

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



ITEM
1.5
(ID # 7925)

MEETING DATE:

Tuesday, September 18, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33345 – Applicant: PBLA Engineering, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Location: North of Via Encantada, east of Serreno Rd., south of El Prado Rd., west of Mirasol Way – 21.56 Acres – Zoning: Light Agriculture, 10 acre min. (A-1-10) – APPROVED PROJECT DESCRIPTION: a Schedule "H" subdivision of 21.56 acres into four (4) parcels with a minimum 5-acre lot size – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33345, extending the expiration date to July 30, 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 August 13, 2018. The Tentative Parcel Map No. 33345 will now expire on July 30, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

9/11/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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 18, 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. 33345 was originally approved by the Planning Commission on March 3, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7119 where both applications were approved on July 30, 2013.

The First Extension of Time was received on June 15, 2018, ahead of the expiration date of July 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 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. 33345 on August 13, 2018. The Director's Hearing 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.

Supplemental

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

Additional Fiscal Information

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

ATTACHMENTS:

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


Scott Bruckner 9/11/2018



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 13, 2018**

1.0 CONSENT CALENDAR:

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE APPROVED First Extension of Time Request for Tentative Parcel Map No. 33345** – Applicant: PBLA Engineering, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 acre min.) – Location: Northerly of Via Encantada, easterly of Serreno Road, southerly of El Prado Road, westerly of Mirasol Way – 21.56 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule “H” subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33345, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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. 26270, VARIANCE NO. 1905 – Intent to Adopt a Negative Declaration** – EA43026 – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous – 10 Acre Minimum (R-RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of Glen Meadows, easterly of Carancho Road, and westerly of Gardner Avenue – 5.50 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Plot Plan is for a new Verizon Wireless facility proposing a 105 foot disguised monopine and will allow for future colocation. A Variance has been submitted to allow for the 55 foot height extension to allow for the 105 foot monopine. The monopine will provide 12 panel antennas, 12 RRUs, one (1) microwave dish, two (2) raycap surge protectors, three (3) GPS antennas, two (2) equipment cabinets, and one (1) backup generator with leasing area of 510 sq. ft. with a 6 foot high wrought iron fence surrounding the perimeter. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
- Staff Report Recommendation:**
ADOPT a Negative Declaration for Environmental Assessment No. 43026; and
APPROVE Variance No. 1905; and
APPROVE Plot Plan No. 26270.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 43026; and
APPROVAL of Variance No. 1905; and
APPROVAL of Plot Plan No. 26070.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 43026; and
APPROVED Variance No. 1905; and
APPROVED Plot Plan No. 26270, subject to the conditions of approval.
- 3.2 PLOT PLAN NO. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
- Staff Report Recommendation:**
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42990; and
APPROVE Plot Plan No. 26179, 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.
- 3.3 TENTATIVE PARCEL MAP NO. 37073 – No New Environmental Document is Required** – Applicant: Richland Developers, Inc., c/o Craig Cristina – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area, Perris Reservoir Zoning District – General Plan: Community Development: Community Center (CD-CC) – Commercial Retail
- Staff Report Recommendation:**
FIND that No New Environmental Document is Required; and
APPROVE Tentative Parcel Map No. 37073.



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

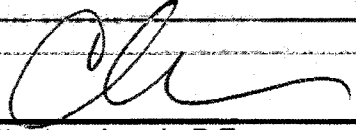
Agenda Item No.:

1.1

Director's Hearing: August 13, 2018

PROPOSED PROJECT

Case Number(s):	PM33345	Applicant(s):	
Area Plan:	Southwest	PBLA Engineering, Inc.	
Zoning Area/District:	Rancho California Area	c/o Hayward Pardue	
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 21.56 acres into four (4) parcels with a minimum 5 acre lot size. The project is located north of Via Encantada, east of Serreno Rd, south of El Prado Rd, and west of Mirasol Way.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33345**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 30, 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. 33345 was originally approved at Planning Commission on March 3, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7119 where both applications were approved on July 30, 2013.

The First Extension of Time was received June 15, 2018, ahead of the expiration date of July 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 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 (July 30, 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 of time request 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 July 30, 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 July 30, 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.

