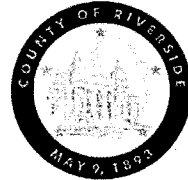


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.5  
(ID # 6920)

MEETING DATE:  
Tuesday, May 22, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32089 – Applicant: Michele M. Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) – Location: North of Johnston Avenue, south of El Camino Drive, east of Meridian Street, west of Stanford Street – 4.32 Acres – Zoning: Residential Agricultural – One Acre Minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: Subdivision of 4.32 gross acres into four (4) one-acre parcels – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089, extending the expiration date to February 25, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Planning Director on April 9, 2018. The Tentative Parcel Map No. 32089 will now expire on February 25, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 5/14/2018

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: May 22, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
  
Deputy  
1.5

**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>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 32089 was originally approved at the Director's Hearing on February 25, 2005. It proceeded to the Board of Supervisors where it was approved on June 7, 2005.

The Fourth Extension of Time was received on November 6, 2017, ahead of the expiration date of February 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 27, 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 Director's Hearing heard the fourth extension of time for Tentative Parcel Map No. 32089 on April 9, 2018. The Director's Hearing approved the project.

**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. DIRECTOR'S HEARING REPORT OF ACTIONS
- B. DIRECTOR'S HEARING STAFF REPORT

  
Scott Bruckner 5/14/2018



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 9, 2018**

**1.0 CONSENT CALENDAR:**

**1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089** – Applicant: Michele M. Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Subdivision of 4.32 gross acres into four (4) one-acre parcels – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021.

**1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Acres – Zoning: One-Family Dwellings – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021.

**1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1** – Applicant: R&S Land Company, LLC – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, and northerly of Vista del Palo – 5 Acres – Zoning: One-Family Dwelling – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" land division to divide five (5) acres into three (3) residential parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

**APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021.

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

**2.1 PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility; 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use. Continued from February 26, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Staff Report Recommendation:**

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42984; and

**APPROVE** Plot Plan No. 26173.

**Staff's Recommendation:**

**ADOPTION** of a Mitigated Negative Declaration for Environmental Assessment No. 42984; and

**APPROVAL** of Plot Plan No. 26173.

**Planning Director's Actions:**

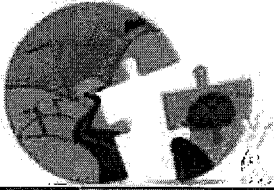
**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42984; and

**APPROVED** Plot Plan No. 26173, subject to the conditions of approval.

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

**NONE**

**4.0 PUBLIC COMMENTS:**



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

Agenda Item No.:

1.1

Director's Hearing: April 9, 2018

**PROPOSED PROJECT**

Case Number(s): PM32089

Applicant(s):

Area Plan: San Jacinto Valley

Michele M. Fox

Zoning Area/District: Little Lake District

Representative(s):

Supervisory District: Third 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 4.32 gross acres into four one-acre parcels. The project is located north of Johnston Avenue, south of El Camino Drive, east of Meridian Street, and west of Stanford Street.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32089**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 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 Parcel Map No. 32089 was originally approved at Director's Hearing on February 25, 2005. It proceeded to the Board of Supervisors along where it was approved on June 7, 2005.

The Fourth Extension of Time was received November 6, 2017, ahead of the expiration date of February 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 27, 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 27, 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 Director for approval .

### *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 first, second, and third extensions each granted 1 year for a total of 3 years. Upon an approval action by the Director's Hearing, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fourth extension of time will grant another 3 years, making the tentative parcel map's expiration date February 25, 2021. If a final map has not been recorded prior to this date, the tentative map will expire.

