

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



**ITEM**  
**1.4**  
**(ID # 9554)**

**MEETING DATE:**  
Tuesday, April 30, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32312 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.), Open Space: Recreation (OS-R) – Location: North of Cajalco Road, East of Carpinus Drive, and West of Alexander Street – 217.3 Acres – Zoning: SP Zone (SP229) – APPROVED PROJECT DESCRIPTION: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – APNs: 321-130-047, -048, 319-020-027, -028, -029, -030 – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312, extending the expiration date to September 6, 2021. District 1. [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 March 11, 2019. The Tentative Parcel Map No. 32312 will now expire on September 6, 2021.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 4/22/2019

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**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, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt  
Date: April 30, 2019  
XC: Planning, Applicant

Kecia Harper  
Clerk of the Board  
By:   
Deputy  
**1.4**

**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. 32312 was originally approved at the Director's Hearing on September 6, 2005. It proceeded to the Board of Supervisors where it was approved on December 20, 2005.

The First Extension of Time was applied for on August 5, 2015, ahead of the expiration date of September 6, 2015, and was approved at the Director's Hearing on May 8, 2017.

A Second Extension of Time was filed on April 10, 2017. The second Extension of Time was processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval were imposed on both extensions and were approved at the Director's Hearing on May 8, 2017.

The Third Extension of Time was approved at the Director's Hearing on August 21, 2017.

The Fourth Extension of Time was received on August 3, 2018, ahead of the expiration date of September 6, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

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 fourth extension of time for Tentative Parcel Map No. 32312 on March 11, 2019. The Director's Hearing approved the project.

**Board Action**

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

The Director's Hearing 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**

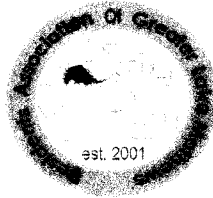
**Additional Fiscal Information**

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**

  
\_\_\_\_\_  
Jason Farin, Senior Management Analyst      4/23/2019



RESIDENTS ASSOCIATION OF GREATER LAKE MATHEWS, INC.  
3410 La Sierra Avenue, Unit F41, Riverside, California 92503. 714/543-9005.

April 28, 2019

Board of Supervisors  
COUNTY OF RIVERSIDE  
Attention: Clerk of the Board  
County Administration Center  
4080 Lemon Street  
Riverside, California 92501  
Via Email

Re: Opposition to April 30, 2019 Agenda Items 1.2 and 1.4.

Dear Supervisors:

The Residents Association of Greater Lake Mathews, Inc. ("RAGLM"), an IRS 503(c)(3) non-profit, private California corporation, hereby respectfully presents objections and opposition to April 30, 2019 Agenda Items 1.2 and 1.4.

We realize that state law apparently allows numerous extensions of time for approved projects. But we are adamantly opposed to approval of such projects and projects such as this in the future. RAGLM does not agree with these types of extensions of time that go years into the future without reassessment of current circumstances. RAGLM views both of these items as further actions antithetical to the long established County government commitment and promise to the Greater Lake Mathews community set forth among other places in the County General Plan on preservation of our rural community between Highway 74 and the Riverside city line, and between Interstates 15 and 215.

The residents of our community deserve protection from relentless efforts of developers and investors to change our community from rural to suburbia or city. Allowance of these two project contributes to arguments that the community is changing when in reality the community vehemently, unanimously, consistently, repeatedly, and vocally objects to change being imposed and forced upon it by interests who have no regard for the desires of our community, the impossible burdens imposed on our social services, the lack of infrastructure (roadways, schools, utilities, etc.) to accommodate such projects, and the breach of the social contract between the present community residents and local government, a government that has long promised to

protect the local community from developments such as those presented by these two agenda items.

How can Greater Lake Mathews retain its rural nature if it is nearly monthly bombarded with proposals to construct massive new home developments and warehouses that will bring significant numbers of new residents, workers, and trucking that will necessarily require additional local services such as schools, stores, fuel stations, police services, fire services, roadways, water, electric, etc.?

If the Board continues to approve proposals to develop the Greater Lake Mathews area contrary to the long expressed opposition of the local community, the County General Plan and local zoning laws might as well be totally eliminated since there will obviously be no government intention of abiding by such. Our community deserves more than mere supportive platitudes about protecting us; we need consistent actions stopping further development.

