



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 22, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918** – Applicant: Humberto Ortega – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Maxine Lane, southerly of Marino Drive, easterly of Briggs Road, and westerly of Heinz Lane – 9.96 Gross Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – Approved Project Description: Schedule "H" Subdivision of 9.96 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 4.98 gross acres. Currently there is an existing house and well that will remain onsite – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118** – Applicant: CLE Engineering, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC- EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, easterly of Calle Alta, and southerly of Capital Street – 10.59 Gross acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2 1/2) – Approved Project Description: Schedule "H" Subdivision of 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 35118, extending the expiration date to March 24, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118** – Applicant: CLE Engineering, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Linda Rosea Road, easterly of Calle Alta, and southerly of Capital Street – 10.59 Gross acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2 1/2) – Approved Project Description: Schedule "H" Subdivision of 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35118, extending the expiration date to March 24, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1 acre minimum R-1-1) – Approved Project Description: Schedule "H" Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.5 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Valley Area Plan: Rural: Rural Mountainous (RM) – Community Development: Very Low Density Residential (VLDR) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Gross acres – Zoning: One-Family Dwellings (1ac minimum R-1-1) – Approved Project Description: Schedule “H” Subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25th, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

- 1.6 **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 21201** – Applicant: SBA Monarch Towers III, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS: R) – Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road – 0.68 Acres – Zoning: Open Area Combining Zone – Residential Development (R-5) – Approved Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility which included 12 panel antennas and one (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, two (2) GPS antennas, and one (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 21201, extending the expiration date to February 7, 2027. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

- 3.0 PUBLIC 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:

1.1

Agenda Item No.
Area Plan: Sun City/Menifee Valley
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 31918
FIRST EXTENSION OF TIME
Applicant: Humberto Ortega



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 9.96 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 4.98 gross acres. Currently there is an existing house and well that will remain onsite.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918

BACKGROUND:

Tentative Parcel Map No. 31918 was originally approved at Director's Hearing on September 18, 2006.

The first Extension of Time was received September 16, 2016, ahead of the expiration date of September 18, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on April 12, 2017.

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

h

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 (dated April 12, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

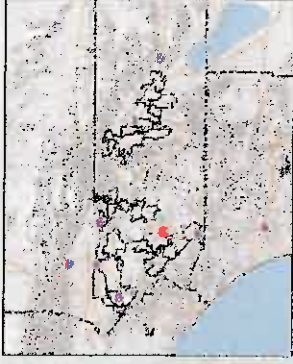
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 18, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31918, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 18, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM31918

Vicinity Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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.



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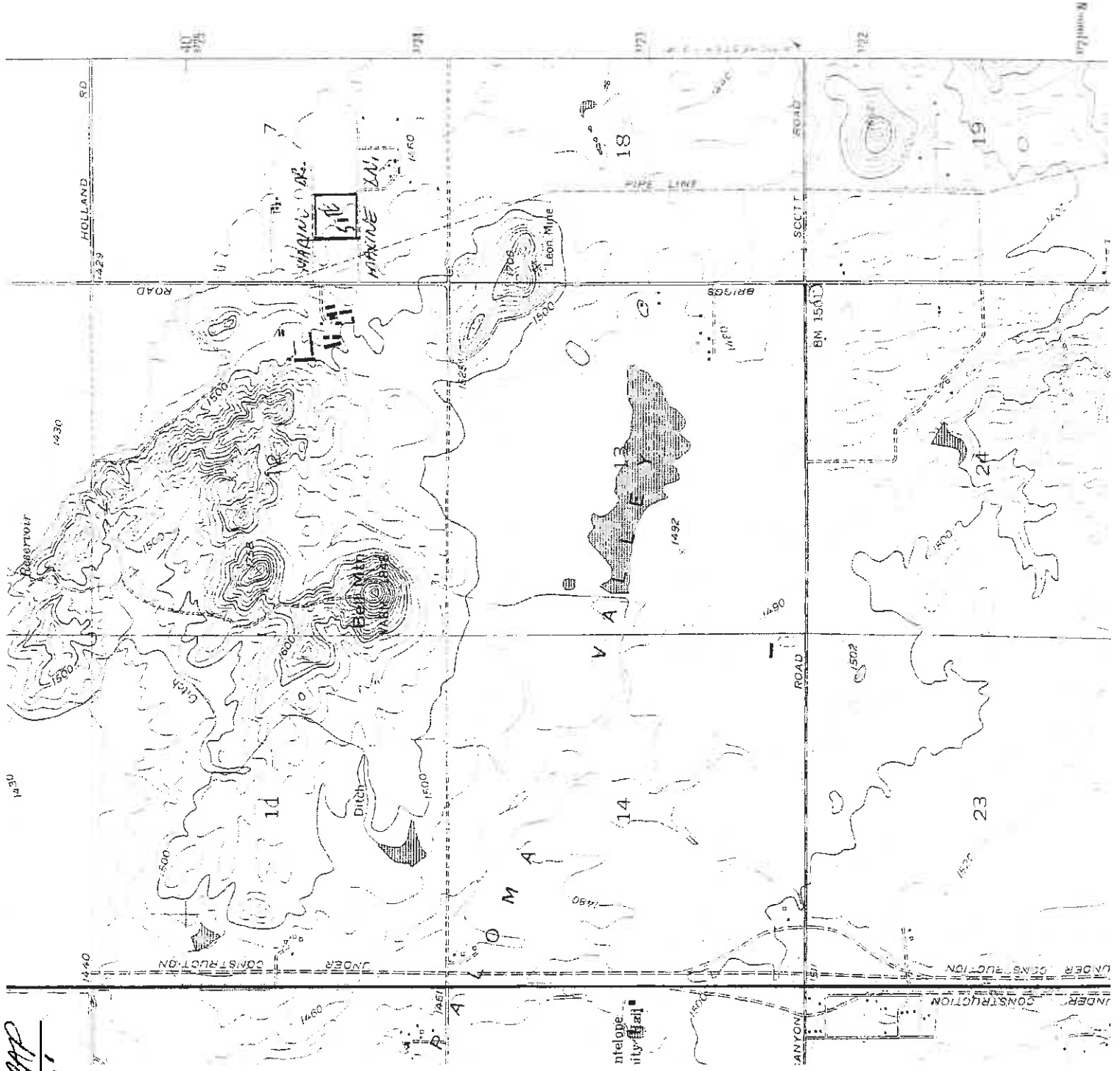


