

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



ITEM
1.18
(ID # 5088)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32379 – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly of Pourroy Road and Auld Road – 21.01 Gross Acres – Zoning: General Commercial (C-1/C-P) – APPROVED PROJECT DESCRIPTION: Schedule “E” Subdivision of 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379, extending the expiration date to June 14, 2018. [Applicant Fees 100%].

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

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on June 21, 2017. The Tentative Parcel Map No. 32379 will now expire on June 14, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

8/15/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 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. 32379 was approved by the Planning Commission on June 14, 2006.

The first Extension of Time was approved by the Planning Commission on September 7, 2016.

The second Extension of Time was received April 20, 2017, ahead of the expiration date of June 14, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 10, 2017.

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 Planning Commission heard the second Extension of Time for Tentative Parcel Map No. 32379 on June 21, 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**
- C. **LETTERS RECEIVED AT PLANNING COMMISSION**


Tina Grande, Principal Management Analyst 8/18/2017

1.18

RIVERSIDE COUNTY BOARD OF SUPERVISORS Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 8/29/17 Agenda #: 1.18

SPEAKER'S NAME: Matthew Fagan
(Print Name)

Address: _____
(Only required if follow-up mail response is requested)

City: _____ Zip: _____

Phone #: _____ Email: _____

I AM:

The Applicant A Neighbor

Applicant's Representative Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

I wish to speak I DO NOT wish to speak
 I wish to speak with a Media Presentation

I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

only if pulled for discussion

(Name)

Position on Agenda Item:

In Favor Neutral Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office, 24 hours in advance of the Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in the front row to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

***PLEASE TURN OFF ALL CELL PHONES AND PAGERS WHILE THE PUBLIC HEARING IS IN SESSION OR SWITCH THEM TO VIBRATE AND ANSWER CALLS AFTER LEAVING THE ROOM.**



**PLANNING COMMISSION
MINUTE ORDER
JUNE 21, 2017**

I. AGENDA ITEM 1.10

SECOND EXTENSION OF TIME REQUEST for **TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southeasterly of Pourroy Road and Auld Road – 21.01 Gross Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” Subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018.

III. PLANNING COMMISSION ACTION:

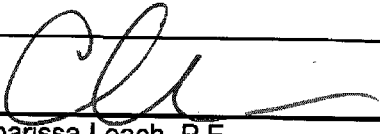
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake
A vote of 5-0

APPROVED - Second Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2018.

1.10

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE PARCEL MAP NO. 32379
SECOND EXTENSION OF TIME
Applicant: Matthew Fagan Consulting
Services



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 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

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 PARCEL MAP NO. 32379

BACKGROUND:

Tentative Parcel Map No. 32379 was approved at the Planning Commission on June 14, 2006.

The first Extension of Time was approved at the Planning Commission on September 7, 2016.

The second Extension of Time was received April 20, 2017, ahead of the expiration date of June 14, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 10, 2017.

W

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 May 10, 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 June 14, 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. 32379, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 14, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for PM32379

Vicinity Map



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

Notes

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

REPORT PRINTED ON... 5/17/2017 2:20:43 PM

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Extension of Time Environmental Determination

Project Case Number: PM32379
 Original E.A. Number: 39564
 Extension of Time No.: Second
 Original Approval Date: June 14, 2006
 Project Location: Southeast of Pourroy Road and Auld Road

Project Description: Schedule E - subdivision of 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

On June 14, 2006, 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: May 17, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Matthew Fagan <matthewfagan@roadrunner.com>
Sent: Wednesday, May 10, 2017 11:50 AM
To: Ortuno, Arturo
Cc: angie dovres; Mark Swannie
Subject: FW: 2nd EOT PM32379 Recommended Conditions

Arturo:

Greetings.

This e-mail shall serve as correspondence from me, the Extension of Time (EOT) applicant, accepting the recommended conditions, below.

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

Please let me know when the EOT will be scheduled for the Planning Commission and Board of Supervisor's Hearings.

Please contact me if you have any questions or comments.

Thank you.