Thus, the Residents Association of Greater Lake Mathews on behalf of the residents and interests of the Cajalco Valley and Plateau, respectfully urges that Agenda Items 1.2 and 1.4 be denied as contrary to the wishes and best interests of the community the Board is elected to represent and protect.

Respectfully submitted,

**FOR THE BOARD OF DIRECTORS OF  
THE RESIDENTS ASSOCIATION OF  
GREATER LAKE MATHEWS, INC. ("RAGLM")**

[signed]  
John L. Minnella  
President

JLM:bs  
Cc: RAGLM Board of Directors  
Kevin Jeffries, Supervisor, District 1

Maxwell, Sue

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**From:** COB  
**Sent:** Monday, April 29, 2019 9:00 AM  
**To:** 'Dr. John L. MINNELLA-Romano'; Supervisor Jeffries - 1st District  
**Subject:** Re: Submission of RAGLM Opposition to 4-30-19 Agenda items 1.2 and 1.4 (Received)  
**Attachments:** Oppo. Letter, MASTER FORMAT.pdf

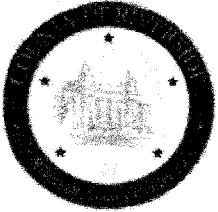
Dr. Minnella-Romano,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email opposing extension of time for two Lake Mathews/Woodcrest area projects, and has forwarded to the Board for review and included in the records for April 30, 2019.

Sincerely,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[cob@rivco.org](mailto:cob@rivco.org)  
<http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



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**From:** Dr. John L. MINNELLA-Romano <drjminnella@yahoo.com>  
**Sent:** Sunday, April 28, 2019 9:16 PM  
**To:** COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>  
**Subject:** Submission of RAGLM Opposition to 4-30-19 Agenda items 1.2 and 1.4.

Clerk of the Board of Supervisors:

Please file and present to the Board the attached submission for the April 30, 2019 Agenda of the Board.

Thank you.

RAGLM  
John L. Minnella  
President

**From:** Maxwell, Sue

**Sent:** Monday, April 29, 2019 9:27 AM

**To:** COB-Agenda (COB-Agenda@rivco.org) <COB-Agenda@rivco.org>; George Johnson (GAJohnson@RIVCO.ORG) <GAJohnson@RIVCO.ORG>; Leach, Charissa (cleach@RIVCO.ORG) <cleach@rivco.org>; Perez, Juan (JCPEREZ@RIVCO.ORG) <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYOUNG@co.riverside.ca.us>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>  
**Cc:** Villalobos, Gabriel <GVillalo@RIVCO.ORG>; Killebrew, Jason <JKillebr@RIVCO.ORG>  
**Subject:** Public Comment - Opposition to April 30, 2019 Agenda Item Nos 1.2 and 1.4 (Dr Minnella RAGLM)

Good morning,

The email below and attachment were received via COB regarding April 30, 2019 Agenda Item Nos 1.2 and 1.4 in the Lake Mathews/Woodcrest Area.

These are printed and filed with Agenda back-up for both Items.

With warm regards,

*Sue Maxwell*

Board Assistant

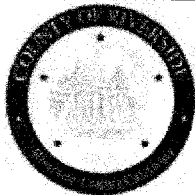
Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

Mail Stop #1010

[cob@rivco.org](mailto:cob@rivco.org)

[smaxwell@rivco.org](mailto:smaxwell@rivco.org)