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USGS TOPO MAP
SCALE 1" = 2000'

ROMOLAND CACIF
PHOTO - 1979



Extension of Time Environmental Determination

Project Case Number: PM31918
 Original E.A. Number: 39688
 Extension of Time No.: First
 Original Approval Date: September 18, 2006
 Project Location: North of Maxine Lane, South of Marino Drive, East of Briggs Road, and West of Heinz Lane
 Project Description: Schedule H - subdivision of 9.96 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 4.98 gross acres. Currently there is an existing house and well that will remain onsite.

On September 18, 2006, 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: 
 Arturo Ortuño, Contract Planner

Date: April 25, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Maria Ortega <luisaortega2002@gmail.com>
Sent: Wednesday, April 12, 2017 8:34 AM
To: Ortuno, Arturo
Subject: Humberto and Maria Ortega PM31918

Hi Arturo, I read your email and you want me to write every condition so I am sending it again. I accept the following conditions,

- 50. Req E Health Documents
- 50. Final Access and Maint.
- 60. Final WQMP for grading
- 60. Final WQMP for grading
- 80. WQMP and Maint
- 90. WQMP Required
- 90. WQMP Comp and BNS Reg

Thank you,
Maria Ortega

Sent from my iPad

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 23 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

04/03/17
16:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 3 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17
16:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM31918

Parcel: 466-130-042

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND


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

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

1.2

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 35118
FIRST EXTENSION OF TIME
Applicant: CLE Engineering, Inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118

BACKGROUND:

Tentative Parcel Map No. 35118 along with Change of Zone No. 7531 received a tentative approval from the Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on March 24, 2009.

The first Extension of Time was received February 24, 2016, ahead of the expiration date of March 24, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 31, 2017.

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A second Extension of Time was filed March 9, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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 (dated March 31, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

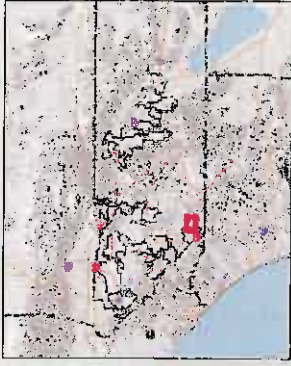
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 24, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration (which was applied for on March 9, 2017).

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35118**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 24, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PM35118

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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.

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Extension of Time Environmental Determination

Project Case Number: PM35118
 Original E.A. Number: 41416
 Extension of Time No.: First
 Original Approval Date: March 24, 2009
 Project Location: North of Linda Rosea Road, East of Calle Alta, and South of Capital Street

Project Description: Schedule H - subdivision of 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres.

On March 24, 2009, 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: 
 Arturo Ortuño, Contract Planner

Date: April 20, 2017
 For Charissa Leech, Assistant TLMA Director

From: Ed Cotta [<mailto:ejcotta@yahoo.com>]
Sent: Friday, March 31, 2017 12:03 PM
To: Harris, Dionne <DHarris@RIVCO.ORG>
Subject: Re: EOT Recommended Conditions For Acceptance

Ms. Harris,

We the Extension of Time Applicant and property owner accept the recommended conditions of approval attached for Parcel Map # PM35118; Parcel: 951-210-012. Please process our request.

**Regards,
Fikrat Edward Cotta
(949) 429-2269**

On Tuesday, March 14, 2017 11:15 AM, "Harris, Dionne" <DHarris@RIVCO.ORG> wrote:

CLE Engineering, INC
41146 Elm Street, STE G
Murrieta, CA 92562

Attn: Fikrat Edward Cotta
22832 Misty Sea Dr.
Laguna Niguel, CA 92677

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118.

The County Planning Department has determined it necessary to recommend the addition of fourteen (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

04/11/17
17:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT2- REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 16 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 EOT2 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT2 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 2 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT2 - WQMP COMP AND BNS REG (cont.)


RECOMMND

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

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

Agenda Item No. 1.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 35118
SECOND EXTENSION OF TIME
Applicant: CLE Engineering, Inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118

BACKGROUND:

Tentative Parcel Map No. 35118 along with Change of Zone No. 7531 received a tentative approval from the Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on March 24, 2009.

The first Extension of Time was received February 24, 2016, ahead of the expiration date of March 24, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 31, 2017.

