

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



**ITEM**  
1.7  
(ID # 5618)

**MEETING DATE:**

Tuesday, November 14, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36430 – Applicant: Strata Mountain Gate, LLC c/o Eric Flodline – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) – Location: North of Matthews Road, south of McLaughlin Road, east of Briggs Road, west of Emperor Road – 180 Acres – Zoning: Specific Plan No. 260, Planning Area 40 (S-P) – APPROVED PROJECT DESCRIPTION: Schedule A: The land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail. [Applicant Fees 100%]

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

**RECEIVE AND FILE** the Planning Commission's decision to approve the First Extension of Time for Tentative Tract Map No. 36430. It will now expire on August 2, 2018.

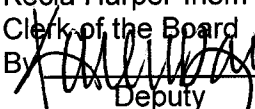
**ACTION:** Consent

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**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: November 14, 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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ NA	\$ NA	\$ NA	\$ NA
<b>NET COUNTY COST</b>	\$ NA	\$ NA	\$ NA	\$ NA
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment: NA</b>	
			<b>For Fiscal Year: NA</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 36430 was originally approved by the Planning Commission on July 31, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7780 where both applications were approved on September 9, 2014.

The First Extension of Time was received on August 2, 2017, ahead of the expiration date of September 9, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 30, 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 First Extension of Time for Tentative Tract Map No. 36430 on September 20, 2017. The Planning Commission approved the project by a 5-0 vote.

**Board Action**

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL**

**Additional Fiscal Information**

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

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

**ATTACHMENTS:**

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

  
Melissa Noone, Associate Management Analyst 11/3/2017



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 20, 2017**

**I. AGENDA ITEM 1.5**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36430** – Applicant: Strata Mountain Gate, LLC c/o Eric Flodline – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Matthews Road, southerly of McLaughlin Road, easterly of Briggs Road, and westerly of Emperor Road – 180 Acres – Zoning: Specific Plan No. 260, Planning Area 40 (S-P) – Approved Project Description: Schedule A, the land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2018.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Shaffer  
A vote of 5-0

**APPROVED** - First Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2018.

1.5

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Ash Syed  
Planning Commission Hearing: September 20, 2017

TENTATIVE TRACT MAP NO. 36430  
FIRST EXTENSION OF TIME  
Applicant: Strata Mountain Gate, LLC  
c/o Eric Flodline

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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 for the recordation of the final map: Schedule A: The land division hereby permitted is to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

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. 36430**

### BACKGROUND:

Tentative Tract Map No. 36430 was originally approved at Planning Commission on July 31, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7780 where both applications were approved on September 9, 2014.

The First Extension of Time was received August 2, 2017, ahead of the expiration date, September 9, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 30, 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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant, August 30, 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.

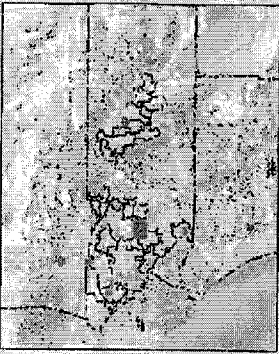
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 9, 2018. If a final map has not been recorded prior this date, a second 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. 36430** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 1st EOT for TR36430

Vicinity Map



Legend

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.