**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 11, 2019**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35543** – Applicant: Spencer N. Freeman – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Mazie Avenue, easterly of Highway 74, south of River Road, and westerly of Lizard Rock Road – 3.72 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule “H” subdivision of 3.72 acres into three (3) parcels with a minimum parcel size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35543, extending the expiration date to April 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 35543, extending the expiration date to April 23, 2021.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36860** – Applicant: Henry Azarioon & Mimi Ghofranian – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural Community – Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Santa Anita Drive, easterly of De Portola Road, southerly of Delgado Way, and westerly of Parado del Sol Drive – 6.96 Acres – Zoning: Residential Agricultural – 2½ acre min. (R-A-2½) – Approved Project Description: Schedule “H” subdivision of 7.5 gross acres into two (2) parcels with a minimum size of 2½ acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36860, extending the expiration date to December 15, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36860, extending the expiration date to December 15, 2021.
- 1.3 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “I” Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 30298** – Applicant: Marc & Christie Horton – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Southerly of Glenoaks Road, westerly of Calle Bellagio, and easterly of Corte Venture – 12.19 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “H” subdivision of 12.19 gross acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4 – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 30298, extending the expiration date to April 11, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 35988, extending the expiration date to June 6, 2022.
- 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:**  
**NONE**
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**  
**NONE**
- 5.0 PUBLIC COMMENTS:**





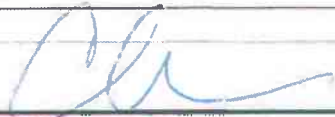
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.3

Director's Hearing: March 11, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM32312	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Lansing Companies</b>	
<b>Zoning Area/District:</b>	Mead Valley District	<b>c/o Greg Lansing</b>	
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>APNs:</b>	321-130-047, -048, 319-020-027, -028, -029, -030		
		<b>Charissa Leach, P.E.</b>	<b>Assistant TLMA Director</b>

**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 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres. The project is located north of Cajalco Road, east of Carpinus Drive, and west of Alexander Street.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32312**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 6, 2021, subject to all the previously approved 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. 32312 was originally approved at Director's Hearing on September 6, 2005. It proceeded to the Board of Supervisors where it was approved on December 20, 2005.

The First Extension of Time was applied for August 5, 2015, ahead of the expiration date of September 6, 2015, and was approved at the Director's Hearing on May 8, 2017.

A Second Extension of Time was filed April 10, 2017. The second Extension of Time was processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval were imposed on both extensions and were approved at the Director's Hearing on May 8, 2017.

The Third Extension of Time was approved at Director's Hearing on August 21, 2017.

The Fourth Extension of Time was received August 3, 2018, ahead of the expiration date of September 6, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

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.

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312**

**Directors Hearing Extension of Time Report: March 11, 2019**

**Page 3 of 3**

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**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.

The 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> extensions of time each granted 1 year for a total of 3 years. This, 4<sup>th</sup> extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 6, 2021.

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 September 6, 2021. If a Final Map has not been recorded prior to September 6, 2021, PM32312 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 (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.