W

A second Extension of Time was filed March 9, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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 (dated March 31, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

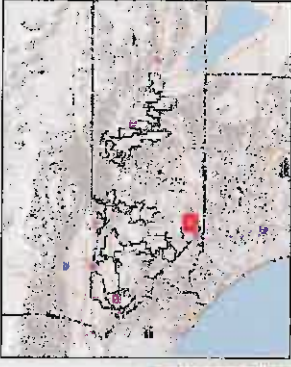
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 24, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35118**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 24, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd EOT for PM35118

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

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.



7,578 Feet

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Extension of Time Environmental Determination

Project Case Number: PM35118
 Original E.A. Number: 41416
 Extension of Time No.: Second
 Original Approval Date: March 24, 2009
 Project Location: North of Linda Rosea Road, East of Calle Alta, and South of Capital Street

Project Description: Schedule H - subdivision of 10.59 gross acres into four (4) parcels with a minimum parcel size of 2.5 acres.

On March 24, 2009, 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: 
 Arturo Ortuño, Contract Planner

Date: April 20, 2017
 For Charissa Leech, Assistant TLMA Director

From: Ed Cotta [<mailto:ejcotta@yahoo.com>]
Sent: Friday, March 31, 2017 12:03 PM
To: Harris, Dionne <DHarris@RIVCO.ORG>
Subject: Re: EOT Recommended Conditions For Acceptance

Ms. Harris,

We the Extension of Time Applicant and property owner accept the recommended conditions of approval attached for Parcel Map # PM35118; Parcel: 951-210-012. Please process our request.

**Regards,
Fikrat Edward Cotta
(949) 429-2269**

On Tuesday, March 14, 2017 11:15 AM, "Harris, Dionne" <DHarris@RIVCO.ORG> wrote:

CLE Engineering, INC
41146 Elm Street, STE G
Murrieta, CA 92562

Attn: Fikrat Edward Cotta
22832 Misty Sea Dr.
Laguna Niguel, CA 92677

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35118.

The County Planning Department has determined it necessary to recommend the addition of fourteen (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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT2- REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 16 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

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

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

50. PRIOR TO MAP RECORDATION

50.TRANS. 16

EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11

EOT2 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT2 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 2 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM35118

Parcel: 951-210-012

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS. 2

EOT2 - WQMP COMP AND BNS REG (cont.)

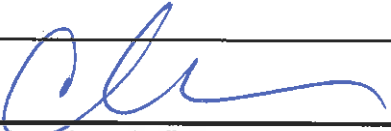
RECOMMND

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

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

Agenda Item No. 1.4
Area Plan: San Jacinto Valley
Zoning District: Little Lake
Supervisory District: Third
Project Planner: Arturo Ortuño
Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 36201
FIRST EXTENSION OF TIME
Applicant: 7 Summit Properties 2, LLC



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201

BACKGROUND:

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011.

The first Extension of Time was received March 3, 2016, ahead of the expiration date of April 25, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 28, 2017.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

h

The County Planning Department, as part of the review of this first 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 (dated March 28, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

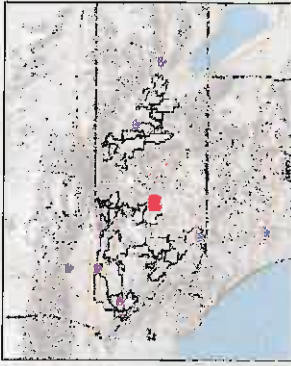
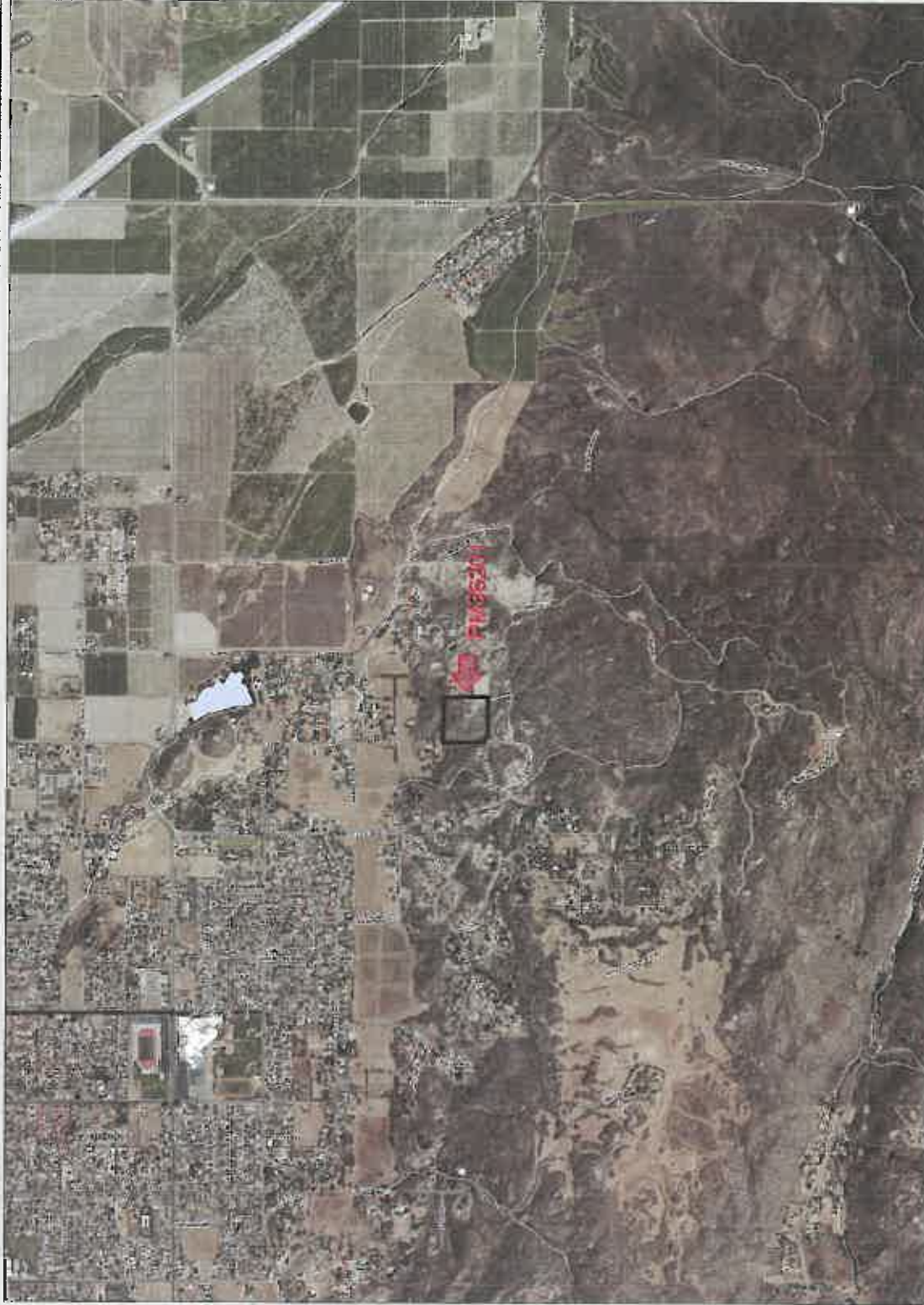
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 25, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration (which was applied for on March 13, 2017).