0 3,833

7,666 Feet

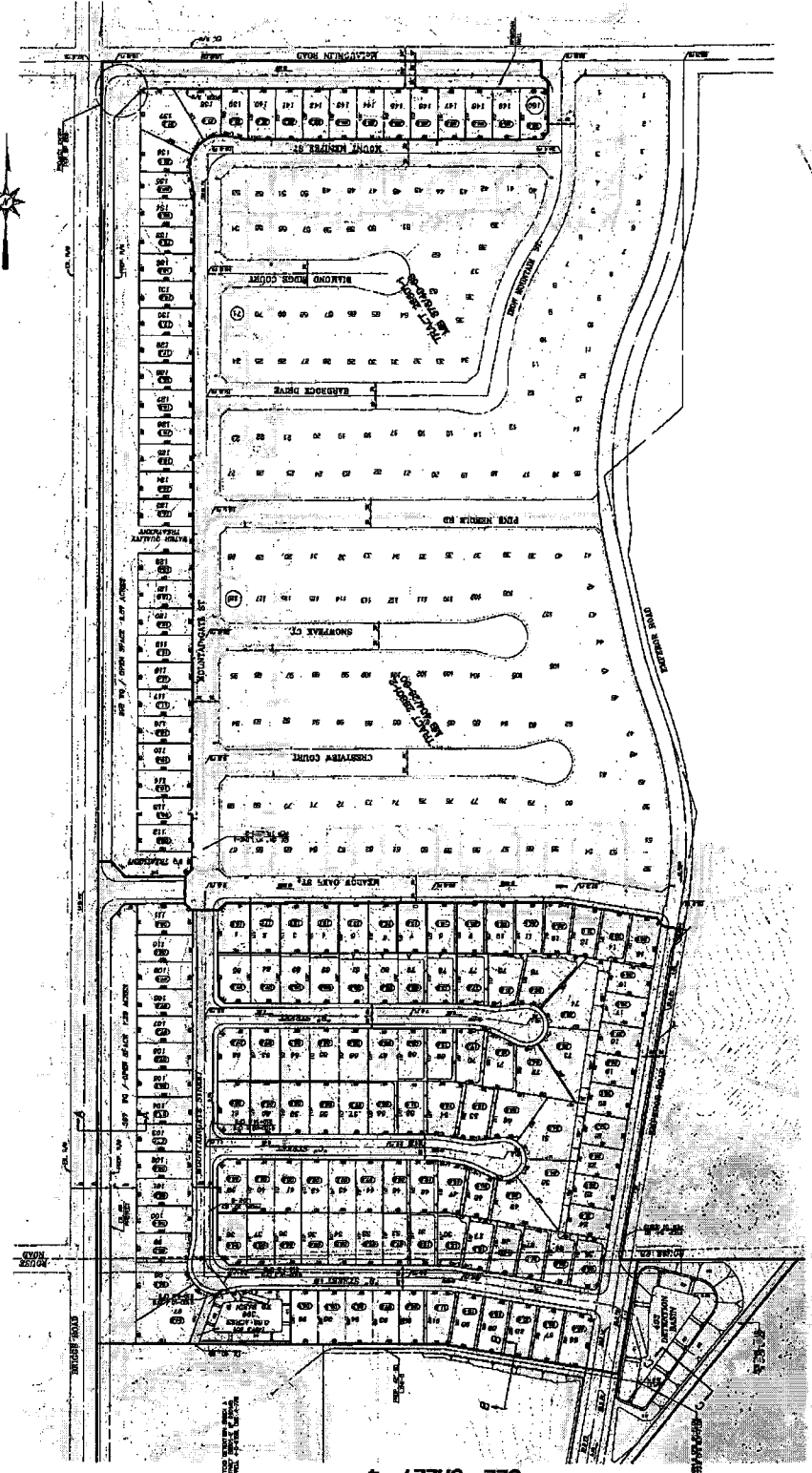


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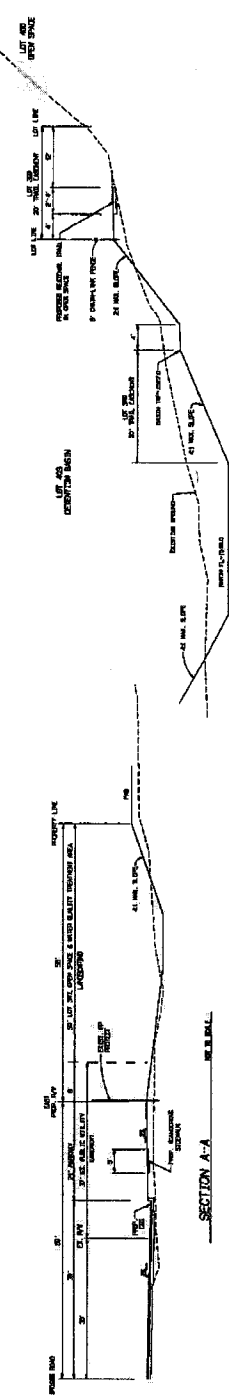
© Riverside County RCIT GIS