**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**

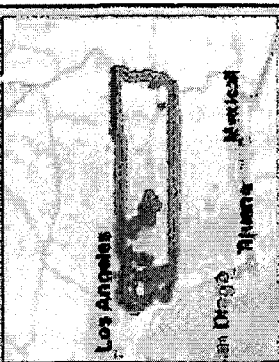
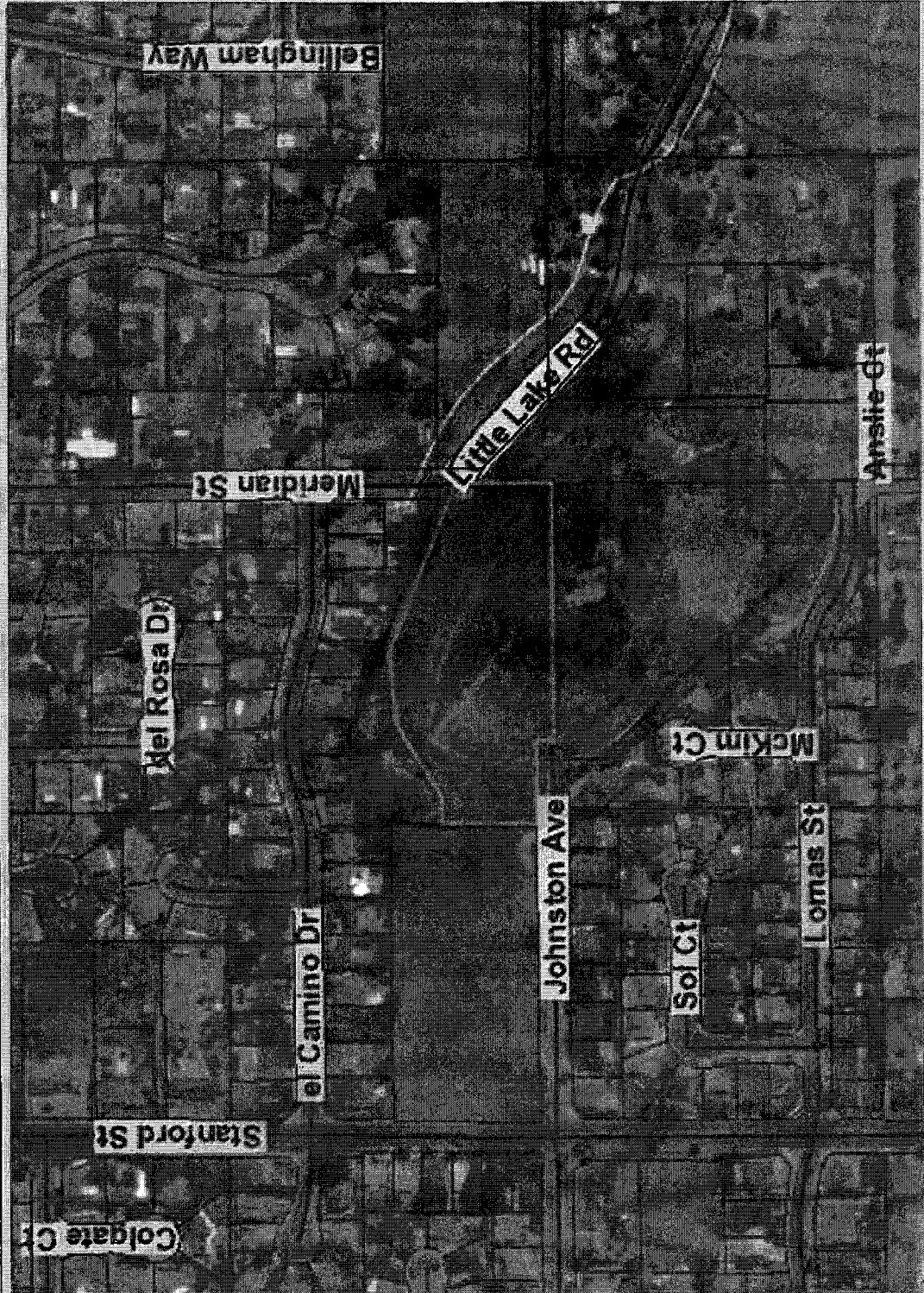
**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

1. This Tentative Parcel 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 Parcel 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.

# 4th EOT for PM32089

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blueline 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... 5/2018 11:07:20 AM

© Riverside County GIS



PROPOSED SCHEDULE  
 JUN 07 2006  
 BY REPORT OF PLANNING

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
**TENTATIVE PARCEL MAP**  
**NO. 32089**

IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
 BEING A DEVELOPMENT OF A PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES  
 TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS  
 RECORDING COUNTY RECORDS.

LEGAL DESCRIPTION

THE PORTION OF LOT 4 AND A SUBDIVISION OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS, BEING A DEVELOPMENT OF A PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS.

THE DEVELOPMENT OF THE PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS, BEING A DEVELOPMENT OF A PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS.

THE DEVELOPMENT OF THE PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS, BEING A DEVELOPMENT OF A PORTION OF LOT 4, IN BLOCK 107, OF THE LAMES TRACT, AS SHOWN BY MAP OFFICIAL IN BOOK 1, PAGE 14, OF MAPS RECORDING COUNTY RECORDS.