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

First EOT for PM36201

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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Extension of Time Environmental Determination

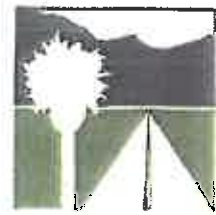
Project Case Number: PM36201
 Original E.A. Number: 42136
 Extension of Time No.: FIRST
 Original Approval Date: April 25, 2011
 Project Location: North of Segner Drive, South of Chambers Avenue, East of Hemet Street, and West of Lake Street
 Project Description: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

On April 25, 2011, 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: 
 Arturo Ortuño, Contract Planner

Date: April 17, 2017
 For Charissa Leech, Assistant TLMA Director



Rosenthal & Excell

Commercial Real Estate Services, Inc.

N10-10-002

March 28, 2017

Mr. Arturo Ortuno
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP 36201

In accordance with your request, we have reviewed your March 22, 2017, e-mail and additional Conditions of Approval. We are in concurrence with the addition of the seven new conditions from the Health Department, Transportation Department and Building and Safety Grading Department:

- 50. E. HEALTH - REQ E HEALTH DOCUMENTS
- 50. TRANS - FINAL ACCESS AND MAINTENANCE
- 60. BS GRADE – REQ BMP SWPPP WQMP
- 60. TRANS – FINAL WQMP FOR GRADING
- 80. TRANS – WQMP AND MAINTENANCE
- 90. BS GRADE – WQMP REQUIRED
- 90. TRANS – WQMP COMP AND BNS REG

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

7 SUMMIT PROPERTIES, LLC

Howard Rosenthal

1600 East Florida Avenue, Suite 110 • Hemet, California 92544 • (951) 658-2559
Fax: (951) 658-7690 • email: hrge@rosenthalexcell.com

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 12 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

50. PRIOR TO MAP RECORDATION

50.TRANS. 12

EOT1 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7

EOT1 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMNI

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

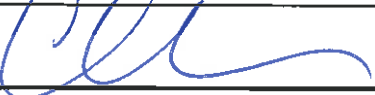
RECOMMND

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

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

Agenda Item No.
 Area Plan: San Jacinto Valley
 Zoning District: Little Lake
 Supervisorial District: Third
 Project Planner: Arturo Ortuño
 Directors Hearing: May 22, 2017

TENTATIVE PARCEL MAP NO. 36201
 SECOND EXTENSION OF TIME
 Applicant: 7 Summit Properties 2, LLC



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201

BACKGROUND:

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011.

The first Extension of Time was received March 3, 2016, ahead of the expiration date of April 25, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 28, 2017.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action, with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Times.

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 (dated March 28, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

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EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

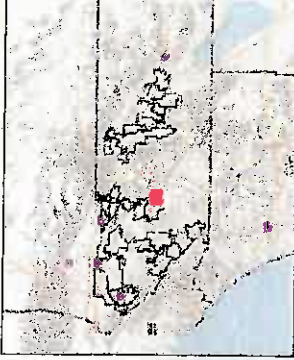
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 25, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36201**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

First EOT for PM36201

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Aerial
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- Residential
- counties
- cities
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- waterbodies
- Lakes
- Rivers

Notes

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Extension of Time Environmental Determination

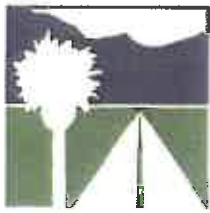
Project Case Number: PM36201
 Original E.A. Number: 42136
 Extension of Time No.: Second
 Original Approval Date: April 25, 2011
 Project Location: North of Segner Drive, South of Chambers Avenue, East of Hemet Street, and West of Lake Street
 Project Description: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

On April 25, 2011, 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: 
 Arturo Ortuño, Contract Planner

Date: April 17, 2017
 For Charissa Leech, Assistant TLMA Director



Rosenthal & Excell

Commercial Real Estate Services, Inc.