PROPOSED LOTS									
LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)	LOT NO.	LOT AREA (SQ. FT.)
1	1200	11	1200	21	1200	31	1200	41	1200
2	1200	12	1200	22	1200	32	1200	42	1200
3	1200	13	1200	23	1200	33	1200	43	1200
4	1200	14	1200	24	1200	34	1200	44	1200
5	1200	15	1200	25	1200	35	1200	45	1200
6	1200	16	1200	26	1200	36	1200	46	1200
7	1200	17	1200	27	1200	37	1200	47	1200
8	1200	18	1200	28	1200	38	1200	48	1200
9	1200	19	1200	29	1200	39	1200	49	1200
10	1200	20	1200	30	1200	40	1200	50	1200
11	1200	21	1200	31	1200	41	1200	51	1200
12	1200	22	1200	32	1200	42	1200	52	1200
13	1200	23	1200	33	1200	43	1200	53	1200
14	1200	24	1200	34	1200	44	1200	54	1200
15	1200	25	1200	35	1200	45	1200	55	1200
16	1200	26	1200	36	1200	46	1200	56	1200
17	1200	27	1200	37	1200	47	1200	57	1200
18	1200	28	1200	38	1200	48	1200	58	1200
19	1200	29	1200	39	1200	49	1200	59	1200
20	1200	30	1200	40	1200	50	1200	60	1200
21	1200	31	1200	41	1200	51	1200	61	1200
22	1200	32	1200	42	1200	52	1200	62	1200
23	1200	33	1200	43	1200	53	1200	63	1200
24	1200	34	1200	44	1200	54	1200	64	1200
25	1200	35	1200	45	1200	55	1200	65	1200
26	1200	36	1200	46	1200	56	1200	66	1200
27	1200	37	1200	47	1200	57	1200	67	1200
28	1200	38	1200	48	1200	58	1200	68	1200
29	1200	39	1200	49	1200	59	1200	69	1200
30	1200	40	1200	50	1200	60	1200	70	1200
31	1200	41	1200	51	1200	61	1200	71	1200
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33	1200	43	1200	53	1200	63	1200	73	1200
34	1200	44	1200	54	1200	64	1200	74	1200
35	1200	45	1200	55	1200	65	1200	75	1200
36	1200	46	1200	56	1200	66	1200	76	1200
37	1200	47	1200	57	1200	67	1200	77	1200
38	1200	48	1200	58	1200	68	1200	78	1200
39	1200	49	1200	59	1200	69	1200	79	1200
40	1200	50	1200	60	1200	70	1200	80	1200
41	1200	51	1200	61	1200	71	1200	81	1200
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47	1200	57	1200	67	1200	77	1200	87	1200
48	1200	58	1200	68	1200	78	1200	88	1200
49	1200	59	1200	69	1200	79	1200	89	1200
50	1200	60	1200	70	1200	80	1200	90	1200
51	1200	61	1200	71	1200	81	1200	91	1200
52	1200	62	1200	72	1200	82	1200	92	1200
53	1200	63	1200	73	1200	83	1200	93	1200
54	1200	64	1200	74	1200	84	1200	94	1200
55	1200	65	1200	75	1200	85	1200	95	1200
56	1200	66	1200	76	1200	86	1200	96	1200
57	1200	67	1200	77	1200	87	1200	97	1200
58	1200	68	1200	78	1200	88	1200	98	1200
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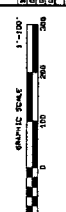


OPEN SPACE LOTS	
LOT NO.	LOT AREA (SQ. FT.)
1	1200
2	1200
3	1200
4	1200
5	1200
6	1200
7	1200
8	1200
9	1200
10	1200
11	1200
12	1200
13	1200
14	1200
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99	1200
100	1200



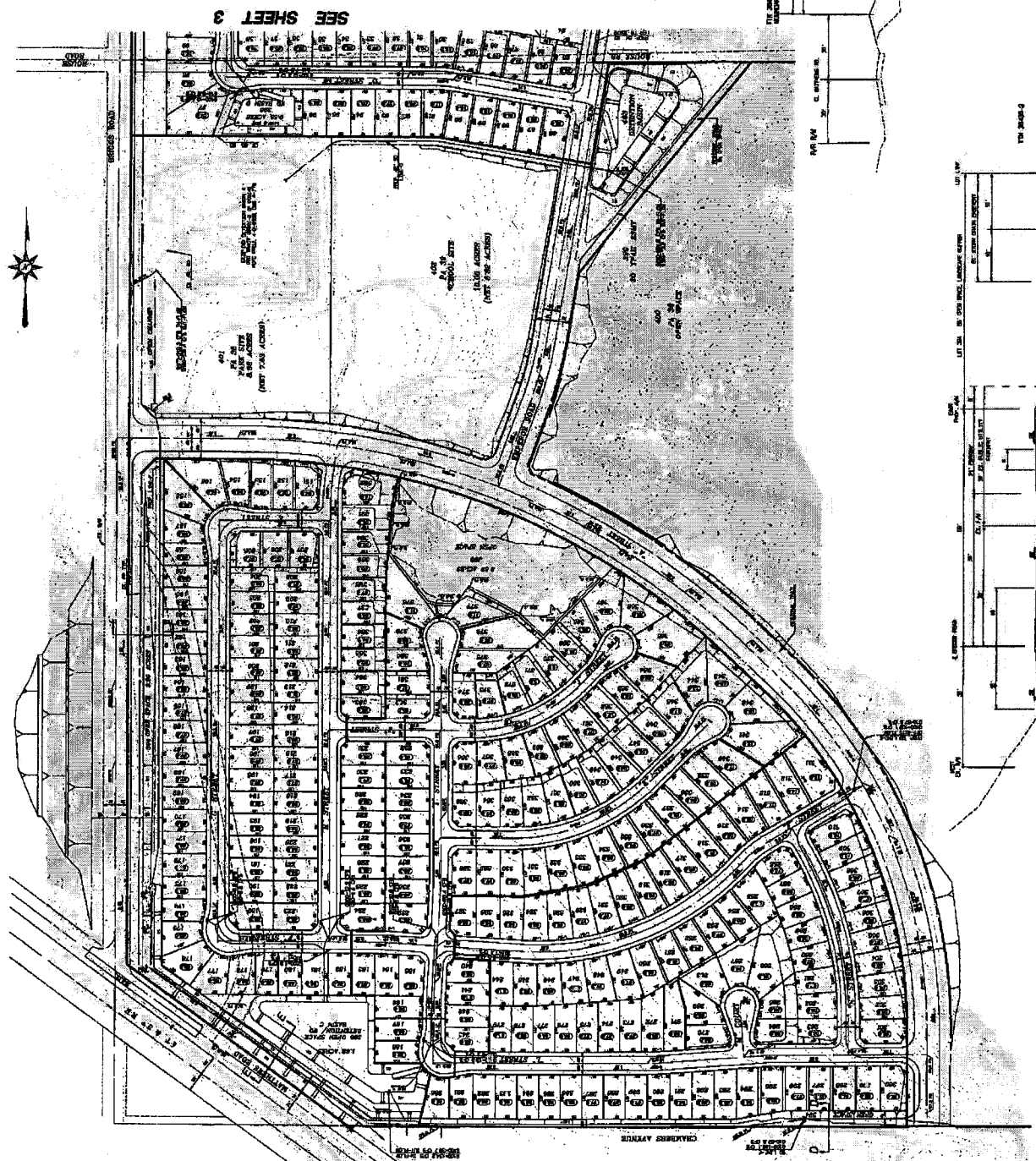
**MOUNTAIN GATE**  
 IN THE COUNTY OF FRESNO, CALIFORNIA  
**TENTATIVE TRACT MAP 364930**  
**GEADING PLAN AND SECTIONS**