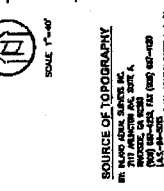
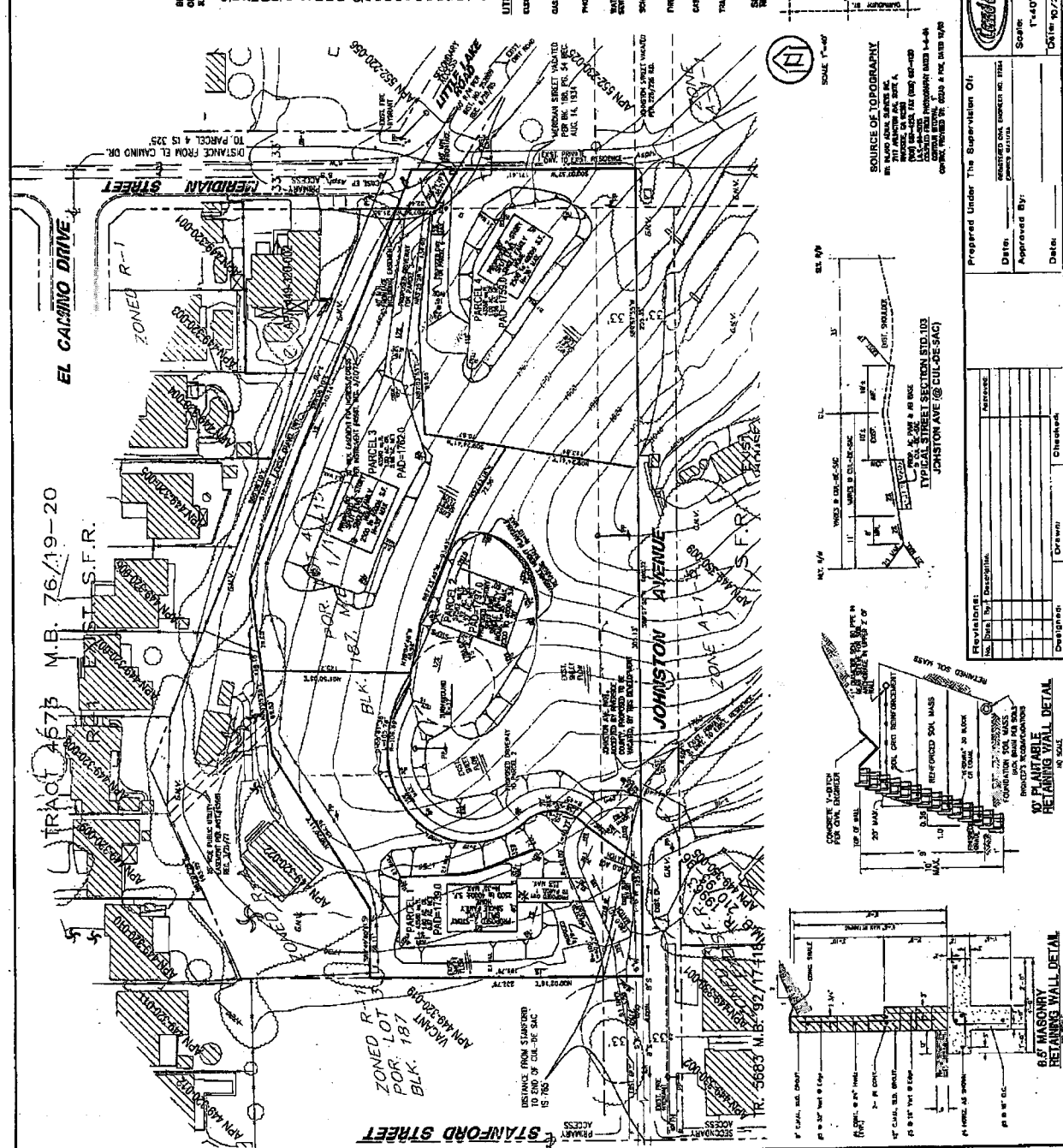
OWNER/APPLICANT  
 BROWN AND MICHELLE FOX  
 1200 EL CASINO DRIVE, #103  
 HENLEY, CA 92542  
 (909) 482-0480

EXHIBIT PREPARER  
 COZAD AND FOX INC.  
 451 SOUTH COILARD ST.  
 HENLEY, CA 92542  
 PH: (909) 652-4434  
 FAX: (909) 768-6644

