

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



**ITEM
1.5
(ID # 7890)**

MEETING DATE:

Tuesday, September 11, 2018

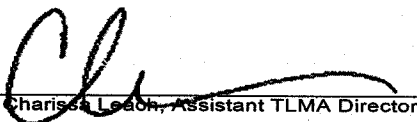
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36453 – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (RM) (10 acre min.), Open Space: Recreation (OS:R), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 du/ac), Very High Density Residential (CD:VHDR) (14-20 du/ac), Community Center (CD:CC) (5-40 du/ac, 0.10-0.30 FAR), Mixed-Use Area – Location: North of Richard St., south of Ethanac Rd., west of Highway 74 – 126.32 Acres – Zoning: Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: A Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36453, extending the expiration date to October 26, 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 Hearing Officer on July 23, 2018. The Tentative Parcel Map No. 36453 will now expire on October 26, 2021.

ACTION: Consent



Charissa Leach, Assistant TLMA Director

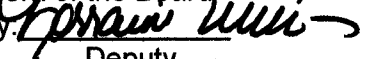
9/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 11, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 36453 was originally approved at Director's Hearing on October 26, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7143 where both applications were approved on December 15, 2015.

The First Extension of Time was received on May 8, 2018, ahead of the expiration date of October 26, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 24, 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 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 Director's Hearing heard the first extension of time for Tentative Parcel Map No. 36453 on July 23, 2018. The Hearing Officer approved the project.

Board Action

The Hearing Officer'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 Director's Hearing.

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

Supplemental

Additional Fiscal Information

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 9/4/2018



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

Agenda Item No.:

1.3

Director's Hearing: July 23, 2018

PROPOSED PROJECT

Case Number(s): PM36453

Applicant(s):

Area Plan: Elsinore

Lansing Companies

Zoning Area/District: Meadowbrook Area

c/o Greg Lansing

Supervisory District: First 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 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres). The project is located north of Richard St, south of Ethanac St, and west of Highway 74.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36453**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 26, 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

1.5 9/11/2018

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 36453 was originally approved at Director's Hearing on October 26, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7143 where both applications were approved on December 15, 2015.

The First Extension of Time was received May 8, 2018, ahead of the expiration date of October 26, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 24, 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 (May 24, 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 to 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 to 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 to 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on October 26, 2024.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become October 26, 2021. If a Final Map has not been recorded prior to this date, the next 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

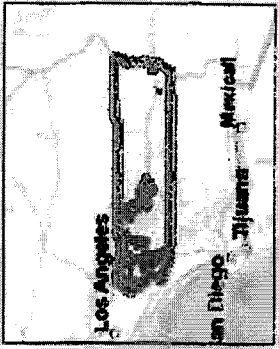
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative 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 (Land Use) 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 Tentative Parcel 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.

1st EOT for PM36453

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.

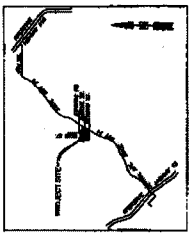


0 752 1,505 Feet

REPORT PRINTED ON... 6/4/2018 1:43:58 PM

© Riverside County GIS

IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36453
 BEING A SUBDIVISION OF A PORTION PARCEL 2 AS SHOWN BY PARCEL MAP NO. 21852, ON FILE IN BOOK 141, PAGES 78 THROUGH 81 OF
 PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 UNITED ENGINEERING GROUP CA, INC MARCH 2015



GENERAL NOTES:

1. THIS TENTATIVE PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 2, AND THE SUBDIVISION MAP ACT REGULATIONS, CHAPTER 9, DIVISION 2, OF THE CALIFORNIA GOVERNMENT CODE.
2. THIS TENTATIVE PARCEL MAP IS PREPARED BY THE UNITED ENGINEERING GROUP CA, INC. (UEG) AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN HEREON.
3. THE INFORMATION SHOWN ON THIS TENTATIVE PARCEL MAP IS BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.
4. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENT.
5. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICANT AND/OR OTHER PARTIES.
6. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICE CONNECTIONS FROM THE APPLICANT AND/OR OTHER PARTIES.
7. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCES FROM THE APPLICANT AND/OR OTHER PARTIES.
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20. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPLICANT AND/OR OTHER PARTIES.

UTILITY EASEMENTS:

ALL UTILITIES SHOWN ON THIS TENTATIVE PARCEL MAP ARE BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.