# 4th EOT for PM32312

## Vicinity Map



- Legend**
- County Centerlines
  - Blue Line Streams
  - City Areas

**Notes**

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



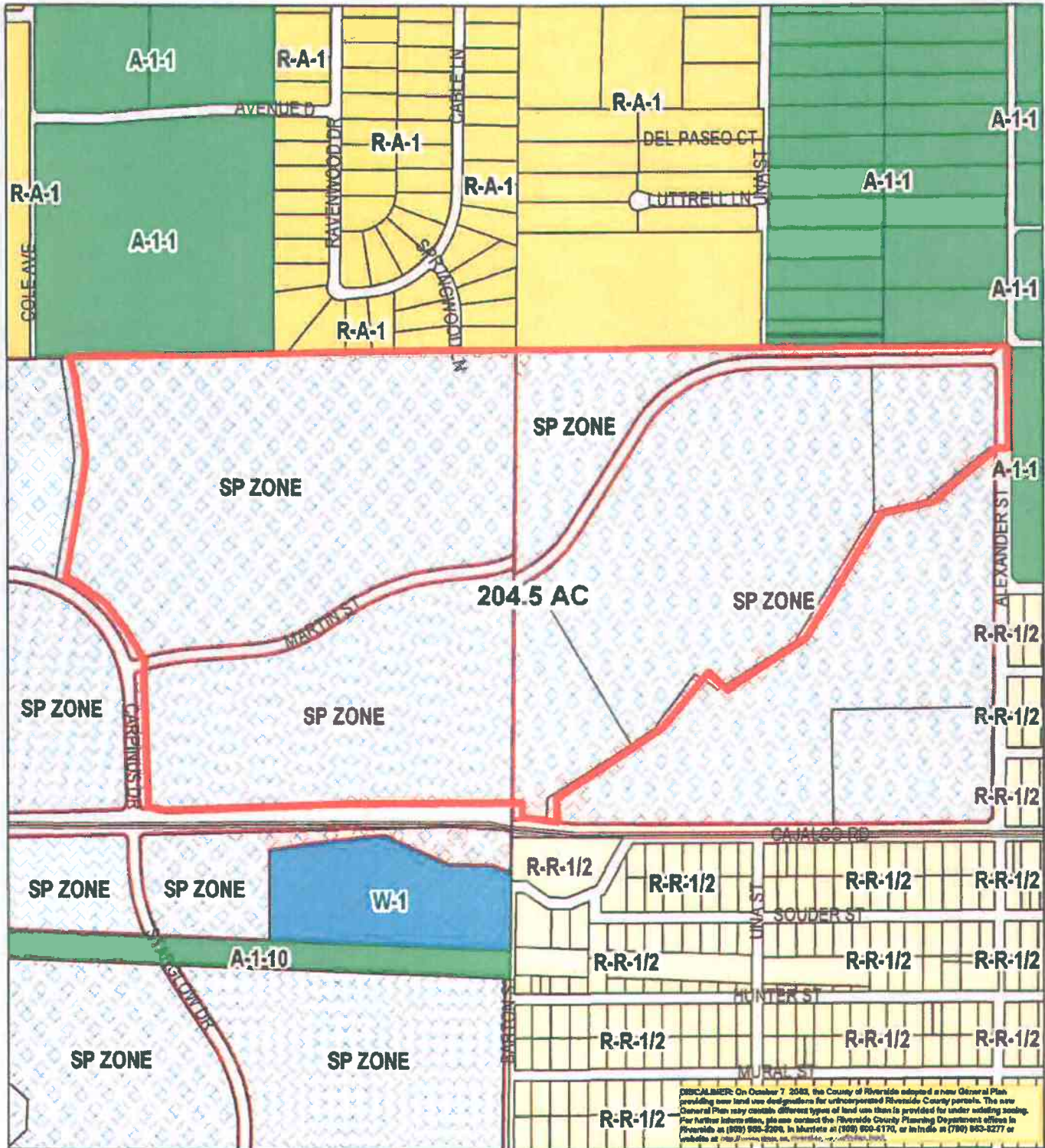
REPORT PRINTED ON... 8/16/2018 2:55:20 PM

© Riverside County GIS





**PM32312**  
**EXISTING ZONING**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-2200, in Murietta at (951) 950-6170, or in Indio at (760) 952-8277 or visit us at <http://www.ripcor.ca.gov/planning>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Mead Valley**  
Township/Range: T4SR4W  
Section : 8 & 9



ASSESSORS 321-13  
BK. PG. 319-20  
THOMAS BROS.PG 899 B7

# Extension of Time Environmental Determination

Project Case Number: PM32312  
 Original E.A. Number: CEQA Exempt  
 Extension of Time No.: 4<sup>th</sup> EOT  
 Original Approval Date: September 6, 2005  
 Project Location: North of Cajalco Road, East of Carpinus Drive, and West of Alexander Street  
 Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres.

On September 6, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: Gabriel Villalobos  
 Gabriel Villalobos, Project Planner

Date: 2/8/19  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Tuesday, August 14, 2018 10:50 AM  
**To:** Villalobos, Gabriel  
**Cc:** Michael Masterson  
**Subject:** RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.  
(Boulder Springs)

Mr. Villalobos,

**The applicant and owner do agree to the fact that there are no new conditions of approval needed for this extension.  
Please proceed with the Extension process.**

Thank you

Jim Hoxie



**LANSING  
COMPANIES**  
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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**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Tuesday, August 14, 2018 10:32 AM  
**To:** Gregory Lansing <glansing@lansingcompanies.com>  
**Subject:** Recommended Conditions for PM32312 4th EOT

Attn: Lansing Companies  
c/o Greg Lansing  
12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
Agency Director



02/14/19, 5:54 pm

PM32312E04

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM32312E04. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

