

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



ITEM
1.4
(ID # 6763)

MEETING DATE:

Tuesday, April 24, 2018

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 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: 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 Acres – Zoning: SP Zone (McCanna Hills #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 eight (8) open space lots – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33977, extending the expiration date to March 27, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on March 7, 2018. The Tentative Tract Map No. 33977 will now expire on March 27, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 4/16/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 24, 2018
Page 1 of 3 Planning, Applicant ID# 6763

Kesia 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 by the Planning Commission on October 18, 2006. It proceeded to the Board of Supervisors along with Tentative Tract Map No. 33978 where both applications were approved on March 27, 2007.

The first Extension of Time was filed March 6, 2017, ahead of the expiration date of March 27, 2017. The applicant and the County discussed conditions of approval and reached consensus on March 14, 2017.

The Second Extension of Time was received on January 25, 2018, ahead of the expiration date of March 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2018.

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 second extension of time for Tentative Tract Map No. 33977 on March 7, 2018. The Planning Commission approved the project by a 3-0 vote (Commissioners Taylor Berger and Kroencke were absent).

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.

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

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

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



Scott Bruckner 4/16/2018



**PLANNING COMMISSION
MINUTE ORDER
MARCH 7, 2018**

I. AGENDA ITEM 1.5

SECOND 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 (CD-MDR) (2-5 du/ac) – Open Space: Open Space Conservation (OS-C) – Open Space Recreation (OS-R) – 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 Acres – Zoning: SP Zone (McCanna Hills 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 eight (8) open space lots.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 3-0 (Commissioner Taylor-Berger and Commissioner Kroencke Absent)

APPROVED - Second Extension of Time Request for Tentative Tract Map No. 33977, extending the expiration date to March 27, 2021.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.5

Planning Commission Hearing: March 7, 2018

PROPOSED PROJECT

Case Number(s): TR33977

Applicant(s):

Area Plan: Lakeview/Nuevo

McCanna Hills, LLC

Zoning Area/District: Perris Reservoir District

Representative(s):

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for 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.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND 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, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33977 was originally approved at Planning Commission on October 18, 2006. It proceeded to the Board of Supervisors along with Tentative Tract Map No. 33978 where both applications were approved on March 27, 2007.

The Second Extension of Time was received January 25, 2018, ahead of the expiration date of March 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 13, 2018.

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 (February 13, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

State Bills

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.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to March 27, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