DATE PREPARED: 10/15/01  
 DRAWN BY: J. W. WEBB  
 CHECKED BY: J. W. WEBB  
 SCALE: 1" = 100'

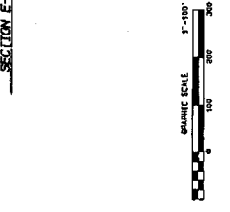
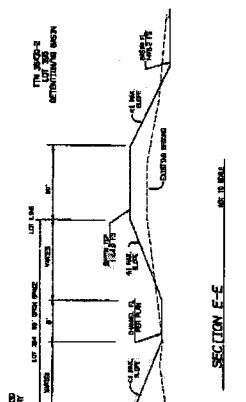
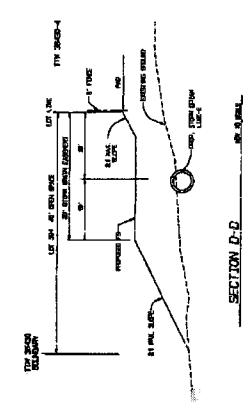


SEE SHEET 4

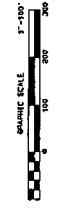




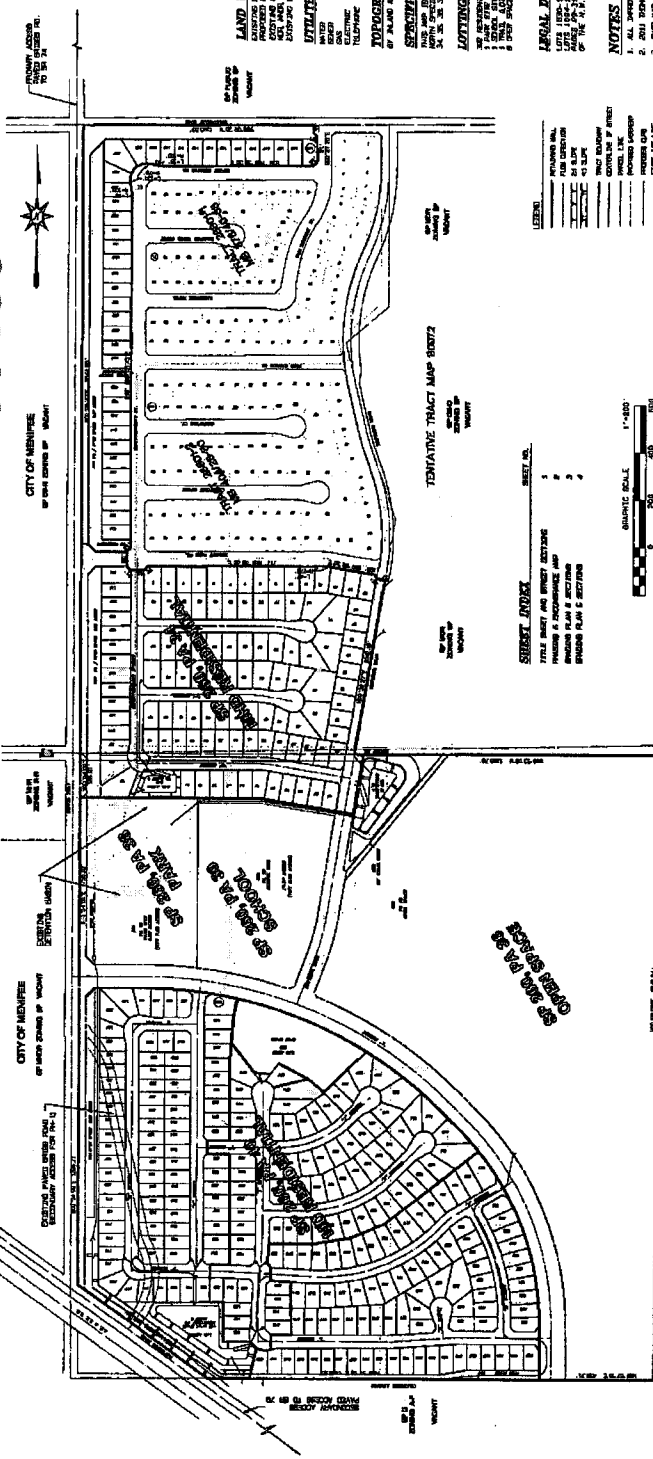
SEE SHEET 3



MOUNTAIN GATE	
IN THE COUNTY OF SUTTER, CALIFORNIA	
TENTATIVE TRACT MAP 36450	
GRADING PLAN AND SECTIONS	
SCALE: 1" = 40'	CIVIL ENGINEER
DATE: 10/15/00	PROJECT NO. 00-0000
BY: WEBB	CITY: 4
DATE: 10/15/00	NO. OF SHEETS: 4
DATE: 10/15/00	SHEET NO. 4



# TENTATIVE TRACT MAP 36430



**APPLICANT**  
 SMALL CITY AREA LLC  
 2000 W. 17th Street, Suite 200  
 Los Angeles, CA 90024  
 (310) 441-1000

**ENGINEERS**  
 ALBERT L. WISE, REGISTERED  
 CIVIL ENGINEER, LICENSE NO. 1587  