**BS-Grade. 2                      0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

**BS-Grade. 3                      0010-BS-Grade-MAP-G1.6 DUST CONTROL**

All necessary measures to control dust shall be implemented by the developer during grading.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

**BS-Grade. 4                      0010-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flow

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                      0010-BS-Grade-MAP-G2.12SLOPES IN FLOODWAY (cont.)

flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

BS-Grade. 5                      0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

BS-Grade. 6                      0010-BS-Grade-MAP-G2.6SLOPE STABL'TY ANLY

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

BS-Grade. 7                      0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

BS-Grade. 8                      0010-BS-Grade-MAP-GIN INTRODUCTION

Parcel Map 32312 does not propose any grading. However,

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 8                      0010-BS-Grade-MAP-GIN INTRODUCTION (cont.)  
based on the topography provided, it is highly unlikely that no grading -requiring a permit - would occur in developing these parcels. Therefore, the following conditions of approval shall be included as part of the Building and Safety Department's approval of this application.

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

Comments: INEFFECT AROSSI 20060103  
RECOMMND THARMON 20040630  
DRAFT THARMON 20040630  
PM32312

### Flood

Flood. 1                              0010-Flood-MAP FLOOD HAZARD RPT

This is a proposal to divide 217.3 acres into 3 lots in the Cajalco Creek area. The site is located at the northeast corner of Cajalco Road and Carpinus Drive. The site is located within the Boulder Springs Specific Plan (SP 229).

The topography of the site consists of well defined ridges and natural watercourses. This is a financing map for the Boulder Springs Specific Plan. The District will issue specific conditions of approval for the three tracts (TR 31243, TR 31244 and TR 31245) that are being filed concurrently with this map.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3815 per acre, the fee due will be based on the fee in effect at the time of payment. In this case, the fee will be based on a per lot basis.

Comments: INEFFECT AROSSI 20060103  
RECOMMND KMFLANIG 20040707  
PM32312

## ADVISORY NOTIFICATION DOCUMENT

### General

General. 1                                    0100-Planning-SP - COUNT RES BUILD PERMITS

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

Comments: INEFFECT BBREWING 20040526  
PM32312

### Planning

Planning. 1                                    0010-Planning-MAP - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 2                                    0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 3                                    0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3                                 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT  
(cont.)

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 4                                 0010-Planning-MAP - MAP ACT COMPLIANCE

his land division shall comply with the State of California  
Subdivision Map Act and to all requirements of County  
Ordinance No. 460, Schedule I, unless modified by  
the conditions listed herein.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 5                                 0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the  
land divider/permit holder shall comply with all of the  
applicable requirements of the National Pollution Discharge  
Elimination System (NPDES) and shall conform to NPDES Best  
Management Practices for Stormwater Pollution Prevention  
Plans during the life of this permit.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 6                                 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

ivision/development are permitted, other than those allowed  
under Ordinance No. 679.4. Violation of this condition of  
approval may result in no further permits of any type being  
issued for this subdivision until the unpermitted signage  
is removed.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 7                                 0010-Planning-MAP - ORD 810 OPN SPACE FEE

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 7

0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning. 8

0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8                                      0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)  
 superseded by a subsequent mitigation fee ordinance,  
 payment of the appropriate fee set forth in that ordinance  
 shall be required.

Comments: INEFFECT AROSSI 20060103  
 RECOMMND BCANSECO 20050829  
 DRAFT GRWILLIA 20040816  
 PM32312

Planning. 9                                      0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-  
 interest, shall be responsible for the maintenance of any  
 trail easement required under these conditions until such  
 time as the maintenance is taken over by an appropriate  
 maintenance district.

Comments: INEFFECT AROSSI 20060103  
 RECOMMND BCANSECO 20050829  
 DRAFT GRWILLIA 20040816  
 PM32312

Planning. 10                                    0010-Planning-MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance  
 with the development standards of the SP zone.

Comments: INEFFECT AROSSI 20060103  
 RECOMMND BCANSECO 20050829  
 DRAFT GRWILLIA 20040816  
 PM32312

Planning. 11                                    0010-Planning-MAP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel  
 used for stockpiling purposes. The landowners shall secure  
 all parcels on which a stockpile has been placed and shall  
 prevent all off-highway vehicles from using the property.