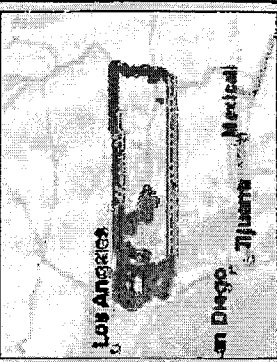
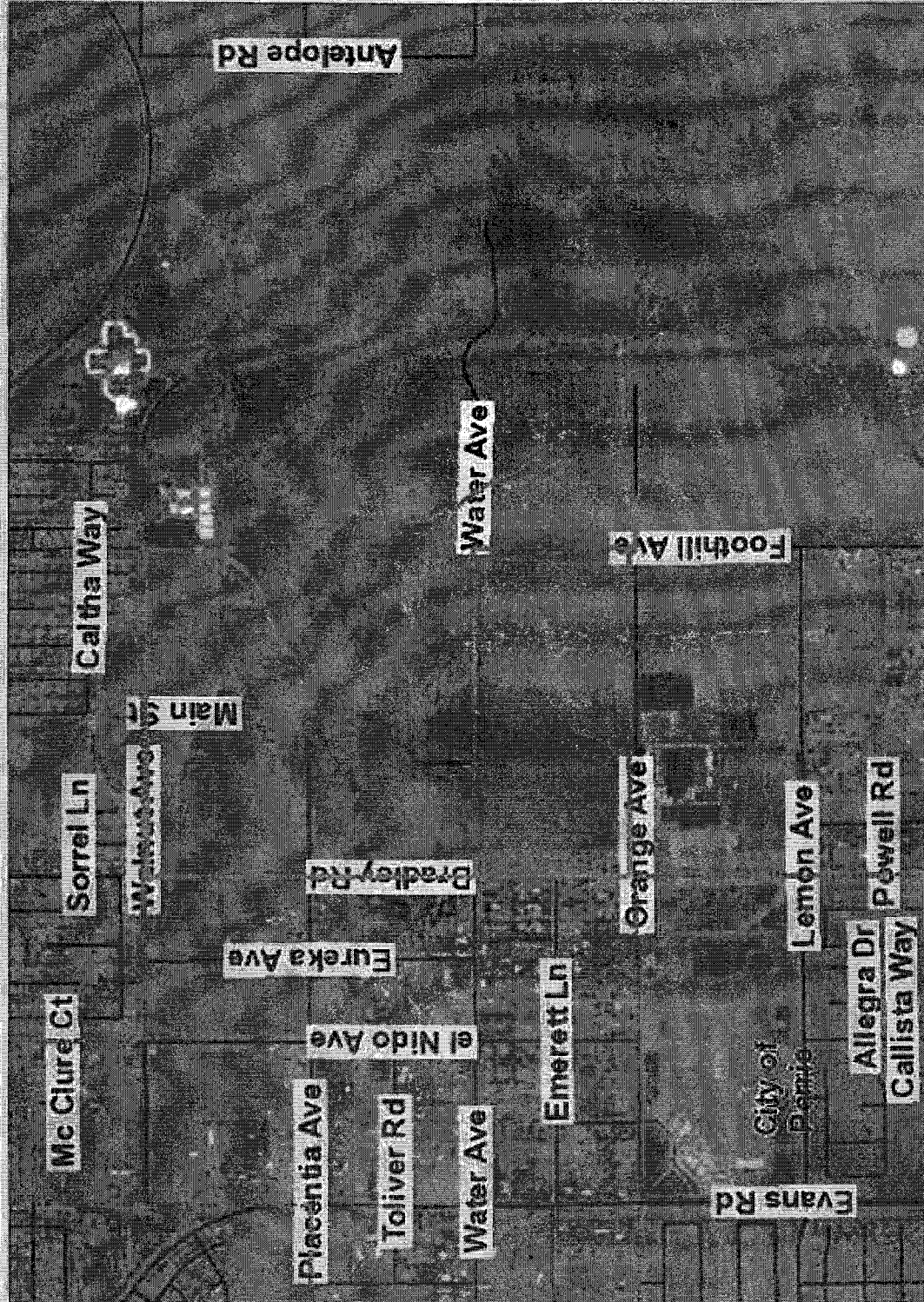
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR33977

Vicinity Map



Legend

- County Centerlines
- Blue-line Streams
- City Areas

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.



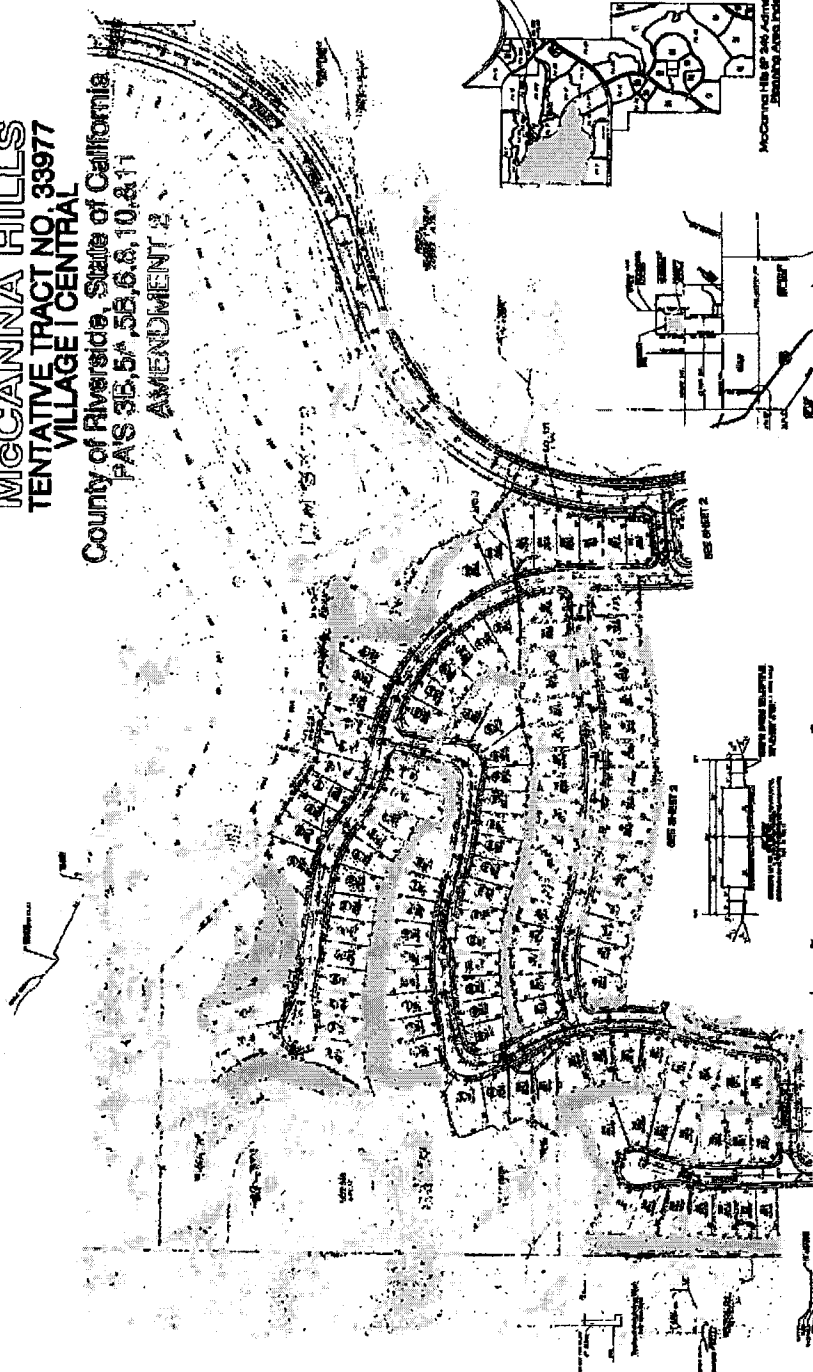
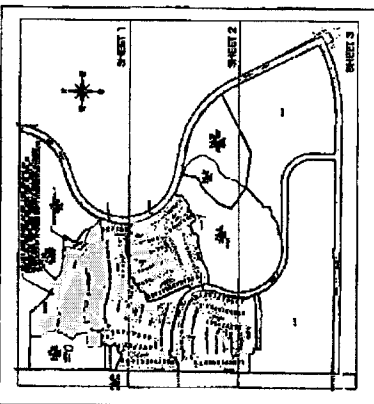
REPORT PRINTED ON... 2/15/2018 4:43:13 PM

© Riverside County GIS



MCCANNA HILLS
TENTATIVE TRACT NO. 33977
VILLAGE I CENTRAL

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



INDEX MAP

PHASE	LOT NUMBER	DUPLICATE
1	1-10	10
2	11-20	10
3	21-30	10
4	31-40	10
5	41-50	10
6	51-60	10
7	61-70	10
8	71-80	10
9	81-90	10
10	91-100	10

GENERAL INFORMATION

NO.	DESCRIPTION	DATE
1	PRELIMINARY	1/15/77
2	REVISED	2/15/77
3	REVISED	3/15/77
4	REVISED	4/15/77
5	REVISED	5/15/77
6	REVISED	6/15/77
7	REVISED	7/15/77
8	REVISED	8/15/77
9	REVISED	9/15/77
10	REVISED	10/15/77

GENERAL INFORMATION

NO.	DESCRIPTION	DATE
1	PRELIMINARY	1/15/77
2	REVISED	2/15/77
3	REVISED	3/15/77
4	REVISED	4/15/77
5	REVISED	5/15/77
6	REVISED	6/15/77
7	REVISED	7/15/77
8	REVISED	8/15/77
9	REVISED	9/15/77
10	REVISED	10/15/77

LEGEND

- Proposed Street
- Proposed Lot
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility
- Proposed Structure
- Proposed Fence
- Proposed Sign
- Proposed Landmark
- Proposed Monument
- Proposed Survey
- Proposed Boundary
- Proposed Enclosure
- Proposed Access
- Proposed Driveway
- Proposed Walkway
- Proposed Ramp
- Proposed Staircase
- Proposed Escalator
- Proposed Elevator
- Proposed Lift
- Proposed Hoist
- Proposed Crane
- Proposed Hoistway
- Proposed Conveyer
- Proposed Movable Walkway
- Proposed Movable Staircase
- Proposed Movable Escalator
- Proposed Movable Lift
- Proposed Movable Hoist
- Proposed Movable Crane
- Proposed Movable Hoistway
- Proposed Movable Conveyer
- Proposed Movable Movable Walkway
- Proposed Movable Movable Staircase
- Proposed Movable Movable Escalator
- Proposed Movable Movable Lift
- Proposed Movable Movable Hoist
- Proposed Movable Movable Crane
- Proposed Movable Movable Hoistway
- Proposed Movable Movable Conveyer