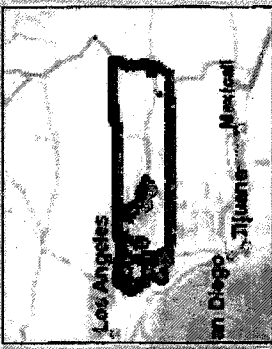
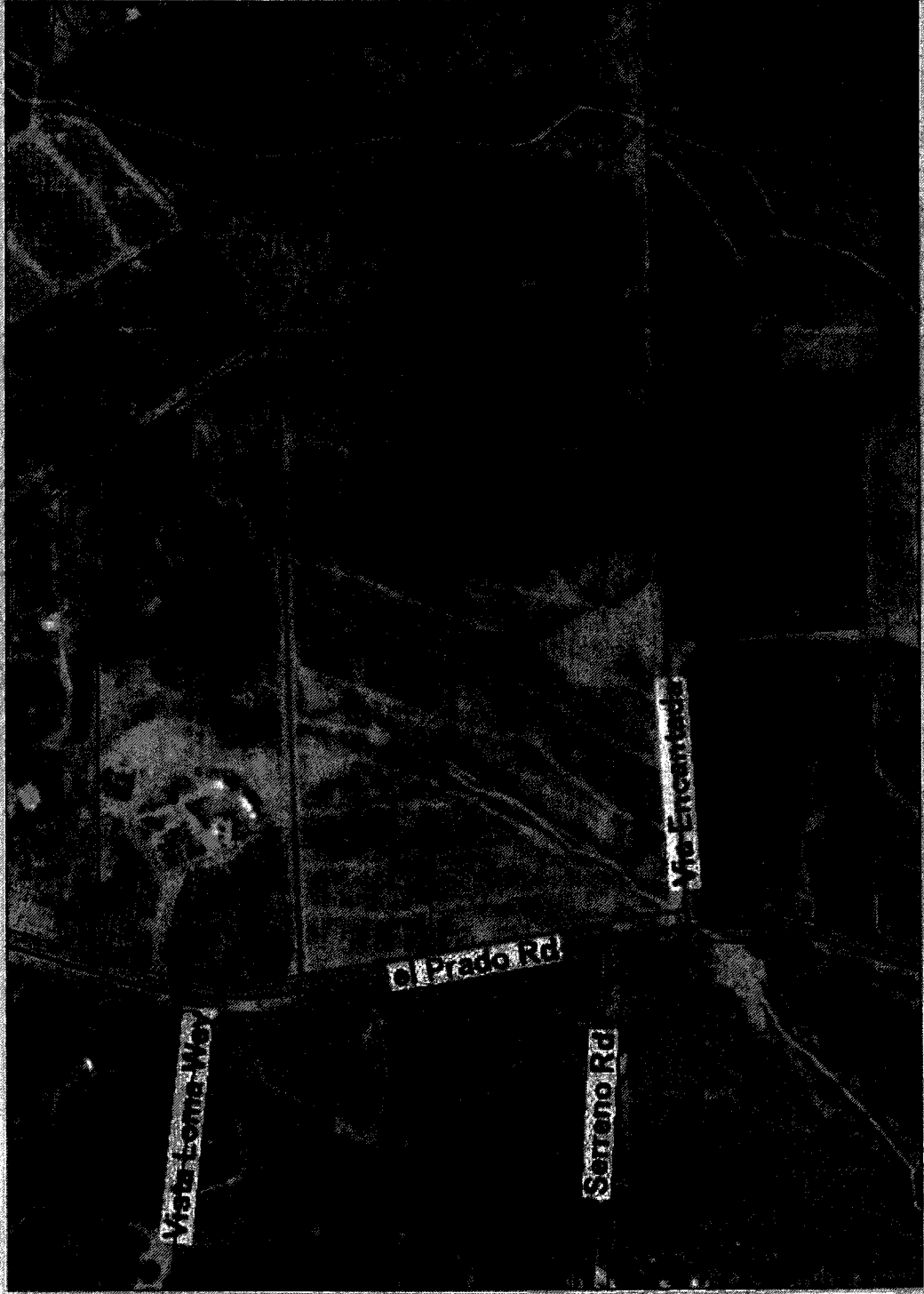
FINDINGS

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 PM33345
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.

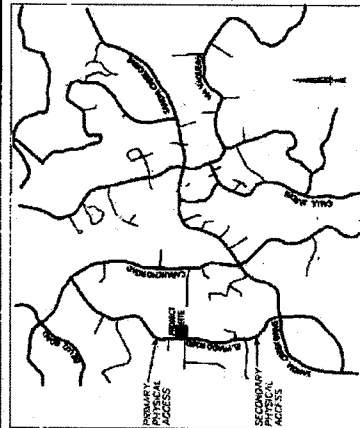


REPORT PRINTED ON... 7/31/2018 9:59:22 AM

© Riverside County GIS



COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 33345
 PAR 55, PM 25 MB 003/001
 AMENDED NO. 3