N10-10-002

March 28, 2017

Mr. Arturo Ortuno
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP 36201

In accordance with your request, we have reviewed your March 22, 2017, e-mail and additional Conditions of Approval. We are in concurrence with the addition of the seven new conditions from the Health Department, Transportation Department and Building and Safety Grading Department:

- 50. E. HEALTH - REQ E HEALTH DOCUMENTS
- 50. TRANS - FINAL ACCESS AND MAINTENANCE
- 60. BS GRADE – REQ BMP SWPPP WQMP
- 60. TRANS – FINAL WQMP FOR GRADING
- 80. TRANS – WQMP AND MAINTENANCE
- 90. BS GRADE – WQMP REQUIRED
- 90. TRANS – WQMP COMP AND BNS REG

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

7 SUMMIT PROPERTIES, LLC

A handwritten signature in black ink, appearing to read "H Rosenthal".

Howard Rosenthal

1600 East Florida Avenue, Suite 110 • Hemet, California 92544 • (951) 658-2559
Fax: (951) 658-7690 • email: hrge@rosenthalexcell.com

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 12 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

50. PRIOR TO MAP RECORDATION

50.TRANS. 12 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7 EOT1 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1 - WQMP REQUIRED

RECOMMND

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

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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

TRANS DEPARTMENT

90.TRANS. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/29/17
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM36201

Parcel: 555-050-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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

1.6

Agenda Item No.
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Tim Wheeler
Directors Hearing: May 22, 2017

PLOT PLAN NO. 21201
FIRST EXTENSION OF TIME
Applicant: SBA Monarch Tower III, LLC.



Charissa Leach,
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for additional life of ten (10) years on the existing use of Plot Plan No. 21201 which was for the installation and operation of a wireless communications facility that included (12) panel antennas and (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 square foot lease area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 21201

JUSTIFICATION FOR EXTENSION REQUEST:

Per Ordinance 348 Section 19.409C, a wireless communication facility shall have an initial approval period of ten (10) years that may be extended if the appropriate application is made to the Planning Director or Planning Commission, which ever was the original approving body. This is the first extension of time proposed for this project site since its original approval date of February 7, 2007.

BACKGROUND:

The original approval for Plot Plan No. 21201 was at the Planning Director's Hearing dated January 22, 2007. It proceeded to the Planning Commission for Receive and File on February 7, 2007 and was approved. No appeal was filed against the project. This first extension of time was timely filed on January 26, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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.

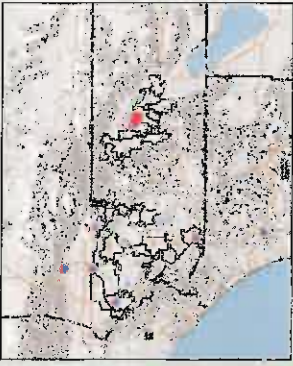
The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 18, 2017) indicating the acceptance of the six (6) recommended conditions.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, the plot plan's expiration date will become February 7, 2027. Unless the wireless communication facility has an approved co-location on site, which shall automatically extend the life of the project until the last co-locater's permit expires; another extension of time will need to be applied for prior to February 7, 2027. The extension of time request may be filed 180 days prior to expiration date.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 21201**, extending the expiration date to February 7, 2027, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for PP21201 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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.

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REPORT PRINTED ON... 5/9/2017 5:03:14 PM



0 1,799 3,598 Feet





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NATIONAL
ENGINEERING & CONSULTING, INC.
10000 WILSON AVENUE, SUITE 200
THOUSAND PALMS, CA 91320
TEL: 760.341.1000 FAX: 760.341.1001

CONSULTANT

SAC Wireless, Inc.

