

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



ITEM
1.16
(ID # 4593)

MEETING DATE:

Tuesday, July 11, 2017

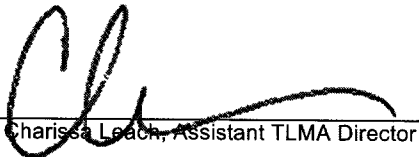
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33977 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac); Open Space: Open Space Conservation (OS-C) and Open Space Recreation (OS-R); and Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue and westerly of Foothill Road – 123.07 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1 – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977, extending the expiration date to March 27, 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 May 17, 2017. The Tentative Tract Map No. 33977 will now expire on March 27, 2018.

ACTION: Consent



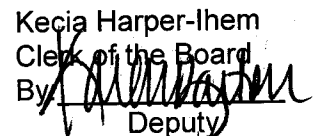
Charissa Leach, Assistant TLMA Director

6/20/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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: July 11, 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 Tract Map No. 33977 was originally approved at Planning Commission on March 27, 2007.

A first Extension of Time was filed March 6, 2017, ahead of the expiration date of March 27, 2017. The County has been negotiating conditions of approval and processing the Extension 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 Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first Extension of Time for Tentative Tract Map No. 33977 on May 17, 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


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

Additional Fiscal Information

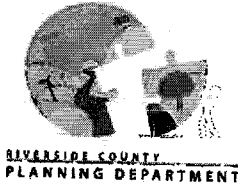
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

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



Tina Grande, Principal Management Analyst 6/29/2017



**PLANNING COMMISSION
MINUTE ORDER
MAY 17, 2017**

- I. **AGENDA ITEM 1.7**
FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977 – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Perris Reservoir Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5 du/ac); Open Space: Open Space Conservation (OS-C) and Open Space Recreation (OS-R); and Rural Community: Rural Residential (RR) (5 acre minimum) – Location: Northerly of Orange Avenue, easterly of Bradley Road, southerly of Water Avenue, and westerly of Foothill Road – 123.07 Gross Acres – Zoning: SP (McCanna Hills SP No. 246A1) – Approved Project Description: Schedule "A" Subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

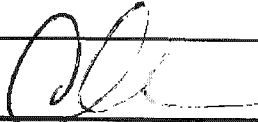
 - II. **PROJECT DESCRIPTION:**
First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018.

 - III. **PLANNING COMMISSION ACTION:**
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0
- APPROVED**- First Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2018.

1.7

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning District: Perris Reservoir
Supervisorial District: Fifth
Project Planner: Arturo Ortuño
Planning Commission Hearing: May 17, 2017

TENTATIVE TRACT MAP NO. 33977
FIRST EXTENSION OF TIME
Applicant: McCanna Hills, 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 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977

BACKGROUND:

Tentative Tract Map No. 33977 was originally approved at Planning Commission on March 27, 2007.

A first Extension of Time was filed March 6, 2017, ahead of the expiration date of March 27, 2017. The County have been negotiating conditions of approval and processing the extension 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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 20, 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.