Matthew Fagan
Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
951-265-5428
matthewfagan@roadrunner.com

Work hard, Play hard, Laugh hard!!

From: angie dovres <angie.douvres@verizon.net>
Date: Wednesday, May 10, 2017 at 10:51 AM
To: Matthew Fagan <matthewfagan@roadrunner.com>
Subject: FW: 2nd EOT PM32379 Recommended Conditions

Angie Douvres
Matthew Fagan Consulting Services
42011 Avenida Vista Ladera
Temecula, CA 92591
951-415-6044 – Direct

From: Ortuno, Arturo [<mailto:AOrtuno@rivco.org>]
Sent: Wednesday, May 10, 2017 10:41 AM

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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

TRANS DEPARTMENT

50.TRANS. 34 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 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)

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11:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7 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)

TRANS DEPARTMENT

60.TRANS. 1 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:

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) RECOMMND

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. 1 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.

Provide documentation from an approved waste hauler in
regards to solid waste service. Please call (951)955-8980
for additional details.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT2 - WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall
comply with the following:

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

EOT2 - WQMP REQUIRED (cont.)

RECOMMND

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. 6

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

05/22/17
11:45

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32379

Parcel: 958-090-001

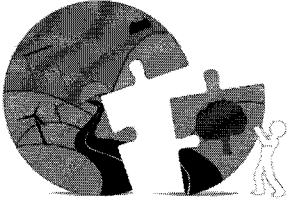
90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

Date: June 21, 2017

To: Board of Supervisors

From: Planning Staff

RE: Letters received for Second Extension of Time for PM32379

One letter was received at Planning Commission:

Noah Rah and Brianne Yhlen, dated June 19, 2017 – In opposition to the extension of time.
(see attached letter)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Noah Rau, Brianne Yhlen
32343 Auld Rd.
Winchester, CA 92596
APN: 964-050-007-7

June 19, 2017

Members of the Riverside County Planning Commission
Attn: Elizabeth Sarabia, TLMA Commission Secretary
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502-1629

**RE: Second Extension of Time for Tentative Parcel Map (TPM) 32379
June 21, 2017 Planning Commission Agenda Item 1.10**

Dear Members of the Riverside County Planning Commission:

As home owners and residents of a property immediately to the east of TPM 32379 we appreciate the opportunity to comment on this second extension of time request.

This TMP was originally approved in 2006 and here we are 11 years later with many new changes and developments in the region that should be considered. Some of these changes include major improvements and widening of Winchester Road to alleviate traffic between Temecula and French Valley/Winchester. It has been suggested based on other recent decisions of this Planning Commission and the Riverside County Board of Supervisors (BOS) that the road depicted in this TPM 32379 no longer reflects the needs of the area for an urban arterial with a 152' right of way.

The original condition of approval "20.PLANNING 002" for TPM 32379 stated that "*the conditionally approved TENTATIVE MAP shall expire three (3) years after the County of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460.* However, Ordinance No. 460 only allows for five, one year extensions which would have made this map absolutely obsolete in June 2014. I asked Mr. Ortuño via email why this was the case but I have not received a response.

Just as no development action has taken place on this TPM 32379 in 11 years, the Riverside County BOS has not taken the necessary steps to condemn the land that would be required to implement the road alignment represented in TPM 32379.

The purpose of this letter is to oppose the Butterfield Stage road re-alignment that this TPM 32379 represents because it would greatly impact our property. We do not believe this road alignment is necessary nor does it fit the region's desires or needs.

Unfortunately we have very busy lives and will be unable to attend the meeting on June 21, 2017 to publicly speak in opposition of this second extension of time for TPM 32379 but we strongly

Noah Rau, Brianne Yhlen
32343 Auld Rd.
Winchester, CA 92596
APN: 964-050-007-7

urge you reject the second extension of time so that the proposed road, which is quite outdated now, is forced to be re-engineered to meet the current desires and needs of the community.

If you would like to discuss this matter further, do not hesitate to contact us.

Sincerely,

Noah Rau
Brianne Y

Noah Rau & Brianne Yhlen