OWNER/APPLICANT
 3010 DAVIS LOMAS
 FALSBROOK, CA 91708
 (916) 731-3880

ENGINEER
 RICHARD I. VALDEZ, P.E.
 4925 COUNTY CENTER CIRCLE
 TEMECULA, CA 92591
 (971) 860-3880

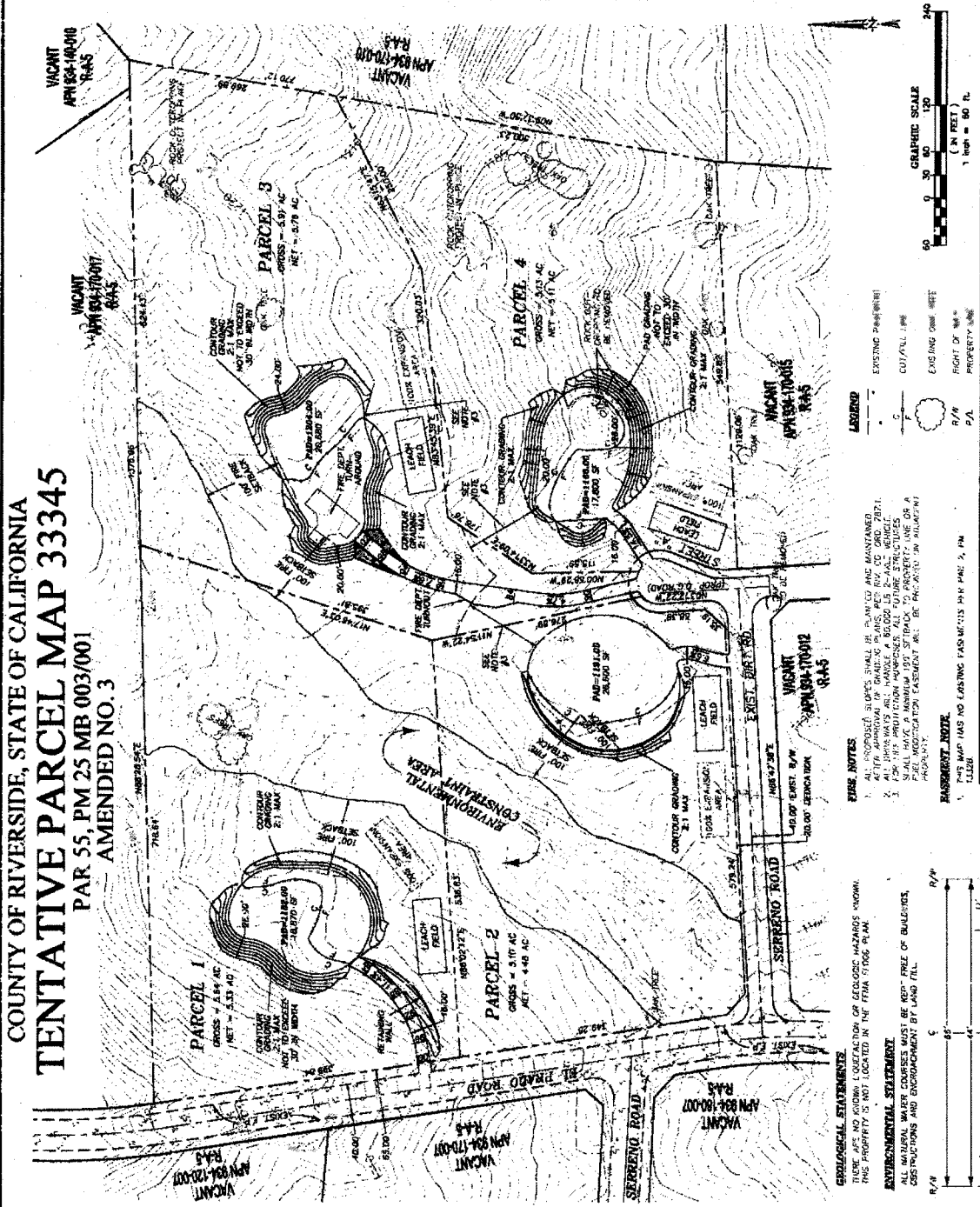
ASSESOR'S PARCEL/LEGAL DESCRIPTION
 913-176-011
 20.35 ACRES NET
 185 N.W. 3074 & 85 S.W. 13

TRUMAN BROTHERS TRACT
 185 N.W. 3074 & 85 S.W. 13
 PAGE 377 (REV. 71)

UTILITIES
 R/O/D
 WATER
 GAS
 S.D. CAL G/S
 SOUTHERN CALIFORNIA ED-ON
 TELEPHONE
 CABLE
 SERVICE DISTRICT: MURBETA VALLEY UNIFIED SCHOOL DISTRICT
 SERVICE DISTRICT: N/A