PLANNING AND ZONING DEPARTMENT
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

APPROVED FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

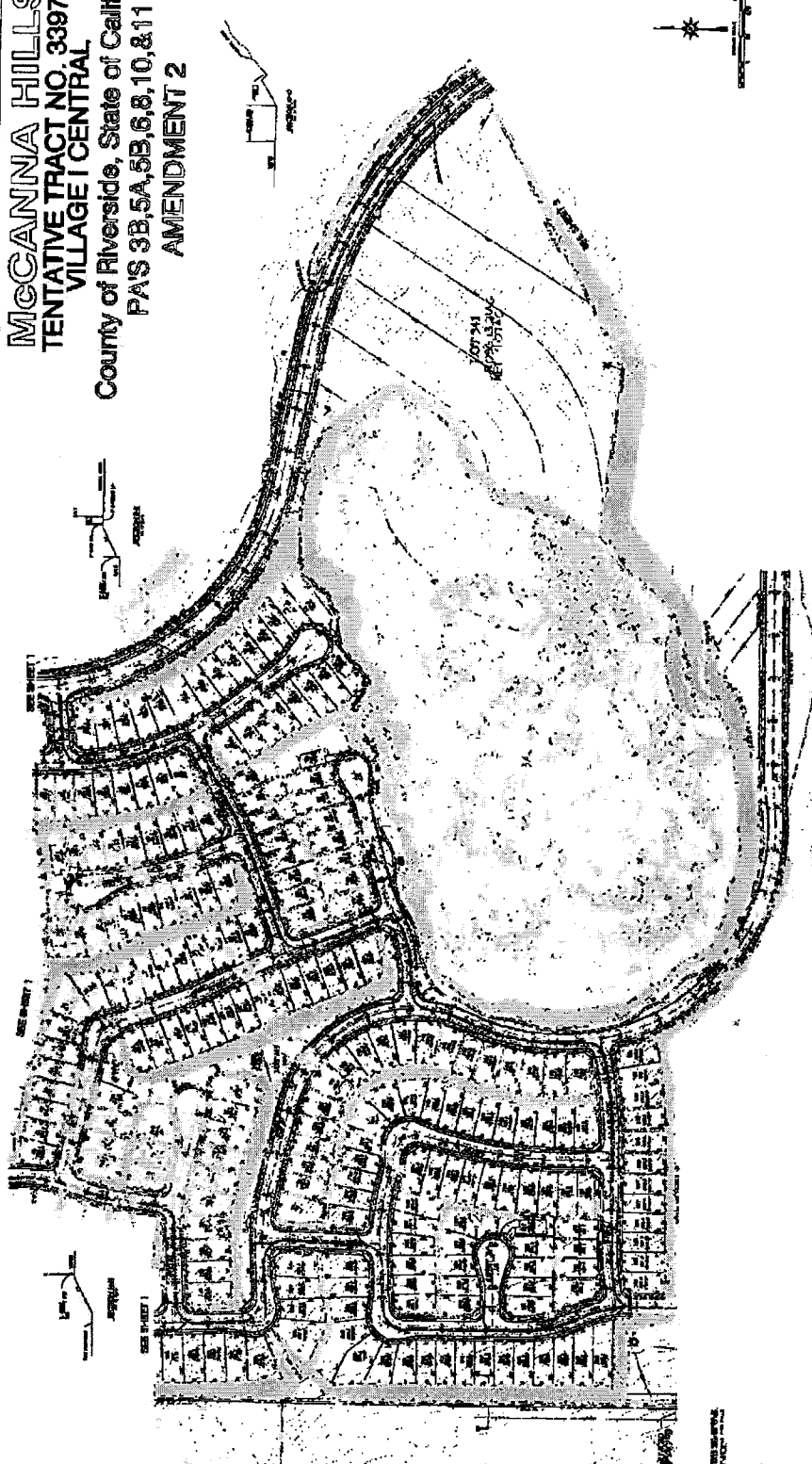
APPROVED FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