Comments: INEFFECT AROSSI 20060103  
 RECOMMND BCANSECO 20050829  
 PM32312

Planning. 12                                    0010-Planning-SP - NO PA DENSITY TRANSFER

Density transfers between Planning Areas within the  
 SPECIFIC PLAN shall not be permitted, except through the  
 Specific Plan Amendment process.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 12                                    0010-Planning-SP - NO PA DENSITY TRANSFER (cont.)

Comments: INEFFECT BBREWING 20040526  
PM32312

Planning. 13                                    0010-Planning-SP - RECYCLING PROGRAM

All implementing development proposals shall be reviewed by the Riverside County Waste esources Management District for compliance with Riverside County recycling requirements.

Comments: INEFFECT BBREWING 20040526  
PM32312

Planning. 14                                    0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the ounty of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

#### Planning-All

Planning-All. 1                                    0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 32312 shall be henceforth defined as follows:



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                    0010-Planning-All-MAP - DEFINITIONS (cont.)  
TENTATIVE MAP = Tentative Parcel Map No. 32312, Amended No.  
1, dated 10/22/04.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP  
whether recorded in whole or in phases.

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

Planning-All. 2                    0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend,  
indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim,  
action, or proceeding against the COUNTY, its agents,  
officers, or employees to attack, set aside, void, or annul  
an approval of the COUNTY, its advisory agencies, appeal  
boards, or legislative body concerning the TENTATIVE MAP,  
which action is brought within the time period provided  
for in California Government Code, Section 66499.37. The  
COUNTY will promptly notify the land divider of any such  
claim, action, or proceeding against the COUNTY and will  
cooperate fully in the defense. If the COUNTY fails to  
promptly notify the land divider of any such claim, action,  
or proceeding or fails to cooperate fully in the defense,  
the land divider shall not, thereafter, be responsible to  
defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT AROSSI 20060103  
RECOMMND GRWILLIA 20050404  
DRAFT GRWILLIA 20040816  
PM32312

Planning-All. 3                    0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is to Subdivide 217.3  
acres into three (3) lots with a minimum lot size of 49.45  
gross acres. The project is part of the Boulder Springs  
Specific Plan (SP No. 299A1) and is located within planning  
areas three (3) and eleven (11) of the aforementioned  
Specific Plan.

The project site is located northerly of Cajalco Road and  
westerly of Alexander Street within the Lake  
Mathews/Woodcrest and Mead Valley Area Plans.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-All

Planning-All. 3                    0010-Planning-All-MAP - PROJECT DESCRIPTION (cont.)

Comments: INEFFECT AROSSI 20060103  
RECOMMND BCANSECO 20050906  
DRAFT BCANSECO 20050906  
RECOMMND BCANSECO 20050829  
DRAFT GRWILLIA 20040816  
PM32312

#### Transportation

Transportation. 1                0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Comments: INEFFECT AROSSI 20060103  
RECOMMND ANNSMITH 20050509  
DRAFT AMARTINE 20050509  
PM32312

Transportation. 2                0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)  
(cont.)

Comments: INEFFECT AROSSI 20060103  
RECOMMND ANNSMITH 20050509  
DRAFT AMARTINE 20050509  
PM32312

Transportation. 3                    0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Comments: INEFFECT AROSSI 20060103  
RECOMMND ANNSMITH 20050509  
DRAFT AMARTINE 20050509  
PM32312

Transportation. 4                    0010-Transportation-MAP - UTILITY INSTALL. 1

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

Comments: INEFFECT AROSSI 20060103  
RECOMMND ANNSMITH 20050509  
DRAFT AMARTINE 20050509  
PM32312

Plan: PM32312E04

Parcel: 319020027

50. Prior To Map Recordation

E Health

050 - E Health. 1

0050-E Health-EOT2 - REQ E HEALTH DOCUMENTS

Not Satisfied

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

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

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

Transportation

050 - Transportation. 1

0050-Transportation-EOT2 - FINAL ACCESS AND MAINT

Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

Plan: PM32312E04

Parcel: 319020027

50. Prior To Map Recordation

Transportation

050 - Transportation. 1      0050-Transportation-EOT2 - FINAL ACCESS AND MAINT (c  
department)      Not Satisfied

050 - Transportation. 2      0050-Transportation-MAP - ASSESSMENT DIST      Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

050 - Transportation. 3      0050-Transportation-MAP - EASEMENT/SUR      Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 4      0050-Transportation-MAP - R-O-W DEDICATED 1      Not Satisfied

Sufficient public street right-of-way along Martin Street shall be dedicated for public use to provide for a 74 foot full width right-of-way.

