP	SEE PLAN SHOWING
TC	TOP OF CURB ELEVATION
FC	FINISHED GRADE ELEVATION
FL	PROPOSED LAND USE
PL	PROPOSED RECORD RAIL



CITY/APPPLICANT
 LINDA A. WOMER, CIVIL ENGINEER
 1000 N. G ST., SUITE 100
 RIVERSIDE, CALIF. 92507
ASSESSOR'S PARCEL NO.
 700000000000000000
EXISTING LAND USE
 VACANT
IMPROVEMENT SCHEDULE
 NONE
ADJACENT LAND USE
 RESIDENTIAL
PROPOSED LAND USE
 SINGLE FAMILY RESIDENTIAL
EXISTING ZONING
 R1-1
LAND USE DESIGNATION
 SINGLE FAMILY RESIDENTIAL
UTILITIES
 WATER - UNDER
 SANITARY - UNDER
 GAS - UNDER
NUMBER OF PARCELS
 1
ADJACENT PARCEL SIZE
 1.00 ACRES
CONTIGUOUS OWNERSHIP
 NONE
THOMAS CURVE
 NONE
PREVIOUS APPLICATION
 NONE
FIRE DEPARTMENT NOTE
 NONE

SOURCE OF TOPOGRAPHY
 COUNTY OF RIVERSIDE
SCHOOL DISTRICT
 NONE
FLOOD PLAIN
 NONE
SPECIFIC PLAN
 NONE
COUNTY SERVICE AREA
 NONE
COMMUNITY PLAN
 NONE
PROPERTY DESCRIPTION
 A PARCEL OF LAND IN THE COUNTY OF RIVERSIDE, CALIFORNIA, BEING PARCEL NO. 700000000000000000, AS SHOWN ON THE PARCEL MAP NO. 36201, AMENDED NO. 1, OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS SET FORTH IN THE OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

Underground Service Alert
 CALL TOLL FREE
 1-800
 227-2580



NO.	DATE	REVISION

SEAL-COUNTY	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____	SEAL-ENGINEER BLAINE A. WOMER CIVIL ENGINEERING DATE: _____	BENCHMARK	COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 36201 AMENDED NO. 1 SHEET NO. 1 OF 1
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Extension of Time Environmental Determination

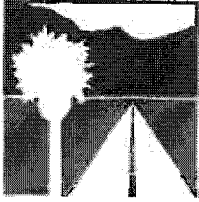
Project Case Number: PM36201
 Original E.A. Number: 42136
 Extension of Time No.: Second
 Original Approval Date: April 25, 2011
 Project Location: North of Segner Drive, South of Chambers Avenue, East of Hemet Street, and West of Lake Street
 Project Description: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

On April 25, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: April 20, 2017
 For Charissa Leech, Assistant TLMA Director



Rosenthal & Excell
Commercial Real Estate Services, Inc.

N10-10-002

March 28, 2017

Mr. Arturo Ortuno
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

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E HEALTH DEPARTMENT

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TRANS DEPARTMENT

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TRANS DEPARTMENT

90.TRANS. 2 EOT1 - 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
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - 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)

1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1 acre minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2017.

1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1ac minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2018.

1.6 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201** – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS: R) – Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, two (2) GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

APPROVED First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027.

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

NONE

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

3.1 NONE