 10000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 (310) 441-1000

**LAND USE**  
 RESIDENTIAL LOT 1-100  
 RESIDENTIAL LOT 101-150  
 RESIDENTIAL LOT 151-200  
 RESIDENTIAL LOT 201-250  
 RESIDENTIAL LOT 251-300  
 RESIDENTIAL LOT 301-350  
 RESIDENTIAL LOT 351-400  
 RESIDENTIAL LOT 401-450  
 RESIDENTIAL LOT 451-500

**LOTTING SUMMARY**  
 500 RESIDENTIAL LOTS, APPROXIMATELY 100,000 SQ. FT.  
 100,000 SQ. FT. OF OPEN SPACE  
 100,000 SQ. FT. OF PARKING SPACE  
 100,000 SQ. FT. OF WALKWAYS AND BIKEWAYS

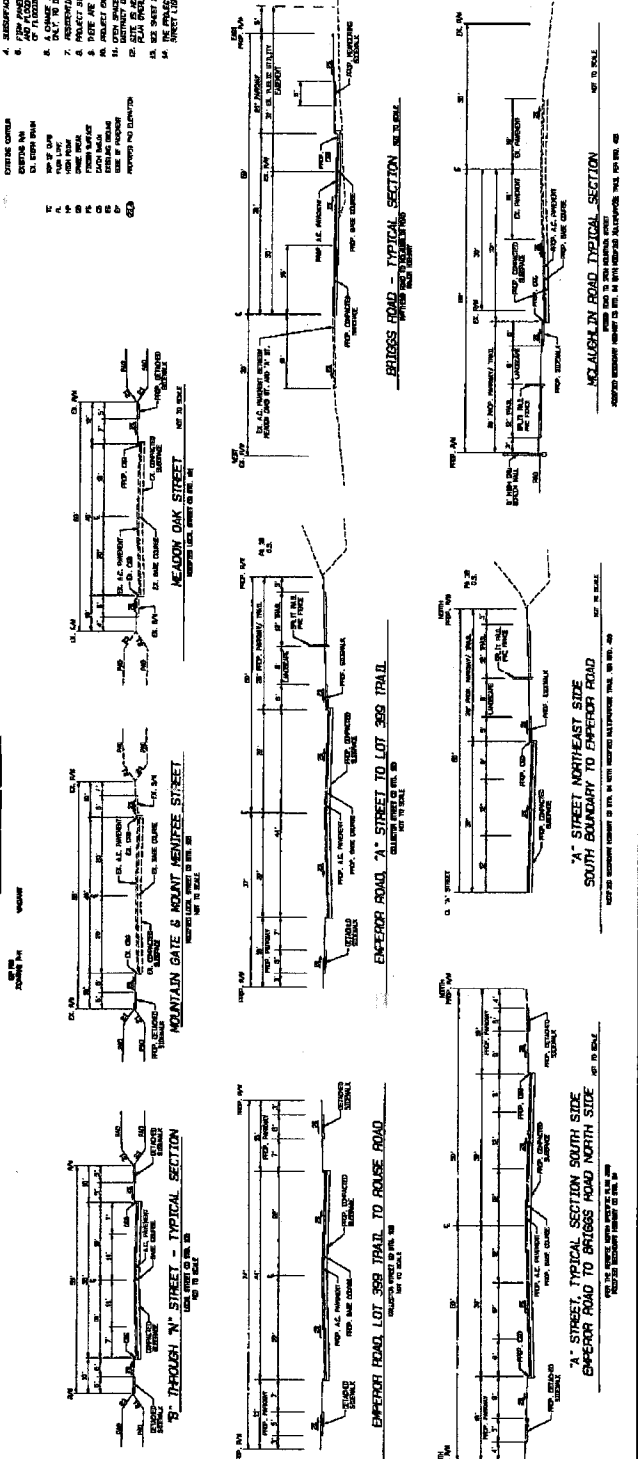
**LEGAL DESCRIPTION**  
 LOTS 1-500, PART OF TRACT 100,000 SQ. FT., MORE OR LESS, AS SHOWN ON MAP OF THE CITY OF LOS ANGELES, CALIFORNIA, AND PART OF SECTION 14 OF TOWNSHIP 6 SOUTH, RANGE 9 WEST, SAN BERNARDINO COUNTY, CALIFORNIA.