SAC WIRELESS, INC. 10000 WILSON AVENUE, SUITE 200
THOUSAND PALMS, CA 91320 TEL: 760.341.1000 FAX: 760.341.1001

DESCRIPTION

REVISION	DATE	DESCRIPTION
1	01/10/08	ISSUE FOR CONSTRUCTION

SITE INFORMATION

CA-5316A
STAGE LINE
MEY RANCH
GOLF COURSE
74880 WARNER ROAD
THOUSAND PALMS, CA 91329

SHEET TITLE

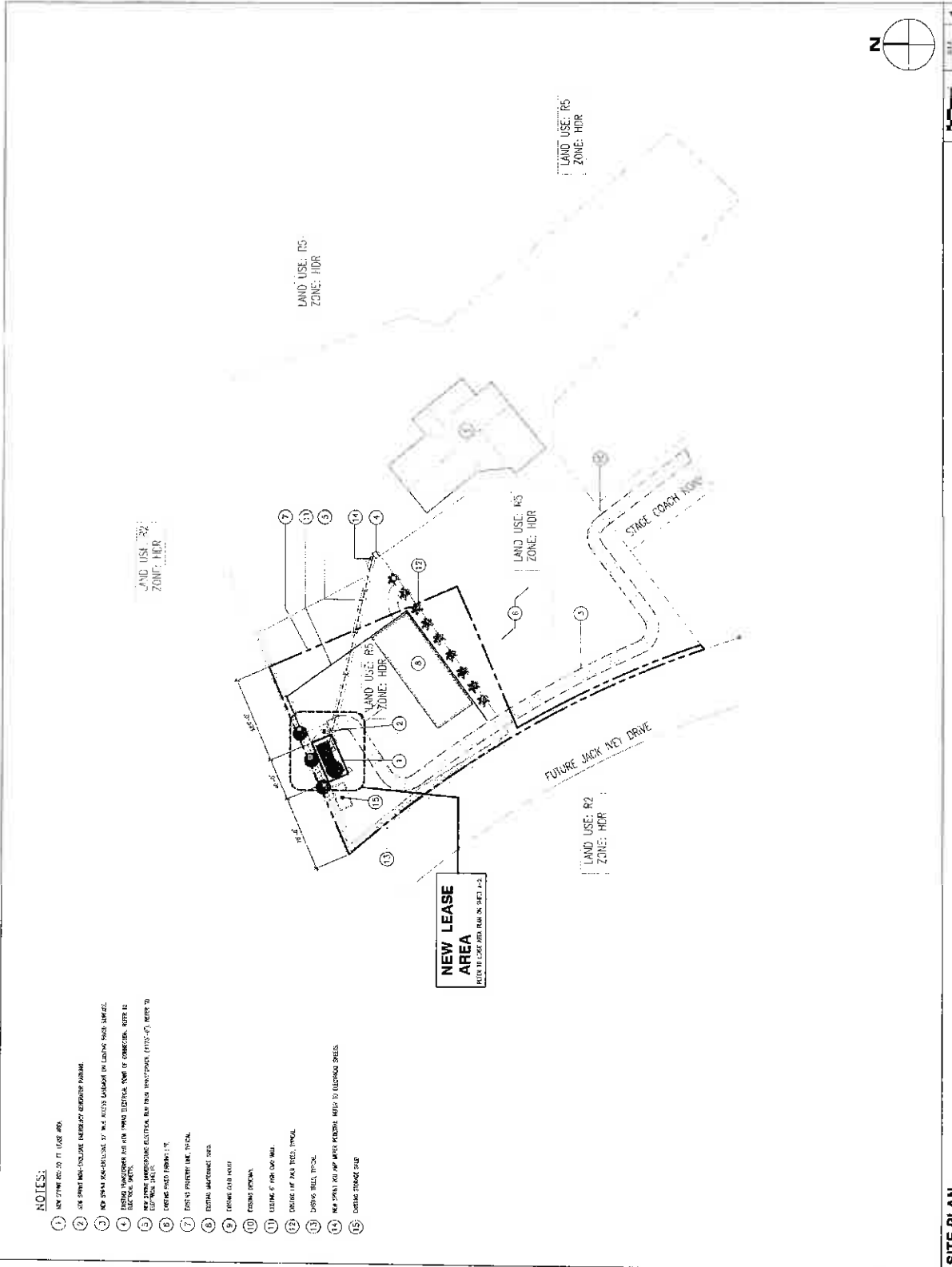
SITE PLAN

SHEET NUMBER

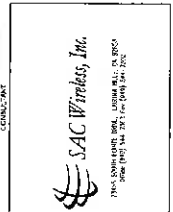
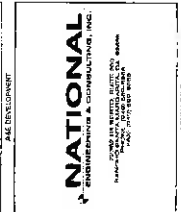
A-1

NOTES:

1. ALL DIMENSIONS IN FEET UNLESS NOTED OTHERWISE.
2. SEE SPRINT WIRELESS LOGS FOR ALL NECESSARY CONSTRUCTION PERMITS.
3. ALL SPRINT WIRELESS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL LOCAL ORDINANCES.
4. ALL SPRINT WIRELESS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL LOCAL ORDINANCES.
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14. ALL SPRINT WIRELESS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL LOCAL ORDINANCES.
15. ALL SPRINT WIRELESS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL LOCAL ORDINANCES.



SITE PLAN



DESIGNER

REVISION	DATE	BY	DESCRIPTION
1			ON CONSTRUCTION

PROJECT INFORMATION
CA-5316A
STAGE LINE
IVEY RANCH
GOLF COURSE
 7400 WARDEN ROAD
 THOUSAND PALMS, CA 92278

ARCHITECTURAL
 DETAILS

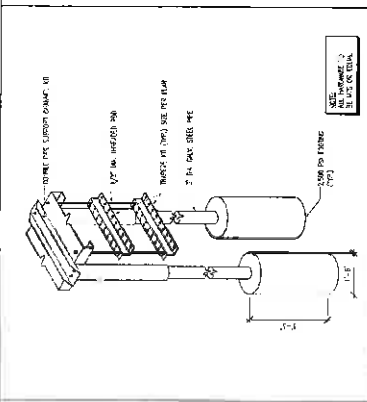
A-5



2 CABLE BRIDGE

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

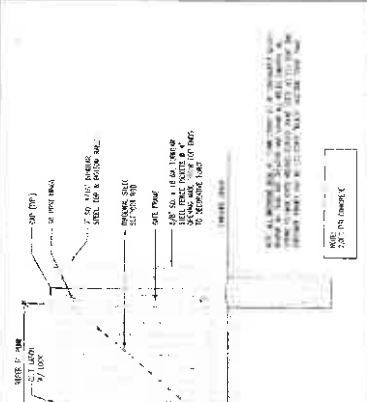
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4