Sufficient public street right-of-way along Martin Street (between Una Street and Alexander Street) shall be dedicated for public use to provide for a 37 foot half width right-of-way.

Sufficient public street right-of-way along Alexander shall be dedicated for public use to provide for a 50 foot half width right-of-way.

Cajalco Road has been identified by the Riverside County Transportation Commission as the locally preferred route for the east-west, Hemet to Corona /Lake Elsinore CETAP Corridor. The Specific Plan shall be designed to set aside a 134 foot right-of-way for Cajalco Road, and an additional 86 foot area (to be deeded to the County) north of the 134 foot right-of-way to be designated for future public use.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT2 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

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)

060 - BS-Grade. 2                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied

Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS (cont.)                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied

Parcel Map 32312 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                      Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Transportation



Plan: PM32312E04

Parcel: 319020027

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1      0060-Transportation-EOT2 - FINAL WQMP FOR GRADING      Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water 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

(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

BS-Grade

080 - BS-Grade. 1      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT      Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

Flood

080 - Flood. 1      0080-Flood-MAP ADP FEES      Not Satisfied

Parcel Map 32312 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied

Planning

080 - Planning. 1                      0080-Planning-MAP - ACOUSTICAL STUDY                      Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT2 -WQMP AND MAINTENANCE                      Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            0080-Transportation-EOT2 -WQMP AND MAINTENANCE (cc    Not Satisfied  
(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            0090-BS-Grade-EOT2 - WQMP REQUIRED            Not Satisfied

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

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

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

Planning

090 - Planning. 1            0090-Planning-MAP - QUIMBY FEES (2)            Not Satisfied

The land divider/permit holder shall present certification  
to the Riverside County Planning Department that payment of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-MAP - QUIMBY FEES (2) (cont.)                      Not Satisfied  
parks and recreation fees and/or dedication of land for  
park use in accordance with Section 10.35 of County  
Ordinance No. 460 has taken place. Said certification  
shall be obtained from the Regional Parks and Open Space  
District.

090 - Planning. 2                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied  
rior to the issuance of a certificate of occupancy, or upon  
building permit final inspection, whichever comes first,  
the land divider/permit holder shall comply with the  
provisions of Riverside County Ordinance No. 663, which  
generally requires the payment of the appropriate fee set  
forth in that ordinance. The amount of the fee required  
to be paid may vary, depending upon a variety of factors,  
including the type of development application submitted  
and the applicability of any fee reduction or exemption  
provisions contained in Riverside County Ordinance No.  
663. Said fee shall be calculated on the approved  
development project which is anticipated to be 217  
gross acres in accordance with TENTATIVE MAP. If the  
development is subsequently revised, this acreage amount  
may be modified in order to reflect the revised  
development project acreage amount. In the event Riverside  
County Ordinance No. 663 is rescinded, this condition will  
no longer be applicable. However, should Riverside County  
Ordinance No. 663 be rescinded and superseded by a  
subsequent mitigation fee ordinance, payment of the  
appropriate fee set forth in that ordinance shall be  
required.

Transportation

090 - Transportation. 1                      0090-Transportation-EOT2 - WQMP COMP AND BNS REG                      Not Satisfied  
Prior to Building Final Inspection, the applicant will be  
required to hand out educational materials regarding water  
quality, provide a engineered WQMP certification,  
inspection of BMPs, GPS location of BMPs, and ensure that  
the requirements for inspection and cleaning the BMPs are  
established. Additionally, the applicant will be required  
to register BMPs with the Transportation Department's  
Business Registration Division.

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

090 - Transportation. 2                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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Riverside County PLUS  
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-MAP - WRCOG TUMF (cont.)

Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.