APPROVED FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

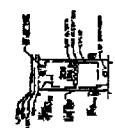
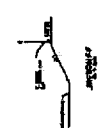
APPROVED FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

APPROVED FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 1000 G STREET, RIVERSIDE, CALIFORNIA 92501
 (714) 940-2000

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



SEE SHEET 1



Vertical Street Sections

SEE SHEET 3

	MCCANNA HILLS TENTATIVE TRACT NO. 33977 VILLAGE I CENTRAL COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	2
--	---	---

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 T.M. 33976

T.M. 33976

FOR GRADING THIS AREA SEE T.M. 33976

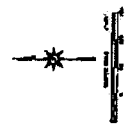
T.M. 33976

FOR GRADING THIS AREA SEE T.M. 33976

T.M. 33976

N.A.P.

Hydrological Facilities



3	
DATE	11/15/2011
PROJECT	MCCANNA HILLS
TRACT NO.	33977
AMENDMENT	2
SCALE	AS SHOWN
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...

Extension of Time Environmental Determination

Project Case Number: TR33977
 Original E.A. Number: 39988
 Extension of Time No.: 2nd EOT
 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: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

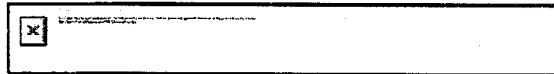
Villalobos, Gabriel

From: Mark Burkes <mburkes@npland.com>
Sent: Tuesday, February 13, 2018 11:23 AM
To: Villalobos, Gabriel
Subject: FW: Recommended Conditions for TR33977 2nd EOT
Attachments: TR33977 2nd EOT COA.pdf

Gabriel,

Per your request, please see below.

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: Jeff Belger
Sent: Tuesday, February 13, 2018 8:46 AM
To: Mark Burkes <mburkes@npland.com>
Subject: FW: Recommended Conditions for TR33977 2nd EOT

Mark, please forward this e-mail to the County.

I, the Extension of Time Applicant, accept the 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 | |

Thanks,

Jeff

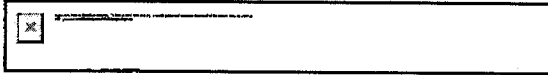
From: Mark Burkes
Sent: Monday, February 12, 2018 6:08 PM
To: Vyctoria Luong <VLuong@ihpinc.com>; Jeff Belger <JBelger@ihpinc.com>
Subject: FW: Recommended Conditions for TR33977 2nd EOT

Vyctoria/Jeff

Two of Two.

Can you please respond to the email below?

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: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Wednesday, February 7, 2018 3:38 PM
To: Dawn-Marie Aleson <dmaleson@ihpinc.com>
Cc: Mark Burkes <mburkes@npland.com>
Subject: Recommended Conditions for TR33977 2nd EOT

Attn: McCanna Hills LLC
c/o Mark Burkes
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33977.

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. 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 | |

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.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

Disclaimer: IHP Capital Partners, a registered investment adviser with the Securities and Exchange Commission, archives and may review outgoing and incoming e-mail and may produce any e-mail at the request of regulators. This transmission should not be construed as a solicitation or an offer to buy or sell securities. E-mail transmissions cannot be guaranteed to be secure or error free as information may be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. IHP does not accept any liability for the contents of this e-mail message or any actions taken on the basis of this message. If you would like to receive this information in an alternative method, please contact the sender. This e-mail and any files transmitted with it may be confidential and are intended solely for the use of the recipient(s) to whom they are addressed, even if addressed incorrectly. If you are not the intended recipient you should not disseminate, distribute or copy this e-mail, but instead should notify the sender immediately by e-mail if you have received this by mistake and delete this e-mail from your system. This material may contain confidential and/or privileged information and should not be sent to any third parties. Any unauthorized copying, disclosure, or distribution of the material herein is strictly forbidden.

Plan: TR33977E02

Parcel: 307410001

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

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)

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

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)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

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, Storm water 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)

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: TR33977E02

Parcel: 307410001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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 Building Permit Issuance

Transportation

080 - Transportation. 1 EOT2 - WQMP AND MAINTENANCE Not Satisfied

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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT2 - WQMP REQUIRED Not Satisfied

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)

Transportation

090 - Transportation. 1 EOT2 - WQMP COMP AND BNS REG Not Satisfied

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)