GENERAL NOTES
 1. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
 2. THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER
 3. GEOLOGIC HAZARDS: INCLUDED IN THE TENTA FLOODMAP OF
 4. ALL DRIVEWAYS NOT TO EXCEED 15% GRADE.
 5. ALL DRIVEWAYS SHALL BE A MINIMUM OF 76 WIDE IN WIDTH.
 6. SIDEWALKS SHALL BE A MINIMUM OF 4 FEET WIDE.
 7. THIS LAND IS NOT SUBJECT TO OVERFLOW RAINFALLATION OR
 8. NOT IN ANY COUNTY SERVICE AREA.
 9. NOT WITHIN A SPECIAL PLAN.
 10. NOT WITHIN A COASTAL ZONING DISTRICT.
 11. THERE IS AN EXISTING 10' WIDE DRIVEWAY ON THE PROPERTY.

ZONING & LAND USE SUMMARY
 EXISTING ZONING: R/A-10
 PROPOSED ZONING: R/A-10
 COMPATIBLE GENERAL PLAN: 40-A-2
 DE 102 PLACTY AREA



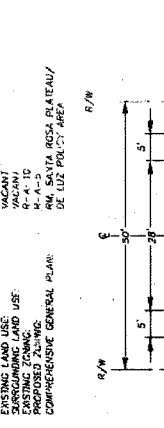
LEGEND
 EXISTING PARCEL(S)
 CUT/FILL LINE
 EXISTING CORNER
 RIGHT OF WAY
 PROPERTY LINE

FIELD NOTES
 1. PROPOSED 3" DRAIN SHALL BE 2" MINIMUM DRAINAGE
 2. AFTER APPROVAL OF DRAINING PLANS, PERMITS MAY BE OBTAINED
 3. ALL DRIVEWAYS SHALL BE 76" WIDE MINIMUM
 4. ALL DRIVEWAYS SHALL BE 15% MAXIMUM GRADE
 5. ALL DRIVEWAYS SHALL HAVE A MINIMUM 10' STRIKES TO PROTECT LINE OR A
 6. PAVEMENT MODIFICATION EASEMENT WILL BE REQUIRED IN ALL LOTS
 7. PROPERTY

PASSERBY NOTE
 THIS MAP HAS NO EXISTING PASSENGERS IN PAR 55, PM 25 MB 003/001
 1. LITER

GEOLOGICAL STATEMENT
 THERE IS NO KNOWN LOCATION OF GELOGIC HAZARDS KNOWN
 THIS PROPERTY IS NOT INCLUDED IN THE FEMA 17060-1044

ENVIRONMENTAL STATEMENT
 ALL WATERSHED WATER COURSES MUST BE KEPT FREE OF BUILDINGS
 CONSTRUCTION AND ENCROACHMENT BY LAND FILL



TENTATIVE PARCEL MAP 33345 COUNTY OF RIVERSIDE PAR 55, PM 25 MB 003/001 APR 08-178-011		SHEET NO. 1 OF 1 SHEETS
PREPARED BY: RICHARD I. VALDEZ, P.E. 4925 COUNTY CENTER CIRCLE TEMECULA, CA 92591 (971) 860-3880	CHECKED BY: _____ DATE: _____	COUNTY: RIVERSIDE COUNTY FILE NO. _____

Extension of Time Environmental Determination

Project Case Number: PM33345
 Original E.A. Number: 40044
 Extension of Time No.: 1st EOT
 Original Approval Date: July 30, 2013
 Project Location: North of Via Encantada, East of Serreno Rd, South of El Prado Rd, West of Mirasol Way
 Project Description: a Schedule "H" subdivision of 21.56 acres into four (4) parcels with a minimum 5 acre lot size.

On July 30, 2013, 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*
 Gabriel Villalobos, Project Planner

Date: 7/31/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Hayward Pardue <hpardue@pbla.biz>
Sent: Monday, July 30, 2018 11:44 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PM33345 1st EOT

Thank you Gabrielle. Yes, accept the following additional conditions.

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

HAYWARD PARDUE, P.E.
hpardue@pbla.biz (760) 250-0638
PBLA Engineering, Inc.

Coachella Valley Office
79405 Hwy 111 Suite 9-139
La Quinta, CA 92253
(760) 250-0638 Fax (760) 771-6322

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, July 17, 2018 5:26 PM
To: Hayward Pardue
Subject: Recommended Conditions for PM33345 1st EOT

Attn: PBLA Engineering, Inc.
c/o Hayward Pardue
79405 Hwy 111, Suite 9-139
La Quinta, CA 92253

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33345.

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

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County of Riverside California

Plan: PM33345E01

Parcel: 934170011

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: PM33345E01

Parcel: 934170011

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)