**NOTES**  
 1. THIS TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF LOS ANGELES AND THE STATE OF CALIFORNIA.  
 2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.  
 3. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE DEEDS AND INSTRUMENTS.  
 4. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE CONTRACTS AND AGREEMENTS.  
 5. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.  
 6. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND REQUIREMENTS.  
 7. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.  
 8. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.  
 9. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.  
 10. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.

**ACRESAGE**

LOT 1-100	100.00 AC.
LOT 101-150	150.00 AC.
LOT 151-200	200.00 AC.
LOT 201-250	250.00 AC.
LOT 251-300	300.00 AC.
LOT 301-350	350.00 AC.
LOT 351-400	400.00 AC.
LOT 401-450	450.00 AC.
LOT 451-500	500.00 AC.
<b>TOTAL</b>	<b>2,000.00 AC.</b>

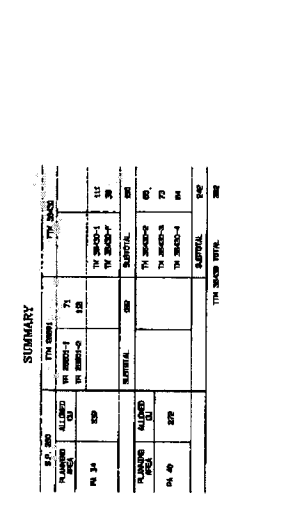
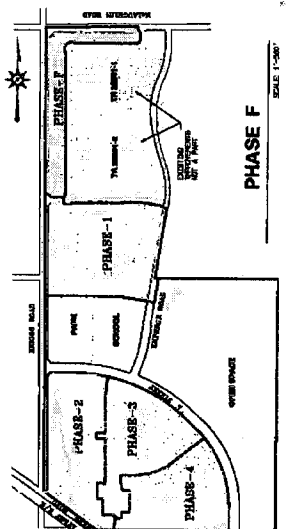
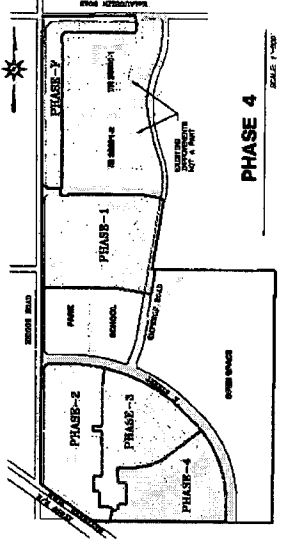
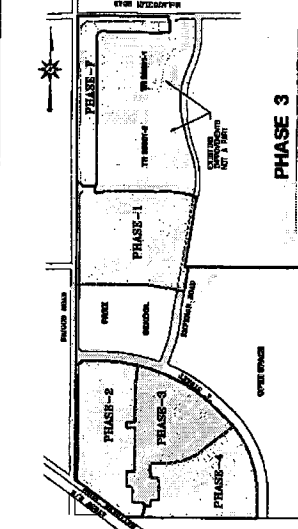
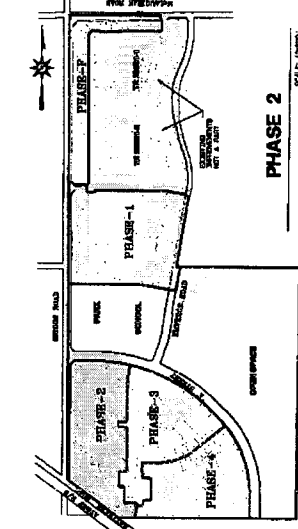
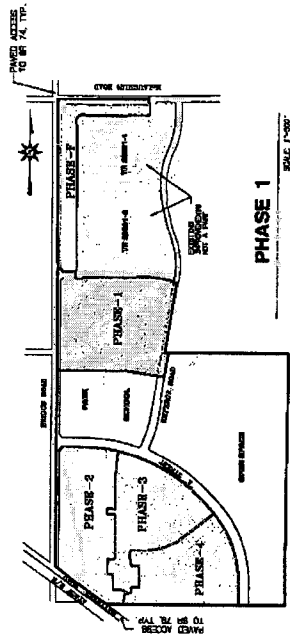
**WARRANTY**  
 THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