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

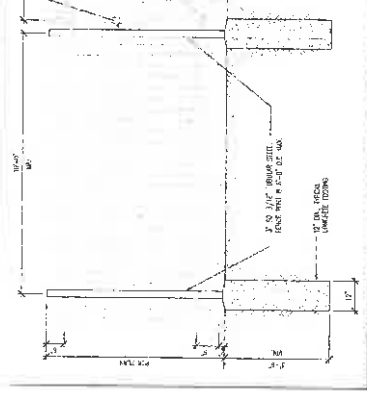
5 NOT USED



6 NOT USED

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

7 NOT USED



8 NOT USED

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

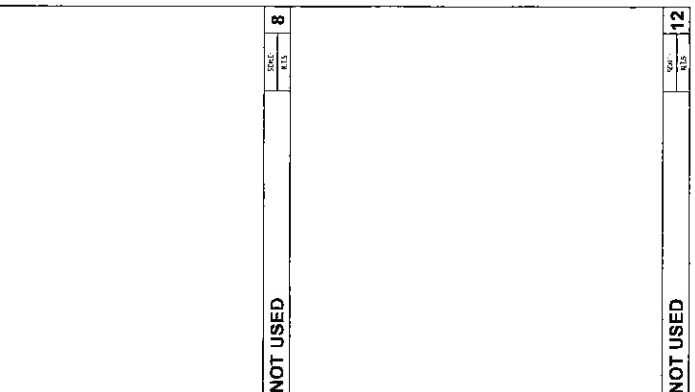
9 NOT USED



10 NOT USED

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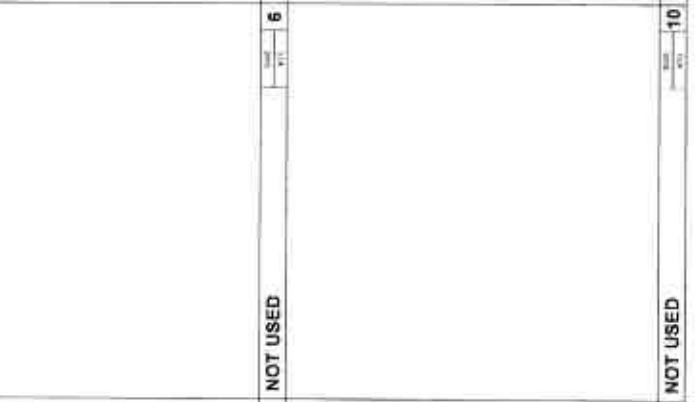
11 NOT USED



12

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

NOT USED



NOT USED

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

NOT USED



NOT USED

SCALE: 1/4" = 1'-0" (SEE SHEET 11)

NOT USED

Extension of Time Environmental Determination

Project Case Number: PP21201

Original E.A. Number: EA40546

Extension of Time No.: First

Original Approval Date: January 22, 2007

Project Location: North of Branding Iron Lane, east of Double Diamond Drive, and northwest of Jack Ivey Drive and Varner Road

Project Description: Plot Plan No. 21201 was for the installation and operation of a wireless communications facility to included (12) panel antennas and (1) parabolic antenna mounted on a 50 foot cellular tower disguised as a broad leaf tree, 2 GPS antennas, and (1) equipment shelter designed as a wood paneled shed, enclosed by a 6 foot wrought iron fence within a 800 square foot lease area.

On January 22, 2007, this Plot Plan 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: 
Tim Wheeler, Urban Regional Planner III

Date: May 9, 2017
For Charissa Leach, Assistant TLMA Director

Wheeler, Timothy

To: Jake Hamilton
Subject: RE: PP21201 (EOT#1)

From: Jake Hamilton [mailto:jake@virtualsitewalk.com]
Sent: Tuesday, April 18, 2017 8:47 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: PP21201 (EOT#1)

SBA accepts these conditions.

Jake Hamilton
Virtual Site Walk LLC
www.virtualsitewalk.com
Jake@virtualsitewalk.com
Mobile: (619) 341-9208

From: "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>
Date: Tuesday, April 18, 2017 at 2:38 PM
To: Jake Hamilton <jake@virtualsitewalk.com>
Subject: RE: PP21201 (EOT#1)

Jake,

Attached are an edited set of the Recommended COA for the Extension of Time for PP21201. The site maintenance COA is a revised version of what was originally approved when the site was entitled. It is to encourage a continued vigil of the tower owner to keep up the maintenance on the cell site as approved. Paint fades – fix it; branches blown down – replace them; antenna socks fall/blow off, replace them...graffiti occurs – fix it; etc...

Please let me know if they accept this recommended COA.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Jake Hamilton [mailto:jake@virtualsitewalk.com]
Sent: Tuesday, April 18, 2017 2:08 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: PP21201 (EOT#1)

Hello Tim,

I just got some photos taken today to go with the narrative below. I attached the photos. Based on these pictures it looks like we need to:

- 1) Paint the trim on the shelter.
- 2) Add socks on the bare pipe mounts and RRUs next to the antennas.

Please let me know your thoughts when you've had a chance to review. Thanks.