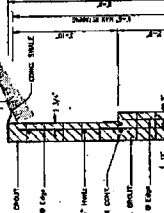
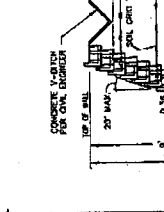
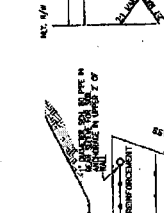
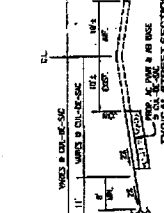
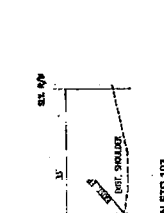
GENERAL NOTES  
 PROJECT NO: 1  
 ACRES CROSS HWY LOT SIZE  
 EXISTING ZONING: R-1  
 EXISTING GENERAL PLANNING JURISDICTION: S-B 1/10  
 PROPOSED STRUCTURE: SINGLE FAMILY HOMES  
 PROPOSED IMPROVEMENTS: SCHEDULE "H"

UTILITIES  
 ELECTRIC: CALIFORNIA CALIFORNIA ENERGY CO.  
 GAS: SOUTHERN CALIFORNIA GAS CO.  
 WATER: SAN ANTONIO WATER DISTRICT  
 SEWER: SAN ANTONIO WATER DISTRICT

PREPARED UNDER THE SUPERVISION OF:  
 DATE: 6/7/06  
 APPROVED BY: [Signature]  
 DATE: 6/7/06



SCALE 1"=40'  
 SOURCE OF TOPOGRAPHY:  
 TYPICAL STREET SECTION STD. 103  
 JOHNSTON AVENUE @ CAL-DE-SAC



FOR BROWN SCHEDULE FOX

COUNTY OF RIVERSIDE, CALIFORNIA

**TENTATIVE PARCEL MAP**  
**NO. 32089**  
**SCHEDULE "H"**

AMENDED NO. 1

REVISIONS:	DATE:	BY:	DESCRIPTION:	DRAWN:	CHECKED:

DATE: 6/7/06  
 APPROVED BY: [Signature]  
 DATE: 6/7/06

PREPARED UNDER THE SUPERVISION OF:  
 DATE: 6/7/06  
 APPROVED BY: [Signature]  
 DATE: 6/7/06

# Extension of Time Environmental Determination

Project Case Number: PM32089  
 Original E.A. Number: 39633  
 Extension of Time No.: 4<sup>th</sup> EOT  
 Original Approval Date: February 25, 2005  
 Project Location: Northerly on Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, westerly of Stanford Street  
 Project Description: Subdivision of 4.32 gross acres into four one-acre parcels.

On February 25, 2005, 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: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Michele Fox <mfox@kbcozad.com>  
**Sent:** Tuesday, February 27, 2018 10:44 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for PM32089 4th EOT

Good Day Gabriel,

I am emailing you to let you know that we agree to the terms listed below. If there is anything else you need, please let me know. Also will the extension go for 3 years?

Thank you again Gabriel, should you have any questions, please do not hesitate to contact me.

In His Faith,  
*Michele M. Fox*



151 South Girard Street  
Hemet, CA 92544-4662  
Tel: 951-652-4454  
[mfox@kbcozad.com](mailto:mfox@kbcozad.com)

---

**From:** Personal [mailto:foxfam.michele@yahoo.com]  
**Sent:** Tuesday, February 27, 2018 10:38 AM  
**To:** mfox@kbcozad.com  
**Subject:** Fwd: Recommended Conditions for PM32089 4th EOT

In HIS Faith,  
Michele M. Fox

Begin forwarded message:

**From:** "Villalobos, Gabriel" <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Date:** November 15, 2017 at 1:46:32 PM PST  
**To:** "[foxfam.michele@yahoo.com](mailto:foxfam.michele@yahoo.com)" <[foxfam.michele@yahoo.com](mailto:foxfam.michele@yahoo.com)>  
**Subject:** Recommended Conditions for PM32089 4th EOT

**Attn:** Brian and Michele M. Fox  
27326 Cornell St.  
Hemet, CA 92544

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32089.

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 the Planning Director's 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

11/15/17  
13:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6                      EOT4 - REQ E HEALTH DOCUMENTS                      RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 18                      EOT4 - 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 EOT4 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT4 - 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)

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 EOT4 - FINAL WQMP FOR GRADING RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://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. 2 EOT4 - 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)

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS.GRADE. 10 EOT4 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 3 EOT4 - 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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