**WARRANTY**  
 THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

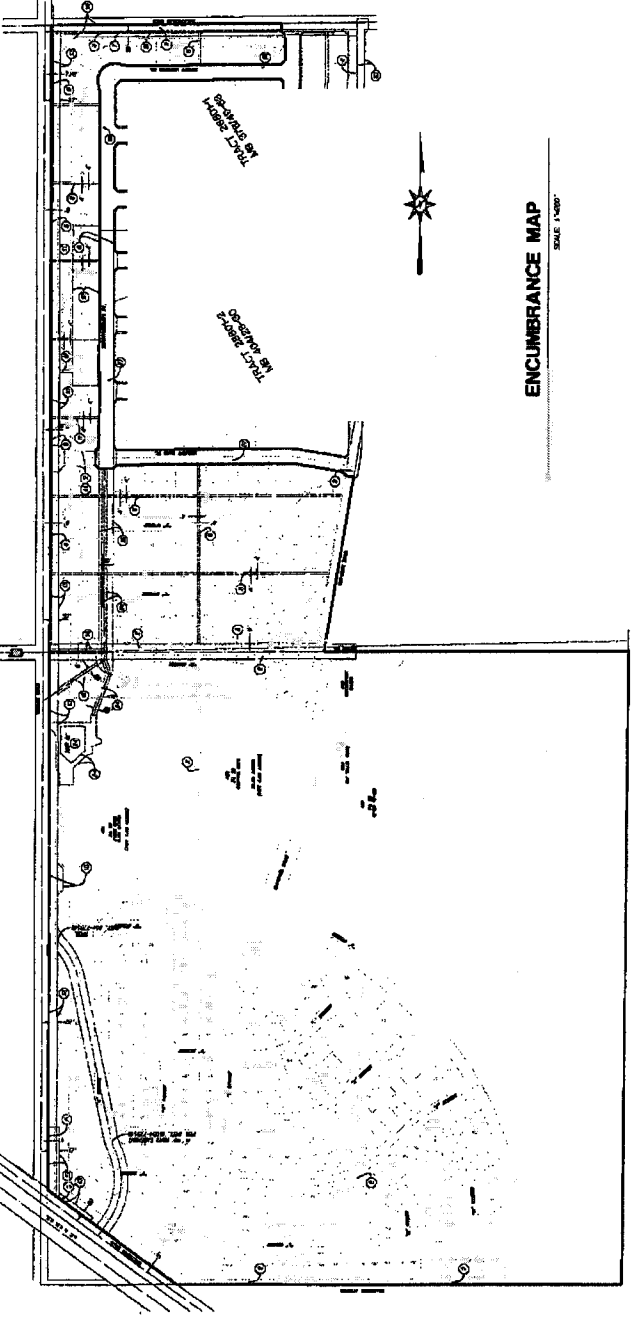
**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR REVIEW
2	10/15/20	REVISED PER COMMENTS
3	10/30/20	REVISED PER COMMENTS
4	11/10/20	REVISED PER COMMENTS
5	11/20/20	REVISED PER COMMENTS
6	12/1/20	REVISED PER COMMENTS
7	12/15/20	REVISED PER COMMENTS
8	12/30/20	REVISED PER COMMENTS
9	1/10/21	REVISED PER COMMENTS
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12	2/10/21	REVISED PER COMMENTS
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41	11/30/21	REVISED PER COMMENTS
42	12/10/21	REVISED PER COMMENTS
43	12/20/21	REVISED PER COMMENTS
44	12/30/21	REVISED PER COMMENTS
45	1/10/22	REVISED PER COMMENTS
46	1/20/22	REVISED PER COMMENTS
47	1/30/22	REVISED PER COMMENTS
48	2/10/22	REVISED PER COMMENTS
49	2/20/22	REVISED PER COMMENTS
50	2/30/22	REVISED PER COMMENTS



**SUMMARY**

S.F.	ALLOTTED	IN	PHASE	TOTAL
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400
108,400	108,400	108,400	108,400	108,400



- ENCUMBRANCES NOTES:**
- 1. THE ENCUMBRANCES SHOWN HEREON ARE FROM THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.
  - 2. THE ENCUMBRANCES SHOWN HEREON ARE FROM THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.
  - 3. A 48" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 10' WIDE AND 4' DEEP.
  - 4. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 5. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 6. A 24" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 7. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 8. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 9. A 24" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 10. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 11. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 12. A 24" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 13. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 14. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 15. A 24" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 16. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 17. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 18. A 24" WATER MAIN LINE EXTENDING FROM THE SAN DIEGO WATER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 19. A 24" SEWER MAIN LINE EXTENDING FROM THE SAN DIEGO SEWER TREATMENT PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.
  - 20. A 24" ELECTRIC MAIN LINE EXTENDING FROM THE SAN DIEGO ELECTRIC UTILITY PLANT TO THE WEST SIDE OF THE ENCUMBRANCE MAP, BEING 6' WIDE AND 4' DEEP.