OFFERS/APPLICANTS:

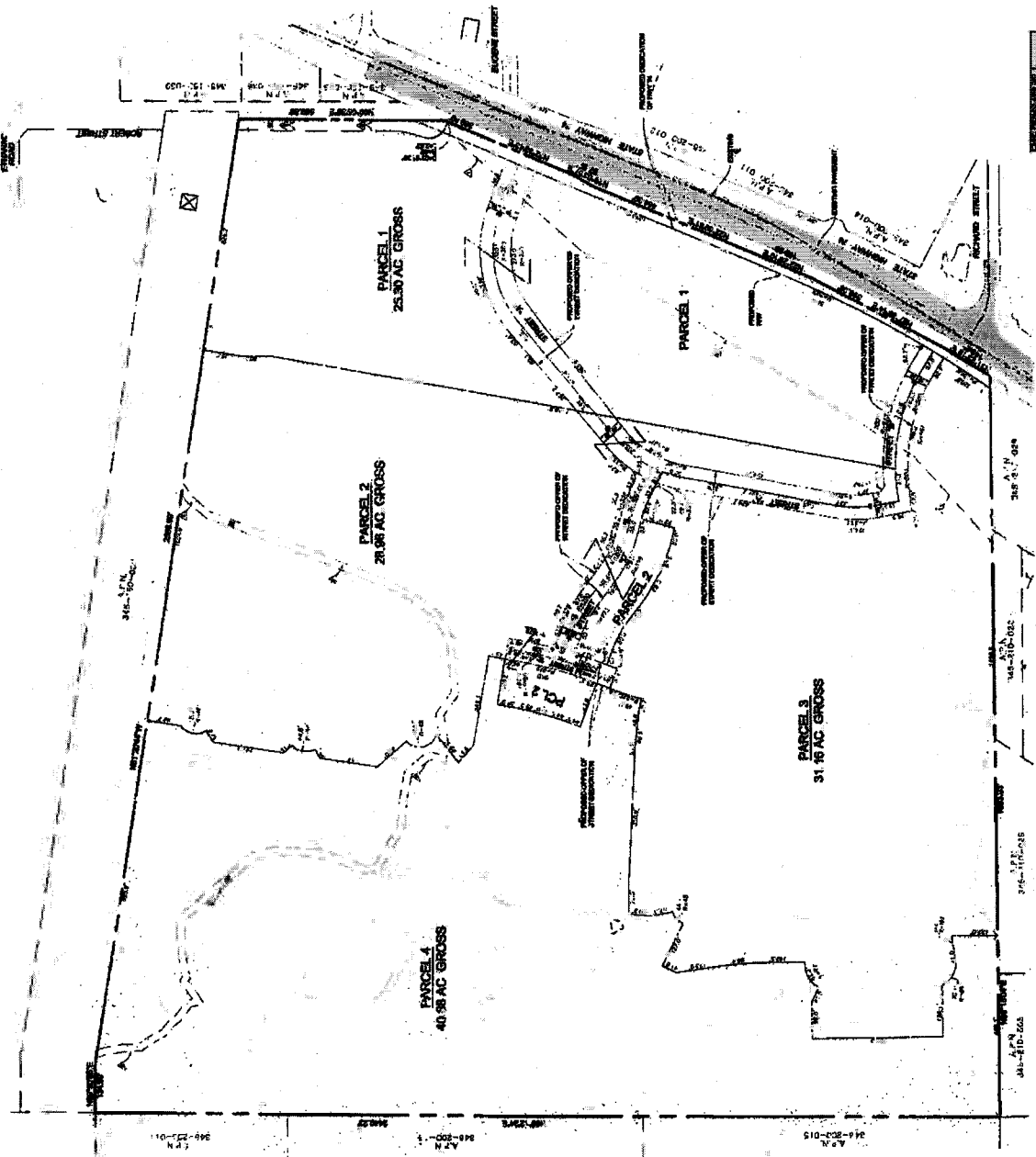
ALL OFFERS/APPLICANTS SHOWN ON THIS TENTATIVE PARCEL MAP ARE BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.

ADJUSTMENTS:

ALL ADJUSTMENTS SHOWN ON THIS TENTATIVE PARCEL MAP ARE BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.

LEGEND:

ALL LEGEND ITEMS SHOWN ON THIS TENTATIVE PARCEL MAP ARE BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.