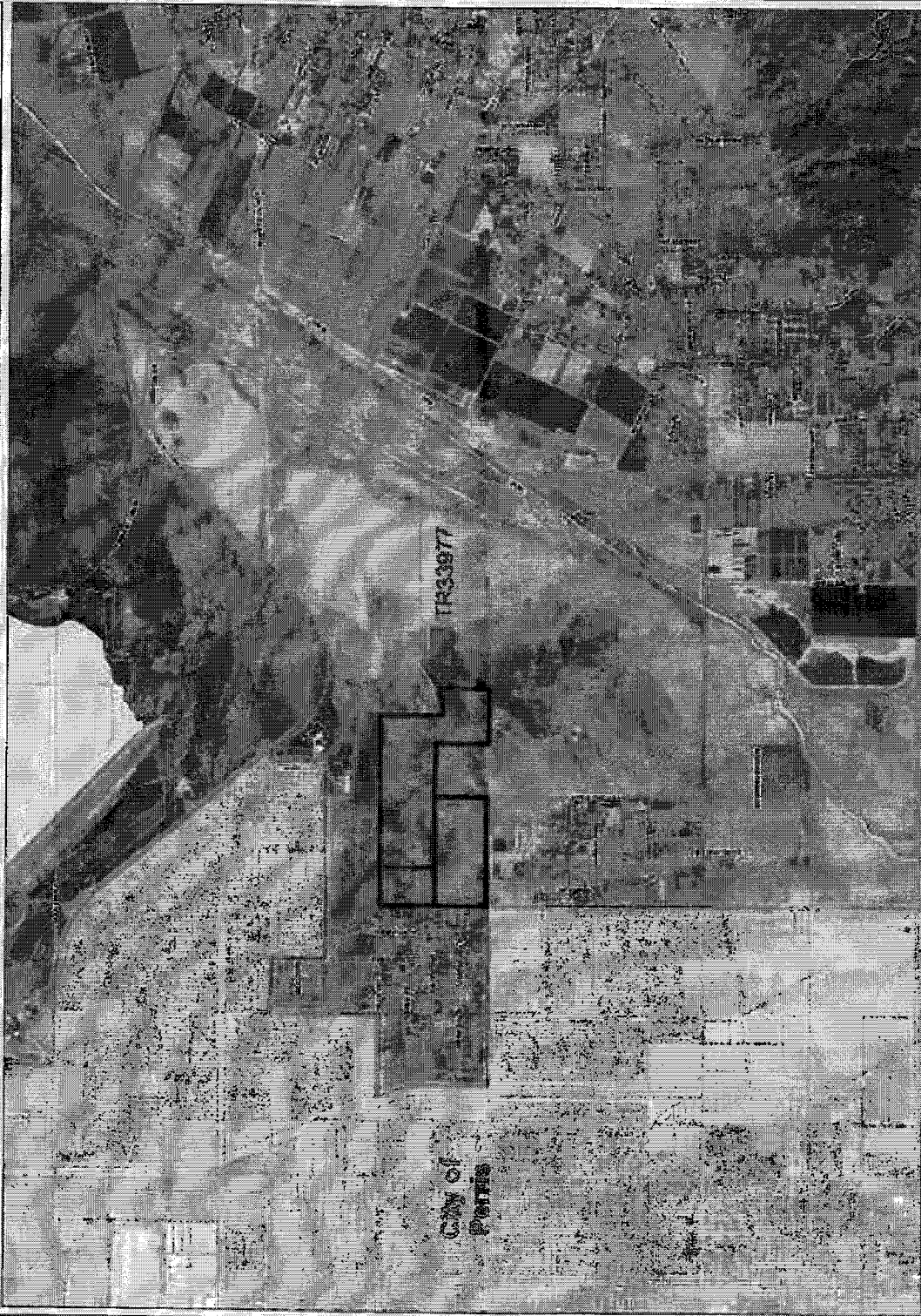
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33977

Vicinity Map



0 4,580 9,160 Feet



REPORT PRINTED ON... 4/12/2017 11:30:12 AM

© Riverside County RCIT GIS

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.

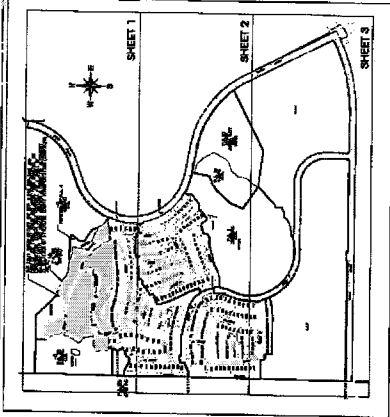
Notes

Legend

- City Boundaries
- Cities
- highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
- majorroads
- counties
- cities
- hydrography/lines
- waterbodies
 - Lakes
 - Rivers



MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL
 County of Riverside, State of California
PAS 3B, 5A, 5B, 6, 8, 10, & 11
AMENDMENT 2

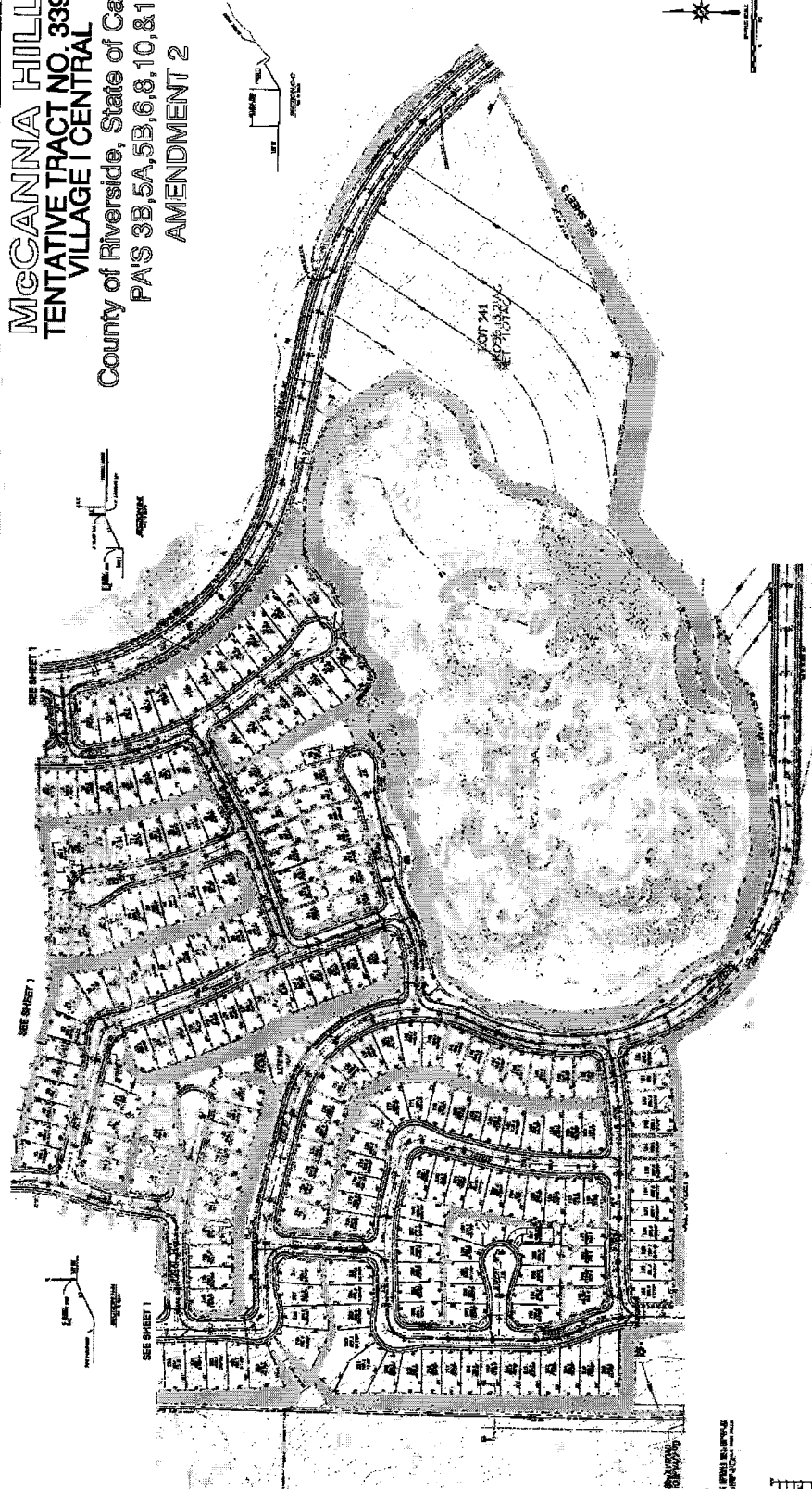


PHASE LOT NUMBER DU/TM INDEX MAP

PHASE	LOT NUMBER	DU/TM	INDEX MAP
1	1-55	55	55
2	1-56	56	56
3	1-57	57	57
4	1-58	58	58
5	1-59	59	59
6	1-60	60	60
7	1-61	61	61
8	1-62	62	62
9	1-63	63	63
10	1-64	64	64
11	1-65	65	65
12	1-66	66	66
13	1-67	67	67
14	1-68	68	68
15	1-69	69	69
16	1-70	70	70
17	1-71	71	71
18	1-72	72	72
19	1-73	73	73
20	1-74	74	74
21	1-75	75	75
22	1-76	76	76
23	1-77	77	77
24	1-78	78	78
25	1-79	79	79
26	1-80	80	80
27	1-81	81	81
28	1-82	82	82
29	1-83	83	83
30	1-84	84	84
31	1-85	85	85
32	1-86	86	86
33	1-87	87	87
34	1-88	88	88
35	1-89	89	89
36	1-90	90	90
37	1-91	91	91
38	1-92	92	92
39	1-93	93	93
40	1-94	94	94
41	1-95	95	95
42	1-96	96	96
43	1-97	97	97
44	1-98	98	98
45	1-99	99	99
46	1-100	100	100

P.A.	MINI LOT AREA	LOT NUMBER	DU/TM	DU/SP/AC/TM/AC/SP
1	1,200 S.F.	1-100	20	20
2	1,200 S.F.	1-101	20	20
3	1,200 S.F.	1-102	20	20
4	1,200 S.F.	1-103	20	20
5	1,200 S.F.	1-104	20	20
6	1,200 S.F.	1-105	20	20
7	1,200 S.F.	1-106	20	20
8	1,200 S.F.	1-107	20	20
9	1,200 S.F.	1-108	20	20
10	1,200 S.F.	1-109	20	20
11	1,200 S.F.	1-110	20	20
12	1,200 S.F.	1-111	20	20
13	1,200 S.F.	1-112	20	20
14	1,200 S.F.	1-113	20	20
15	1,200 S.F.	1-114	20	20
16	1,200 S.F.	1-115	20	20
17	1,200 S.F.	1-116	20	20
18	1,200 S.F.	1-117	20	20
19	1,200 S.F.	1-118	20	20
20	1,200 S.F.	1-119	20	20
21	1,200 S.F.	1-120	20	20
22	1,200 S.F.	1-121	20	20
23	1,200 S.F.	1-122	20	20
24	1,200 S.F.	1-123	20	20
25	1,200 S.F.	1-124	20	20
26	1,200 S.F.	1-125	20	20
27	1,200 S.F.	1-126	20	20
28	1,200 S.F.	1-127	20	20
29	1,200 S.F.	1-128	20	20
30	1,200 S.F.	1-129	20	20
31	1,200 S.F.	1-130	20	20
32	1,200 S.F.	1-131	20	20
33	1,200 S.F.	1-132	20	20
34	1,200 S.F.	1-133	20	20
35	1,200 S.F.	1-134	20	20
36	1,200 S.F.	1-135	20	20
37	1,200 S.F.	1-136	20	20
38	1,200 S.F.	1-137	20	20
39	1,200 S.F.	1-138	20	20
40	1,200 S.F.	1-139	20	20
41	1,200 S.F.	1-140	20	20
42	1,200 S.F.	1-141	20	20
43	1,200 S.F.	1-142	20	20
44	1,200 S.F.	1-143	20	20
45	1,200 S.F.	1-144	20	20
46	1,200 S.F.	1-145	20	20
47	1,200 S.F.	1-146	20	20
48	1,200 S.F.	1-147	20	20
49	1,200 S.F.	1-148	20	20
50	1,200 S.F.	1-149	20	20
51	1,200 S.F.	1-150	20	20
52	1,200 S.F.	1-151	20	20
53	1,200 S.F.	1-152	20	20
54	1,200 S.F.	1-153	20	20
55	1,200 S.F.	1-154	20	20
56	1,200 S.F.	1-155	20	20
57	1,200 S.F.	1-156	20	20
58	1,200 S.F.	1-157	20	20
59	1,200 S.F.	1-158	20	20
60	1,200 S.F.	1-159	20	20
61	1,200 S.F.	1-160	20	20
62	1,200 S.F.	1-161	20	20
63	1,200 S.F.	1-162	20	20
64	1,200 S.F.	1-163	20	20
65	1,200 S.F.	1-164	20	20
66	1,200 S.F.	1-165	20	20
67	1,200 S.F.	1-166	20	20
68	1,200 S.F.	1-167	20	20
69	1,200 S.F.	1-168	20	20
70	1,200 S.F.	1-169	20	20
71	1,200 S.F.	1-170	20	20
72	1,200 S.F.	1-171	20	20
73	1,200 S.F.	1-172	20	20
74	1,200 S.F.	1-173	20	20
75	1,200 S.F.	1-174	20	20
76	1,200 S.F.	1-175	20	20
77	1,200 S.F.	1-176	20	20
78	1,200 S.F.	1-177	20	20
79	1,200 S.F.	1-178	20	20
80	1,200 S.F.	1-179	20	20
81	1,200 S.F.	1-180	20	20
82	1,200 S.F.	1-181	20	20
83	1,200 S.F.	1-182	20	20
84	1,200 S.F.	1-183	20	20
85	1,200 S.F.	1-184	20	20
86	1,200 S.F.	1-185	20	20
87	1,200 S.F.	1-186	20	20
88	1,200 S.F.	1-187	20	20
89	1,200 S.F.	1-188	20	20
90	1,200 S.F.	1-189	20	20
91	1,200 S.F.	1-190	20	20
92	1,200 S.F.	1-191	20	20
93	1,200 S.F.	1-192	20	20
94	1,200 S.F.	1-193	20	20
95	1,200 S.F.	1-194	20	20
96	1,200 S.F.	1-195	20	20
97	1,200 S.F.	1-196	20	20
98	1,200 S.F.	1-197	20	20
99	1,200 S.F.	1-198	20	20
100	1,200 S.F.	1-199	20	20
101	1,200 S.F.	1-200	20	20
102	1,200 S.F.	1-201	20	20
103	1,200 S.F.	1-202	20	20
104	1,200 S.F.	1-203	20	20
105	1,200 S.F.	1-204	20	20
106	1,200 S.F.	1-205	20	20
107	1,200 S.F.	1-206	20	20
108	1,200 S.F.	1-207	20	20
109	1,200 S.F.	1-208	20	20
110	1,200 S.F.	1-209	20	20
111	1,200 S.F.	1-210	20	20
112	1,200 S.F.	1-211	20	20
113	1,200 S.F.	1-212	20	20
114	1,200 S.F.	1-213	20	20
115	1,200 S.F.	1-214	20	20
116	1,200 S.F.	1-215	20	20
117	1,200 S.F.	1-216	20	20
118	1,200 S.F.	1-217	20	20
119	1,200 S.F.	1-218	20	20
120	1,200 S.F.	1-219	20	20
121	1,200 S.F.	1-220	20	20
122	1,200 S.F.	1-221	20	20
123	1,200 S.F.	1-222	20	20
124	1,200 S.F.	1-223	20	20
125	1,200 S.F.	1-224	20	20
126	1,200 S.F.	1-225	20	20
127	1,200 S.F.	1-226	20	20
128	1,200 S.F.	1-227	20	20
129	1,200 S.F.	1-228	20	20
130	1,200 S.F.	1-229	20	20
131	1,200 S.F.	1-230	20	20
132	1,200 S.F.	1-231	20	20
133	1,200 S.F.	1-232	20	20
134	1,200 S.F.	1-233	20	20
135	1,200 S.F.	1-234	20	20
136	1,200 S.F.	1-235	20	20
137	1,200 S.F.	1-236	20	20
138	1,200 S.F.	1-237	20	20
139	1,200 S.F.	1-238	20	20
140	1,200 S.F.	1-239	20	20
141	1,200 S.F.	1-240	20	20
142	1,200 S.F.	1-241	20	20
143	1,200 S.F.	1-242	20	20
144	1,200 S.F.	1-243	20	20
145	1,200 S.F.	1-244	20	20
146	1,200 S.F.	1-245	20	20
147	1,200 S.F.	1-246	20	20
148	1,200 S.F.	1-247	20	20
149	1,200 S.F.	1-248	20	20
150	1,200 S.F.	1-249	20	20
151	1,200 S.F.	1-250	20	20
152	1,200 S.F.	1-251	20	20
153	1,200 S.F.	1-252	20	20
154	1,200 S.F.	1-253	20	20
155	1,200 S.F.	1-254	20	20
156	1,200 S.F.	1-255	20	20
157	1,200 S.F.	1-256	20	20
158	1,200 S.F.	1-257	20	20
159	1,200 S.F.	1-258	20	20
160	1,200 S.F.	1-259	20	20
161	1,200 S.F.	1-260	20	20
162	1,200 S.F.	1-261	20	20
163	1,200 S.F.	1-262	20	20
164	1,200 S.F.	1-263	20	20
165	1,200 S.F.	1-264	20	20
166	1,200 S.F.	1-265	20	20
167	1,200 S.F.	1-266	20	20
168	1,200 S.F.	1-267	20	20
169	1,200 S.F.	1-268	20	20
170	1,200 S.F.	1-269	20	20
171	1,200 S.F.	1-270	20	20
172	1,200 S.F.	1-271	20	20
173	1,200 S.F.	1-272	20	20
174	1,200 S.F.	1-273	20	20
175	1,200 S.F.	1-274	20	20
176	1,200 S.F.	1-275	20	20
177	1,200 S.F.	1-276	20	20
178	1,200 S.F.	1-277	20	20
179	1,200 S.F.	1-278	20	20
180	1,200 S.F.	1-279	20	20
181	1,200 S.F.	1-280	20	20
182	1,200 S.F.			

MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL
 County of Riverside, State of California
 PAS 3B, 5A, 5B, 6, 8, 10, & 11
AMENDMENT 2



DATE:
 DRAWN BY:
 CHECKED BY:
 TITLE:
 SHEET NO.: **2**
 OF
 COUNTY OF RIVERSIDE



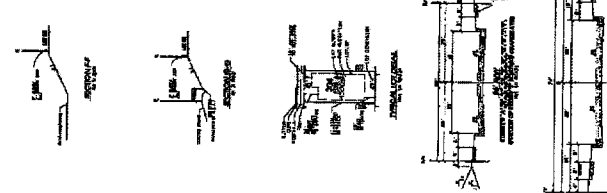
PREPARED BY:
 ENGINEERING FIRM
 12345 MAIN STREET
 RIVERSIDE, CA 92506
 (951) 555-1234

SEE SHEET 3

Typical Street Sections

SECTION 1
 SECTION 2
 SECTION 3

SECTION 4
 SECTION 5



**MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL**

County of Riverside, State of California
PAS 3B, 5A, 5B, 6, 8, 10, & 11
AMENDMENT 2

PARK

FUTURE
SCHOOL

N.A.P.

FOR GRADING THIS AREA SEE TTM 33976

TTM 33976

SEE SHEET 2

FOR GRADING THIS AREA SEE TTM 33976

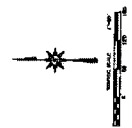
TTM 33976

N.A.P.

FOR GRADING THIS AREA SEE TTM 33976

TTM 33976

Typical Street Section



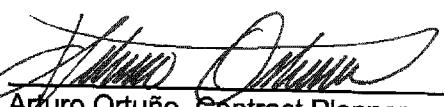
		MCCANNA HILLS TENTATIVE TRACT NO. 33977 COUNTY OF RIVERSIDE
PROJECT NO. 10000 SHEET NO. 3 DATE: 10/15/10		

Extension of Time Environmental Determination

Project Case Number: TR33977
 Original E.A. Number: 33988
 Extension of Time No.: First
 Original Approval Date: March 27, 2007
 Project Location: North of Orange Avenue, East of Bradley Road, South of Water Avenue and West of Foothill Road.
 Project Description: Schedule A - subdivision of 123.07 acres into 309 residential lots with a minimum lot size of 5,000 sq. ft. and 8 open space lots.

On March 27, 2007, 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: 
 Arturo Ortuño, Contract Planner

Date: April 12, 2017
 For Charissa Leech, Assistant TLMA Director

Harris, Dionne

From: Mark Burkes <mburkes@npland.com>
Sent: Monday, March 20, 2017 12:04 PM
To: Harris, Dionne; Dawn-Marie Aleson
Subject: RE: EOT Recommended Conditions for Acceptance

Hello Dionne,

Regarding parcel 307-060-006 TTM TR33977,

We accept ALL the following new conditions:

- 50. E HEALTH. 6 EOT1-REQ E HEALTH DOCUMENTS
- 50. TRANS. 39 EOT1-FINAL ACCESS AND MAINT
- 60. BS GRADE. 15 EOT1-REQ BMP SWPPP WQMP
- 60. TRANS. 1 EOT1-FINAL WQMP FOR GRADING
- 80. TRANS. 5 EOT1 WQMP AND MAINTENANCE
- 90. BS GRADE. 3 EOT1 WQMP REQUIRED
- 90. TRANS. 8 EOT1 – WQMP COMP AND BNS REG

Mark Burkes
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)
mburkes@npland.com | npland.com

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Tuesday, March 14, 2017 11:29 AM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Subject: EOT Recommended Conditions for Acceptance

Attn: Mark Burkes
McCanna Hills, LLC
100 Bayview Circle, STE 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977.

The County Planning Department has determined it necessary to recommend the addition of fourteen (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.

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 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. 39 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

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 39

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. 15

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.

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

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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. 5

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.

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

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

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. 8

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

04/12/17
11:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33977

Parcel: 307-060-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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)