**ENCUMBRANCES**

**MOUNTAIN GATE**  
IN THE COUNTY OF SAN DIEGO, CALIFORNIA  
**TENTATIVE TRACT MAP 38430**  
**PHASING & ENCUMBRANCE MAP**

SCALE: 1"=30'  
DATE: 12/15/11  
DRAWN BY: [NAME]  
CHECKED BY: [NAME]  
APPROVED BY: [NAME]

**WEISS**

CIVIL ENGINEER  
5555 LA JOLLA VILLAGE DRIVE, SUITE 200  
SAN DIEGO, CALIFORNIA 92131-1111  
PHONE: (619) 515-1111  
FAX: (619) 515-1112  
WWW.WEISSCIVIL.COM

# Extension of Time Environmental Determination

Project Case Number: TR36430

Original E.A. Number: EA42516

Extension of Time No.: First


Original Approval Date: September 9, 2014

Project Location: North of Matthews Road, South of McLaughlin Road, East of Briggs Road, West of Emperor Road.

Project Description: Schedule A: The land division hereby permitted is to divide 180 acres into 340 residential lots, 1 park, 1 school site, and community trail.

On September 9, 2014, 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:   
Ash Syed, Planner

Date: August 31, 2017  
Charissa Leach, P.E. Assistant TLMA Director

## Syed, Ashiq

---

**From:** Fayres Hall <fayres.hall@webbassociates.com>  
**Sent:** Wednesday, August 30, 2017 3:08 PM  
**To:** Syed, Ashiq  
**Subject:** FW: Recommended Conditions of Approval for 1st EOT of TR36430  
**Attachments:** 1st EOT TR36430 Email COA.PDF

Hi Ash,

Is the email below sufficient for acceptance of the COA's?

Thanks,  
Fayres

**Fayres E Hall** - Land Development Specialist I  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
t: 951.320.6085  
e: [fayres.hall@webbassociates.com](mailto:fayres.hall@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** Eric Flodine [<mailto:EricF@strataequity.com>]  
**Sent:** Monday, August 28, 2017 4:03 PM  
**To:** Fayres Hall; Mo Faghihi; Susan Paradiso; Sarah Kowalski  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of TR36430

These are acceptable to Strata, and we have no further comments prior to PC schedule.

All the best,

Eric Flodine

**From:** Fayres Hall [<mailto:fayres.hall@webbassociates.com>]  
**Sent:** Monday, August 28, 2017 3:53 PM  
**To:** Mo Faghihi <[mo.faghihi@webbassociates.com](mailto:mo.faghihi@webbassociates.com)>; Susan Paradiso <[sjparadiso@drhorton.com](mailto:sjparadiso@drhorton.com)>; Eric Flodine <[EricF@strataequity.com](mailto:EricF@strataequity.com)>; Sarah Kowalski <[sarah.kowalski@webbassociates.com](mailto:sarah.kowalski@webbassociates.com)>  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of TR36430

Attached is the updated PDF of recommended conditions for the EOT on TR36430 with part 3 of 50. E... Health.1 removed (see attached email). Please let me know if this is acceptable and we can proceed with getting this scheduled for Planning Commission.

Thanks,  
Fayres

**Fayres E Hall** - Land Development Specialist I  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506

t: 951.320.6085  
e: [fayres.hall@webbassociates.com](mailto:fayres.hall@webbassociates.com) w: [www.webbassociates.com](http://www.webbassociates.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#) | [YouTube](#)

---

**From:** Syed, Ashiq [<mailto:ASyed@rivco.org>]  
**Sent:** Tuesday, August 08, 2017 2:55 PM  
**To:** Eric Flodine  
**Cc:** Fayres Hall  
**Subject:** Recommended Conditions of Approval for 1st EOT of TR36430

Mr. Flodine,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR36430. Attached are the recommended Conditions of Approval (COA).

Attn: Eric Flodine  
3788 McCray Street  
Riverside, CA 92506

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36430

The County Planning Department has determined it necessary to recommend 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. E HEALTH. 1  
50. TRANS. 25  
60. BS GRADE. 15  
60. TRANS. 4  
80. TRANS. 7  
90. BS GRADE. 9  
90. TRANS. 12

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Ash Syed – Planner**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

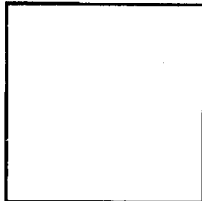
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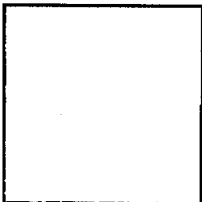
**County of Riverside California**

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10:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

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.

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

TRANS DEPARTMENT

50.TRANS. 25 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](http://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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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

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)

TRANS DEPARTMENT

60.TRANS. 4                              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:

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4                      EOT1 - FINAL WQMP FOR GRADING (cont.)                      RECOMMND

www.rcflood.org/npdes. For any questions, please contact  
(951) 712-5494.

atersheds: 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. 7                      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)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9                      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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36430

Parcel: 461-020-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9

EOT1 - WQMP REQUIRED (cont.)

RECOMMND

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. 12

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 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)