Jake Hamilton
Virtual Site Walk LLC
www.virtualsitewalk.com
Jake@virtualsitewalk.com
Mobile: (619) 341-9208

From: Jake Hamilton <jake@virtualsitewalk.com>
Date: Tuesday, April 18, 2017 at 10:58 AM
To: "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>
Subject: Re: PP21201 (EOT#1)

Hello Tim,

Per our conversation, the only issues I see with the Conditions are as follows:

- 1) 10.PLANNING.15(4): The shelter door is brown, but it's metal. I don't think that goes against the conditions, but I wanted to clarify.
- 2) 10.PLANNING.15(1)(2): The tree used the highest density branches available at the time of construction. Technology has changed and stealthing is probably better now than 10 years ago. That's not really anything that needs to be changed, but I just wanted to clarify. It's certainly possible that denser broadleaf trees exist now.
- 3) 10.PLANNING.15(3)(2): It looks to me like the branches extend about 3.5' above the antennas. It's hard to say for sure without measuring, but the scale and shape look appropriate.
- 4) 10.PLANNING.15(4)(2): There are some bare mounts currently that need to be covered in socks. We will have to take care of that immediately. Some of the antennas stick out as far as the branches, but making the branches any longer would mess with the scale and shape of the tree. It looks fine as long as the socks are in place, but there are parts where the antennas stick out farther than the branches. The branches were replaced 4 years ago and they could be darker, but they're still green. We would like to keep them in place for at least another 2 or 3 years. It's super expensive to replace all the branches.

I've got my person going out there to take more comprehensive photos today or tomorrow. I can share those when I get them, but let me know what you think. It's possible we could just change the 5' branches above the antennas requirement and be done. Thanks.

Jake Hamilton
Virtual Site Walk LLC
www.virtualsitewalk.com

Jake@virtualsitewalk.com

Mobile: (619) 341-9208

From: "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>

Date: Wednesday, March 29, 2017 at 12:26 PM

To: Jake Hamilton <jake@virtualsitewalk.com>

Subject: RE: PP21201 (EOT#1)

All good. Just reply to me when you have their clearance.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

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From: Jake Hamilton [<mailto:jake@virtualsitewalk.com>]

Sent: Wednesday, March 29, 2017 10:11 AM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Re: PP21201 (EOT#1)

Hello Tim,

I got this message and I'm routing internally with SBA. Most of these are fine. I need to check on the specific design condition to make sure we're in compliance or can be without replacing the tower. Once I get word on that I'll officially respond within the 30 day window. Thanks.

Jake Hamilton

Virtual Site Walk LLC

www.virtualsitewalk.com

Jake@virtualsitewalk.com

Mobile: (619) 341-9208

From: "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>

Date: Monday, March 27, 2017 at 5:09 PM

To: Jake Hamilton <jake@virtualsitewalk.com>

Subject: PP21201 (EOT#1)

Attn: Jake Hamilton

Virtual Site Walk LLC

www.virtualsitewalk.com

Jake@virtualsitewalk.com

Mobile: (619) 341-9208

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 21201.

The County Planning Department has determined it necessary to recommend the addition of six (6) 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:

10 EVERY #6, 10 Planning #14, 10 Planning #15, 10 Planning #16, 10 Planning #17, 20 Planning #3

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.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 6

EOT1 - HOLD HARMLESS

RECOMMND

The applicant/permittee 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 first extension of time for Plot Plan No. 21201. The COUNTY will promptly notify the applicant/permittee 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 applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

PLANNING DEPARTMENT

10.PLANNING. 14

EOT1 - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 15

EOT1 - EQUIPMENT & BLDG DESIGN

RECOMMND

The equipment shelter design shall include the following material:

1. White faux-wood Paneling as the main structure
2. Gable or hip roof
3. White faux-wood paneled entrance door shall include a door frame that is brown/wood color.
4. The shelter shall also include brown/wood trimmings to accent the building.

The Mono-Broad Leaf Tree shall be design as a live broad leaf tree, more specifically, it shall include:

1. Highest density tree foliage allowable for a broad leaf tree.
2. Tree branches covering antennas shall extend as far or farther than the proposed antennas so that the antennas are

PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

10. GENERAL CONDITIONS

10.PLANNING. 15 EOT1 - EQUIPMENT & BLDG DESIGN (cont.) RECOMMND

not protruding.

3. Full Foliage Tree Top shall extend 3 to 5 feet above the antennas for better concealment.

4. Antennas shall be colored dark green to match the tree foliage and shall have broad leaf covers (socks) over the antennas for better concealment.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures and final inspection.

10.PLANNING. 16 EOT1 - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

10.PLANNING. 17 EOT1 - MAINTAIN BRANCHES RECOMMND

The broadleaf monotree shall be kept in good repair. The branches shall remain in good condition. If at any time the branches are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 EOT1 - LIFE OF THE PERMIT RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application or extension of time is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. This extension of time will grant an extended life on this project from February 7th, 2017 thru February 7, 2027. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits

05/10/17
08:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP21201

Parcel: 694-050-009

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3

EOT1 - LIFE OF THE PERMIT (cont.)

RECOMMND

of all co-locaters shall automatically be extended until
the last co-locater's permit expires.

In the event Riverside County Land Use Ordinance is amended
and the life period for a wireless communication facility
is changed or removed; then this condition will no longer
be applicable and the subsequent amendment will apply.