LEGAL DESCRIPTION:

ALL INFORMATION SHOWN ON THIS TENTATIVE PARCEL MAP IS BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.

PROJECT AREA/PARCEL HEADINGS:

PARCEL NO.	ACRES	NET AREA	GROSS AREA
1	25.30	25.30	25.30
2	21.89	21.89	21.89
3	31.16	31.16	31.16
4	40.93	40.93	40.93

EASEMENT NOTES:

ALL EASEMENTS SHOWN ON THIS TENTATIVE PARCEL MAP ARE BASED ON THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE INFORMATION PROVIDED BY THE APPLICANT.



COLINAS DEL ORO
 TENTATIVE PARCEL MAP
 NO. 36453



DATE: 03/03/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



NO.	REVISION	DATE
1	ISSUE FOR PERMITTING	03/03/15
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 03/03/15
 SHEET 1 OF 1
 PROJECT NO.: CA-30043

Extension of Time Environmental Determination

Project Case Number: PM36453
 Original E.A. Number: 40120
 Extension of Time No.: 1st EOT
 Original Approval Date: October 26, 2015
 Project Location: North of Richard St, South of Ethanac St, West of Highway 74
 Project Description: a Schedule I subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of twenty (20) gross acres (29.20, 24.89, 30.83 and 40.85 gross acres)

On October 26, 2015, 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: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, May 24, 2018 12:21 PM
To: Villalobos, Gabriel
Cc: Mike Cutbirth - Triad
Subject: Recommended Conditions for PM36453 1st EOT

Mr. Villalobos,

After conferring with our partners on this matter, we do agree to the requested changes to COAs

- | | |
|----------------------------|---------------------------|
| 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 | |

And ask that you take this email as our acceptance of the Recommended Conditions for PM36453 1st EOT and proceed with the extension.

Thank you,

Jim Hoxie



12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

Privileged And Confidential Communication.

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 Please consider the environment before printing this e-mail.

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36453.

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

Plan: PM36453E01

Parcel: 345190016

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT1 - 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

EOT1 - 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

EOT1 - 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

EOT1 - 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: PM36453E01

Parcel: 345190016

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - 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 EOT1 - 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 EOT1 - 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 EOT1 - 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)



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 23, 2018**

1.0 CONSENT CALENDAR:

1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024 – Applicant: K&A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (0-2 du/ac) – Location: Northerly of Silverpoint Loop, easterly of Retreat Parkway, southerly of Bedford Motorway, and westerly of Jim Stewart Lane – 3.48 Acres – Zoning: Specific Plan (SP317) – Approved Project Description: Schedule “G” Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021.

1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Mountain View Avenue – 3.7 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule ‘H’ land-division of 3.7 gross acres into three (3) one (1) acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021.

1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36453 – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R-RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.30 FAR) – Mixed-Use Area – Location: Northerly of Richard Street, southerly of Ethanac Street, and westerly of Highway 74 – 126.32 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “I” subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021.

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:
NONE

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

3.1 PLOT PLAN NO. 180014 and VARIANCE NO. 180002 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon/Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road and northerly of Box Springs Road, approximately 3,000 ft. northwesterly of the large “M” on the mountain – **REQUEST:** Plot Plan No. 180014 proposes to **Staff Report Recommendation:** **FIND** the project exempt from the California Environmental Quality Act (CEQA); and **APPROVE** Variance No. 180002; and **APPROVE** Plot Plan No. 180014. **Staff's Recommendation:** **FINDING** the project exempt from the California Environmental Quality Act (CEQA); and

DIRECTOR'S HEARING

JULY 23, 2018

replace an existing 204 foot television and radio broadcast tower with a 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by Section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. Project Planner: John Hildebrand at (951) 955-1888 or email at JHildebr@rivco.org.

APPROVAL of Variance No. 180002; and

APPROVAL of Plot Plan No. 180014.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Variance No. 180002; and

APPROVED Plot Plan No. 180014, subject to the conditions of approval.

3.2 PLOT PLAN NO. 14271 REVISION NO. 1 – No New Environmental Documents Required – Applicant: Brent Engineering – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

CONTINUATION Off- Calendar, to be re-noticed and re-advertised.

Planning Director's Actions:

CONTINUED Off-Calendar, to be re-noticed and re-advertised.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: