

# PLANNING DEPARTMENT

1:30 P.M. MAY 22, 2017

# AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> 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 <a href="mailto:esarabia@rivco.org">esarabia@rivco.org</a>. 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 <a href="mailto:aortuno@rivco.org">aortuno@rivco.org</a>.
- 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 25<sup>th</sup>, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

DIRECTOR'S HEARING MAY 22, 2017

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 25<sup>th</sup>, 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 Supervisorial 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



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.

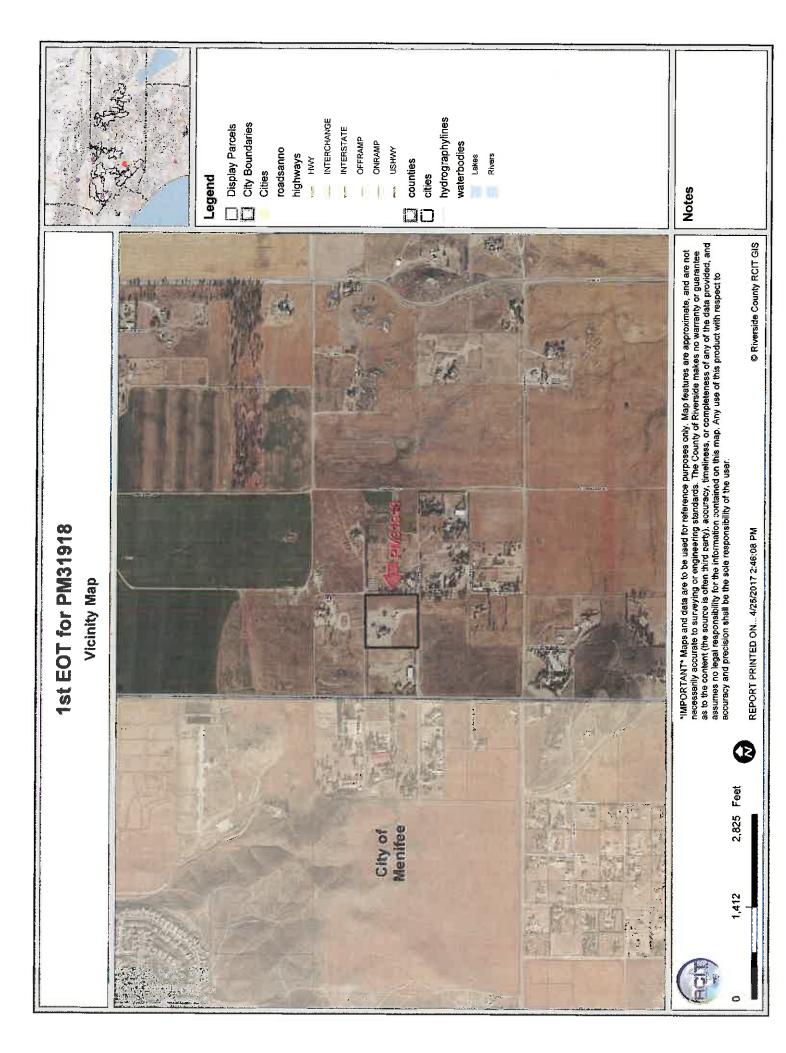
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

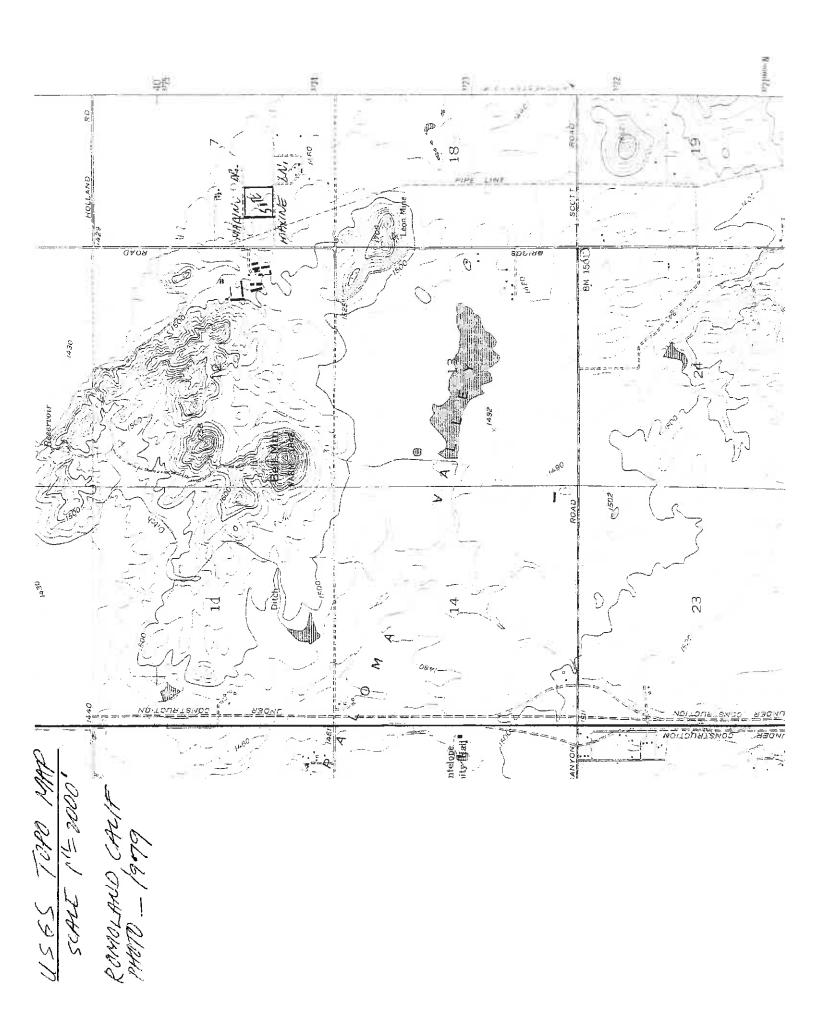
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

<u>APPROVAL</u> 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.





# **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: Sche	dule H - subdivision of 9.96 gr	oss acres into two (2) Single-Family Residential
	<u>ze of 4.98 gross acres. Curren</u>	tly there is an existing house and well that will
remain onsite.	<del></del>	- 1)
potentially significant char conditions or circumstant	al impact report was reviewed inges in the original proposal	el Map and its original environmental to determine: 1) whether any significant or have occurred; 2) whether its environmental relopment have changed. As a result of this
ENVIRONMENTAL I TIME, because all p Negative Declaration	DOCUMENTATION IS REQUIRED to tentially significant effects (a) has pursuant to applicable legal st	a significant effect on the environment, NO NEW PRIOR TO APPROVAL OF THE EXTENSION OF ave been adequately analyzed in an earlier EIR or andards and (b) have been avoided or mitigated the project's original conditions of approval.
I find that although to one or more potentic which the project is TO APPROVAL OF adequately analyzed (b) have been avoided project's original control.	he proposed project could have a ally significant environmental char undertaken, NO NEW ENVIRONM THE EXTENSION OF TIME, beca- in an earlier EIR or Negative Deced or mitigated pursuant to that ear ditions of approval which have bee	significant effect on the environment, and there are need or other changes to the circumstances under IENTAL DOCUMENTATION IS REQUIRED PRIOR ause all potentially significant effects (a) have been claration pursuant to applicable legal standards and lier EIR or Negative Declaration and revisions to the n made and agreed to by the project proponent.
I find that there are circumstances under may not address, a cannot be determine REQUIRED in order may be needed, ar Regulations, Section environmental asses OF TIME SHOULD E	one or more potentially significal which the project is undertaken, and for which additional required at this time. Therefore, AN EN to determine what additional mitigal whether or not at least one 15162 (necessitating a Supplem sment/initial study shall be used to BE RECOMMENDED FOR APPRO	nt environmental changes or other changes to the which the project's original conditions of approval mitigation measures and/or conditions of approval VIRONMENTAL ASSESSMENT/INITIAL STUDY IS ation measures and/or conditions of approval, if any, of the conditions described in California Code of ental or Subsequent E.I.R.) exist. Additionally, the o determine WHETHER OR NOT THE EXTENSION EVAL.
have a significant effe	Il project was determined to be ex ect on the environment, therefore I FO APPROVAL OF THE EXTENSI	empt from CEQA, and the proposed project will not NO NEW ENVIRONMENTAL DOCUMENTATION IS ON OF TIME.
Signature:Arturo Ortuño,	Date Contract Planner	e: <u>April 25, 2017</u> For Charissa Leech, Assistant TLMA Director

## Ortuno, Arturo

From:

Maria Ortega < luisaortega 2002@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.

(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.

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.

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

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.

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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.



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.

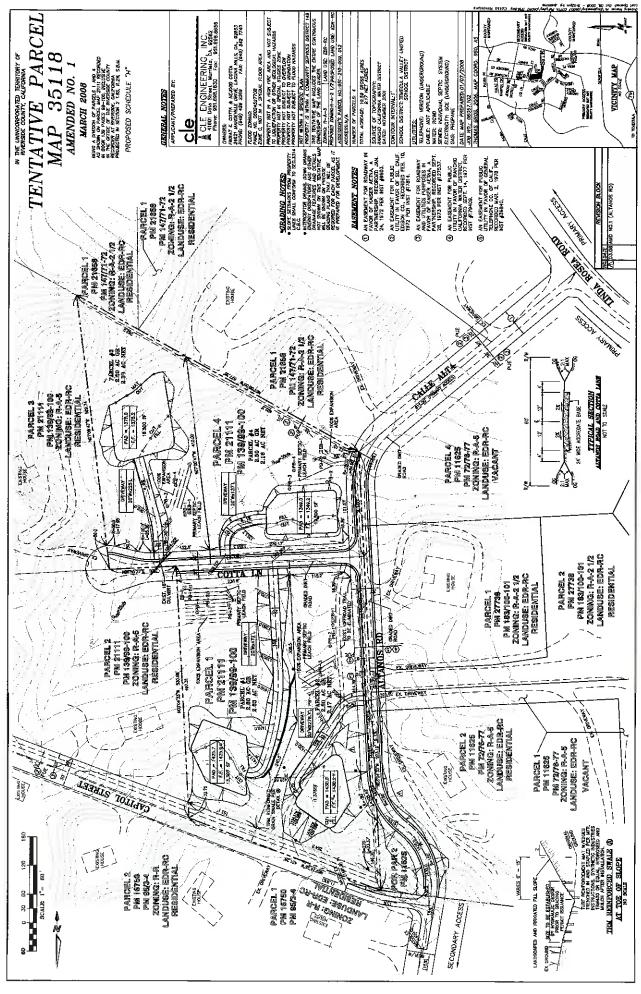
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

## hydrographylines INTERCHANGE City Boundaries INTERSTATE Major Roads OFFRAMP ONRAMP Residentia waterbodies USHWY Collector roadsanno highways Arterial ₩¥ counties Lakes roads cities Legend 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. © Riverside County RCIT GIS 1st EOT for PM35118 REPORT PRINTED ON... 4/11/2017 5:40:06 PM Vicinity Map (3 7,578 Feet



# **Extension of Time Environmental Determination**

Project	t Case Number:	<u>PM35118</u>
Origina	al E.A. Number:	41416
Extens	sion of Time No.:	First
Origina	al Approval Date:	March 24, 2009
Project	t Location: <u>North of</u>	f Linda Rosea Road, East of Calle Alta, and South of Capital Street
	t Description: <u>Sche</u> <u>size of 2.5 acres.</u>	edule H - subdivision of 10.59 gross acres into four (4) parcels with a minimum
paroci	5126 Of 2.0 doles.	
		Tentative Parcel Map and its original environmental assessment/environmental
		red to determine: 1) whether any significant or potentially significant changes in
		e occurred; 2) whether its environmental conditions or circumstances affecting nt have changed. As a result of this evaluation, the following determination has
been n		The following determination has
		the proposed project could have a significant effect on the environment, NO NEW
		DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF potentially significant effects (a) have been adequately analyzed in an earlier EIR or
	Negative Declaration	on pursuant to applicable legal standards and (b) have been avoided or mitigated
	pursuant to that earl	lier EIR or Negative Declaration and the project's original conditions of approval.
	one or more potent	the proposed project could have a significant effect on the environment, and there are tially significant environmental changes or other changes to the circumstances under
$\boxtimes$	which the project is	undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR
		THE EXTENSION OF TIME, because all potentially significant effects (a) have been d in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
		led or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
		nditions of approval which have been made and agreed to by the project proponent.
		e one or more potentially significant environmental changes or other changes to the er which the project is undertaken, which the project's original conditions of approval
	may not address, a	and for which additional required mitigation measures and/or conditions of approval
		ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS
		r to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of
	Regulations, Section	n 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
		ssment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
	I find that the original	al project was determined to be exempt from CEQA, and the proposed project will not
		fect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
	REQUIRED PRIOR	TO APPROVAL OF THE EXTENSION OF TIME.
	1.	
	Allin	+ Attitude - 1 man and
Signatı	/	Contract Planner 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

#### 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

## 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.

#### 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.

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 - WOMP 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

## 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.

Agenda Item No. 1.3

Area Plan: Southwest

Zoning Area: Rancho California Supervisorial 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.



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.

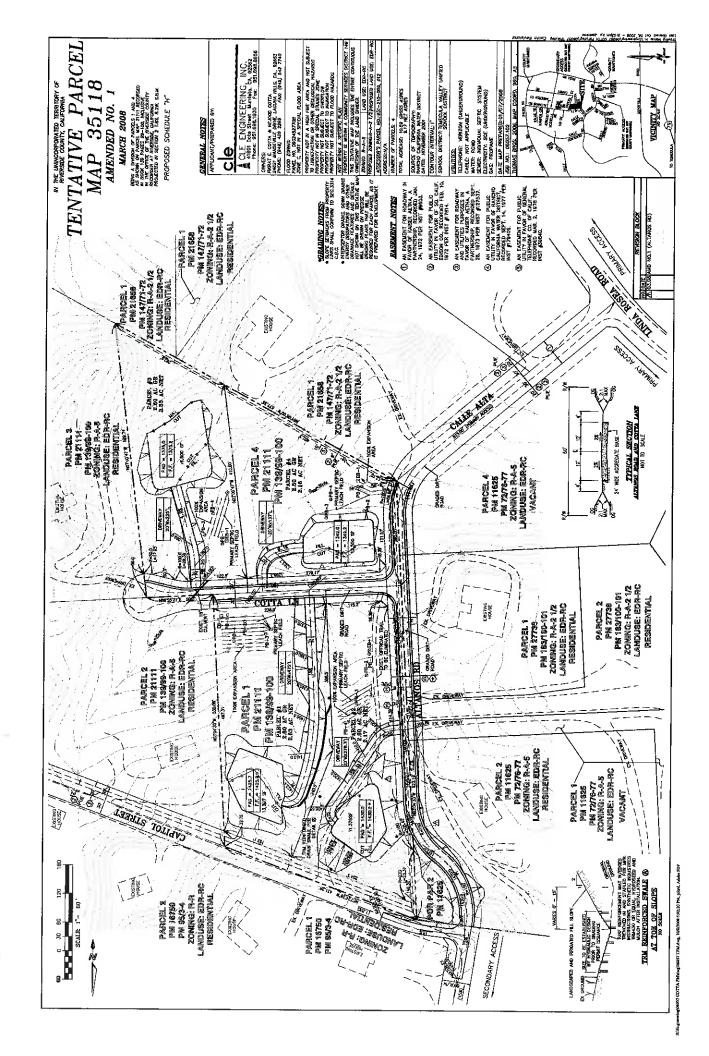
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

# INTERCHANGE hydrographylines City Boundaries INTERSTATE OFFRAMP Residential ONRAMP waterbodies USHWY roadsanno Collector Arterial highways Lakes ¥ counties Cities roads cities Legend Notes @ Riverside County RCIT GIS \*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. 2nd EOT for PM35118 REPORT PRINTED ON... 4/11/2017 5:40:58 PM Vicinity Map (3) 7,578 Feet



# Extension of Time Environmental Determination

Project Case Number:	<u>PM35118</u>
Original E.A. Number:	41416
Extension of Time No.:	Second
Original Approval Date:	March 24, 2009
Project Location: North o	f Linda Rosea Road, East of Calle Alta, and South of Capital Street
Project Description: <u>Sch</u> parcel size of 2.5 acres.	edule H - subdivision of 10.59 gross acres into four (4) parcels with a minimum
parcer size or z.o acres.	
On March 24, 2009, this	Tentative Parcel Map and its original environmental assessment/environmental
impact report was review	ved to determine: 1) whether any significant or potentially significant changes in
the proposed developme	re occurred; 2) whether its environmental conditions or circumstances affecting in that the changed. As a result of this evaluation, the following determination has
been made:	The following determination has
I find that although	the proposed project could have a significant effect on the environment, NO NEW
	DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF potentially significant effects (a) have been adequately analyzed in an earlier EIR or
	on pursuant to applicable legal standards and (b) have been avoided or mitigated
pursuant to that ear	lier EIR or Negative Declaration and the project's original conditions of approval.
one or more notes	the proposed project could have a significant effect on the environment, and there are tially 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 d in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
(b) have been avoid	led or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
project's original co	nditions of approval which have been made and agreed to by the project proponent.
	e one or more potentially significant environmental changes or other changes to the er 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 determin	ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS
may be needed, a	r to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of
Regulations, Sectio	n 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
environmental asse	ssment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
	al project was determined to be exempt from CEQA, and the proposed project will not
have a significant ef	ffect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
- REQUIRED PRIOR	TO APPROVAL OF THE EXTENSION OF TIME.
J.	
A Ililia	1 thun
Signature: Arturo Ortugo	Contract Planner 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

## 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 WOMP

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.

Parcel: 951-210-012

PARCEL MAP Parcel Map #: PM35118

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT2 - FINAL WOMP 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 -WOMP 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.

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

04/11/17 17:05

### 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.

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** 

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.



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.

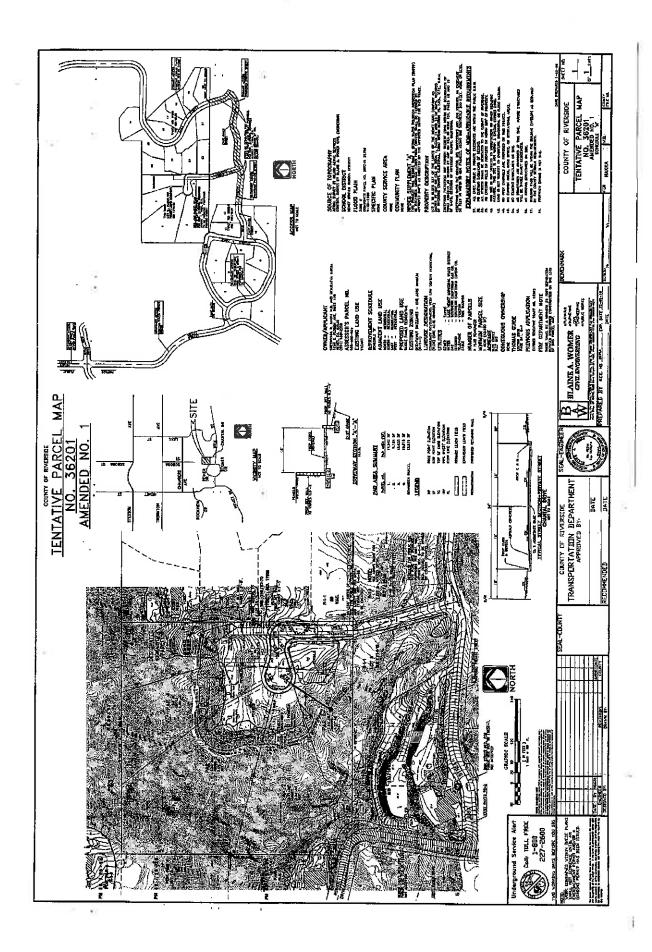
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

<u>APPROVAL</u> 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.

## INTERCHANGE hydrographylines City Boundaries INTERSTATE Major Roads OFFRAMP ONRAMP Residentia waterbodies USHWY Collector roadsanno Arterial highways Lakes Ž counties Cities roads cities Legend Notes © Riverside County RCIT GIS \*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. First EOT for PM36201 REPORT PRINTED ON... 3/29/2017 12:03:08 PM Vicinity Map 1 5,492 Feet



# **Extension of Time Environmental Determination**

Projec	t Case Number:	PM36201	
Origina	al E.A. Number:	<u>42136</u>	
Extens	ion of Time No.:	<u>FIRS</u> T	
Origina	al Approval Date:	April 25, 2011	
Project	t Location: North of	Segner Drive, South o	f Chambers Avenue, East of Hemet Street, and West of
Lake S			
			9.78 gross acres into four (4) residential parcels with a
<u>minimu</u>	<u>ım lot size of one (</u>	1) gross acre and a 1.44	4 gross acre remainder parcel.
impact the original	report was review ginal proposal have posed developmer	ed to determine: 1) whe e occurred; 2) whether	nd its original environmental assessment/environmental ether any significant or potentially significant changes in its environmental conditions or circumstances affecting result of this evaluation, the following determination has
	ENVIRONMENTAL TIME, because all p Negative Declaration	DOCUMENTATION IS RI potentially significant effe- in pursuant to applicable	build have a significant effect on the environment, NO NEW EQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF ects (a) have been adequately analyzed in an earlier EIR or e legal standards and (b) have been avoided or mitigated ration and the project's original conditions of approval.
	I find that although to one or more potent which the project is TO APPROVAL OF adequately analyzed (b) have been avoid project's original con	the proposed project coul- ially significant environme undertaken, NO NEW EN THE EXTENSION OF TH d in an earlier EIR or Neg ed or mitigated pursuant to ditions of approval which	Id have a significant effect on the environment, and there are ental changes or other changes to the circumstances under NVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR IME, because all potentially significant effects (a) have been gative Declaration pursuant to applicable legal standards and to that earlier EIR or Negative Declaration and revisions to the have been made and agreed to by the project proponent.
	circumstances under may not address, a cannot be determined REQUIRED in order may be needed, and Regulations, Section environmental assess OF TIME SHOULD I	or which the project is un and for which additional and at this time. Therefore to determine what additional and whether or not at less 15162 (necessitating a sement/initial study shall be RECOMMENDED FOR	
	have a significant eff		to be exempt from CEQA, and the proposed project will not herefore NO NEW ENVIRONMENTAL DOCUMENTATION IS EXTENSION OF TIME.
Signatı		Contract Planner	_ Date: April 17, 2017 For Charissa Leech, Assistant TLMA Director



N10-10-002

March 28, 2017

Mr. Arturo Ortuno Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> 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 WOMP

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 -WOMP AND MAINTENANCE

RECOMMNE

The project shall begin constructing and installing the BMP facilities described in the approved Final WOMP. 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

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)

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.

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, 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.

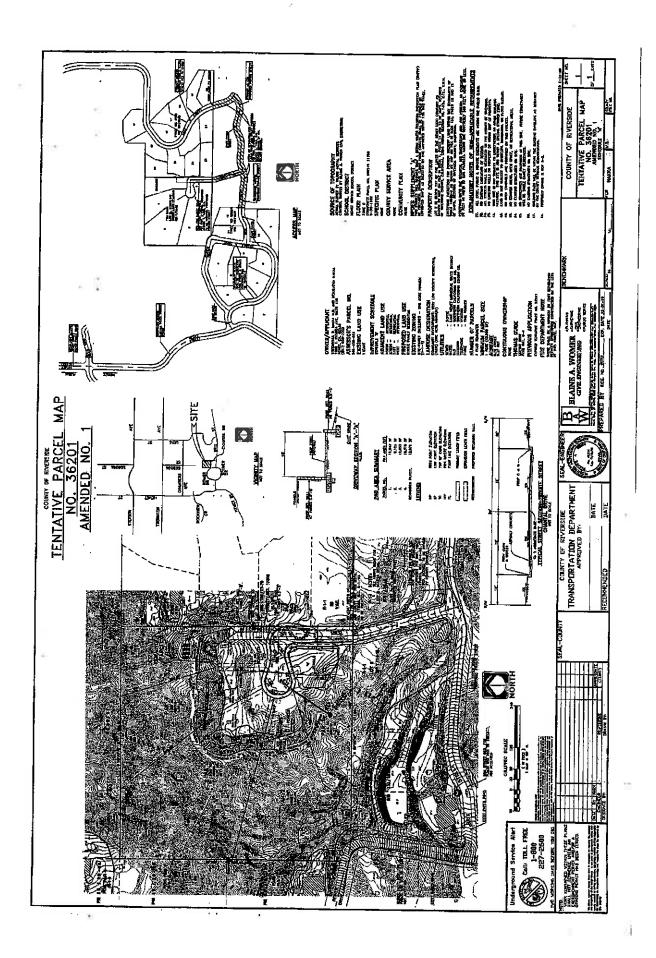
## hydrographylines INTERCHANGE City Boundaries INTERSTATE Major Roads OFFRAMP Residential waterbodies ONRAMP USHWY Collector roadsanno Arterial highways ₩H counties Cities roads cities Legend Notes \*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, 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. First EOT for PM36201 Vicinity Map

@ Riverside County RCIT GIS

REPORT PRINTED ON... 3/29/2017 12:03:08 PM

1

5,492 Feet



# **Extension of Time Environmental Determination**

Projec	t Case Number:	PM36201
Origin	al E.A. Number:	42136
Extens	sion of Time No.:	Second
Origina	al Approval Date:	April 25, 2011
Projec	t Location: <u>North o</u>	f Segner Drive, South of Chambers Avenue, East of Hemet Street, and West of
Lake S		
		edule H - subdivision of 9.78 gross acres into four (4) residential parcels with a
<u>mınımı</u>	um lot size of one (	1) gross acre and a 1.44 gross acre remainder parcel.
On An	oril 25. 2011. this 1	Fentative Parcel Map and its original environmental assessment/environmental
		red to determine: 1) whether any significant or potentially significant changes in
		e occurred; 2) whether its environmental conditions or circumstances affecting
		nt have changed. As a result of this evaluation, the following determination has
been r		the proposed project could have a significant effect on the environment, NO NEW
		DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF
Ш		potentially significant effects (a) have been adequately analyzed in an earlier EIR or
		on pursuant to applicable legal standards and (b) have been avoided or mitigated lier EIR or Negative Declaration and the project's original conditions of approval.
	I find that although	the proposed project could have a significant effect on the environment, and there are
$\boxtimes$	one or more potent	tially significant environmental changes or other changes to the circumstances under
	which the project is	undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR THE EXTENSION OF TIME, because all potentially significant effects (a) have been
	adequately analyze	d in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
	(b) have been avoid	led or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
		nditions of approval which have been made and agreed to by the project proponent.  e one or more potentially significant environmental changes or other changes to the
		er which the project is undertaken, which the project's original conditions of approval
	may not address, a	and for which additional required mitigation measures and/or conditions of approval
		ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS
		r to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of
		n 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
	environmental asse	ssment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION
		BE RECOMMENDED FOR APPROVAL.  al project was determined to be exempt from CEQA, and the proposed project will not
		fect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
Ш		TO APPROVAL OF THE EXTENSION OF TIME.
	11	At 1
Signat	ure:	Date: April 17, 2017
•	// //	Contract Planner For Charissa Leech Assistant TLMA Director



N10-10-002

March 28, 2017

Mr. Arturo Ortuno Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> 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

03/29/17 14:44

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

Page: 1

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)

03/29/17 14:44

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

Page: 3

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

Charissa Leach,

Assistant TLMA Director

PLOT PLAN NO. 21201 FIRST EXTENSION OF TIME

Applicant: SBA Monarch Tower III, LLC.

## 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 <u>February 7, 2027</u>. 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:**

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

## hydrographylines INTERCHANGE City Boundaries INTERSTATE OFFRAMP waterbodies ONRAMP USHWY roadsanno Rivers highways Lakes ξ counties Cities cities Legend Notes © Riverside County RCIT GIS \*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. **1st EOT for PP21201** REPORT PRINTED ON... 5/9/2017 5:03:14 PM Vicinity Map (2) 3,598 Feet

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GENERAL NOTES & SPECIFICATIONS

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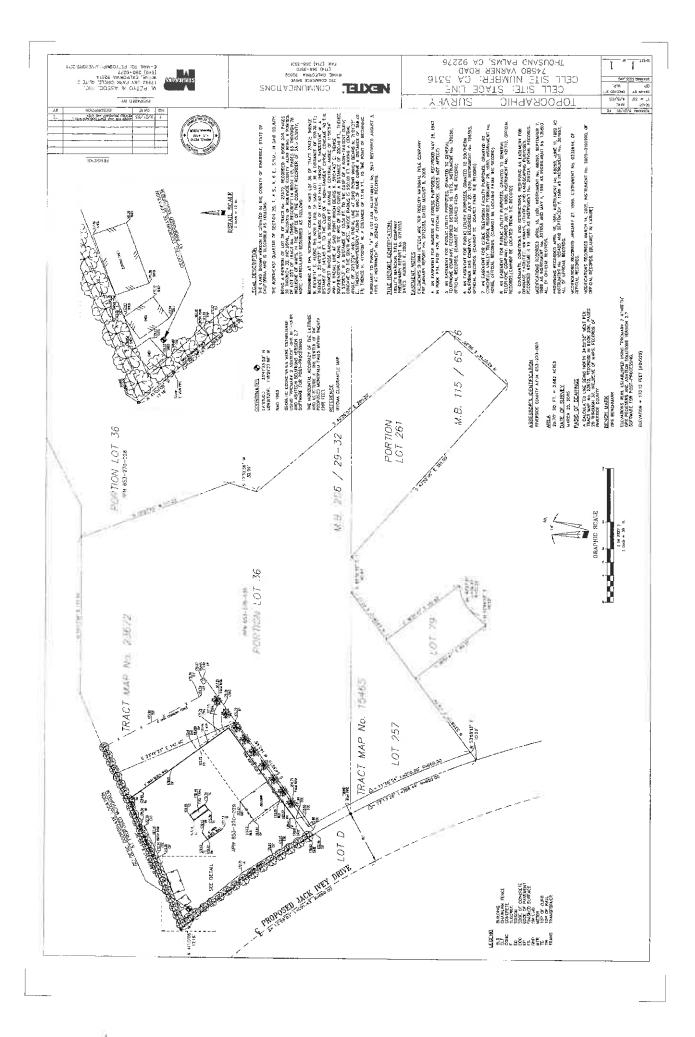
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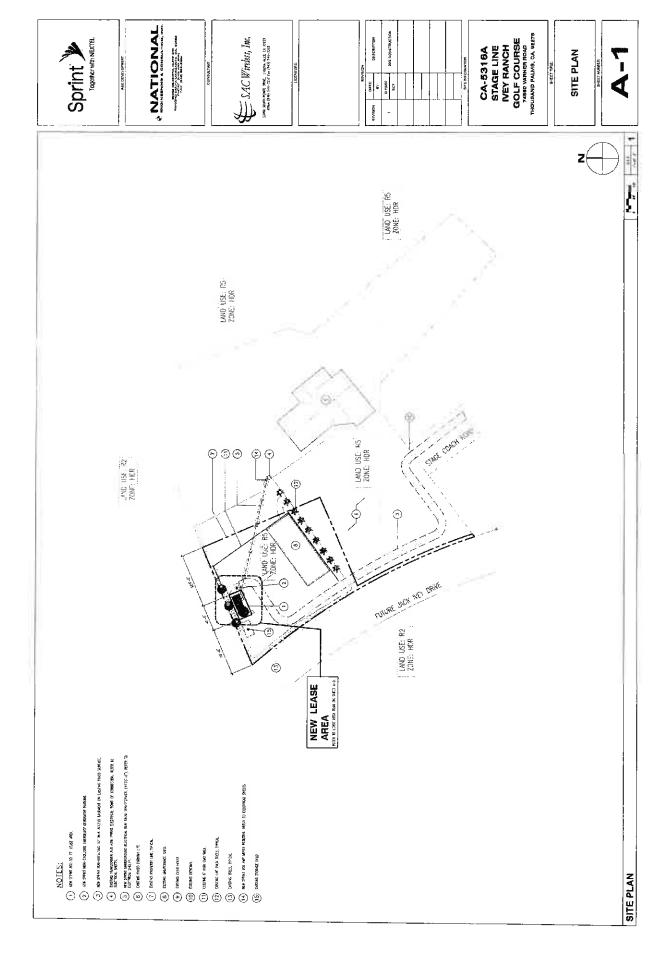
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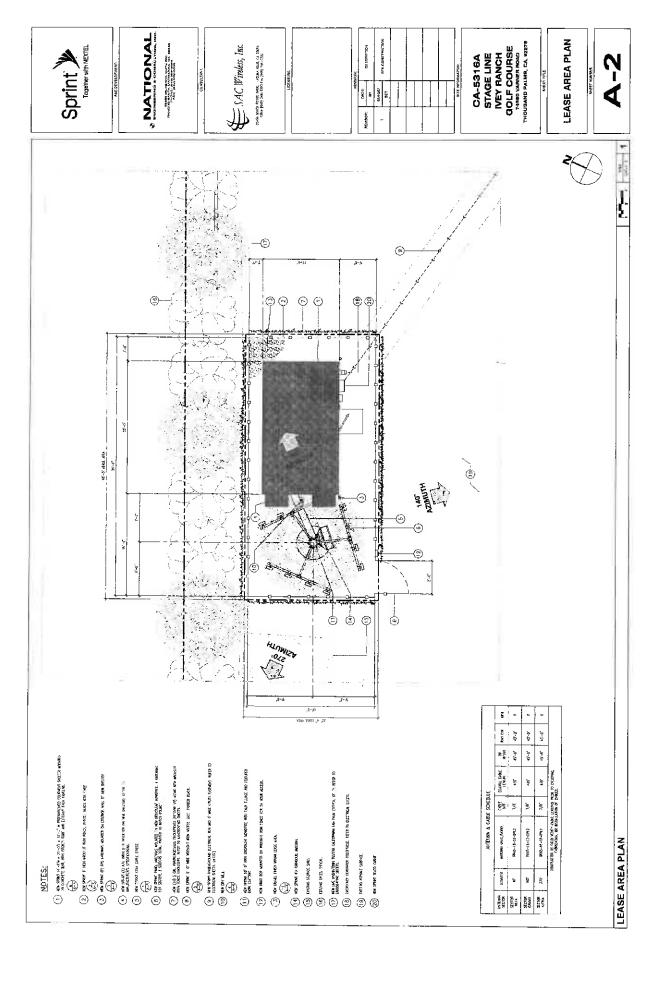
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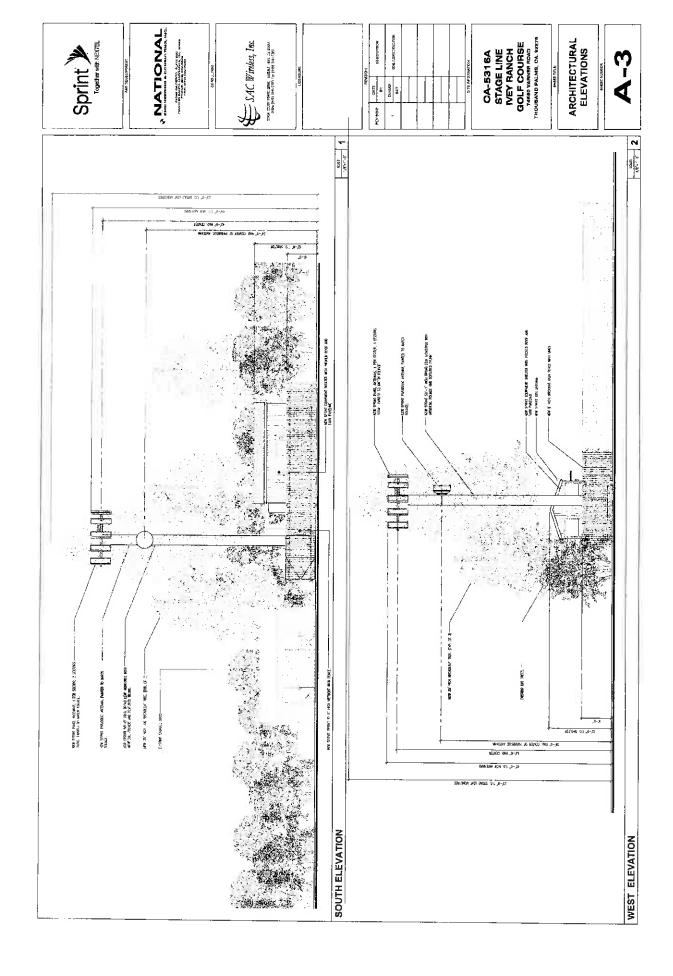
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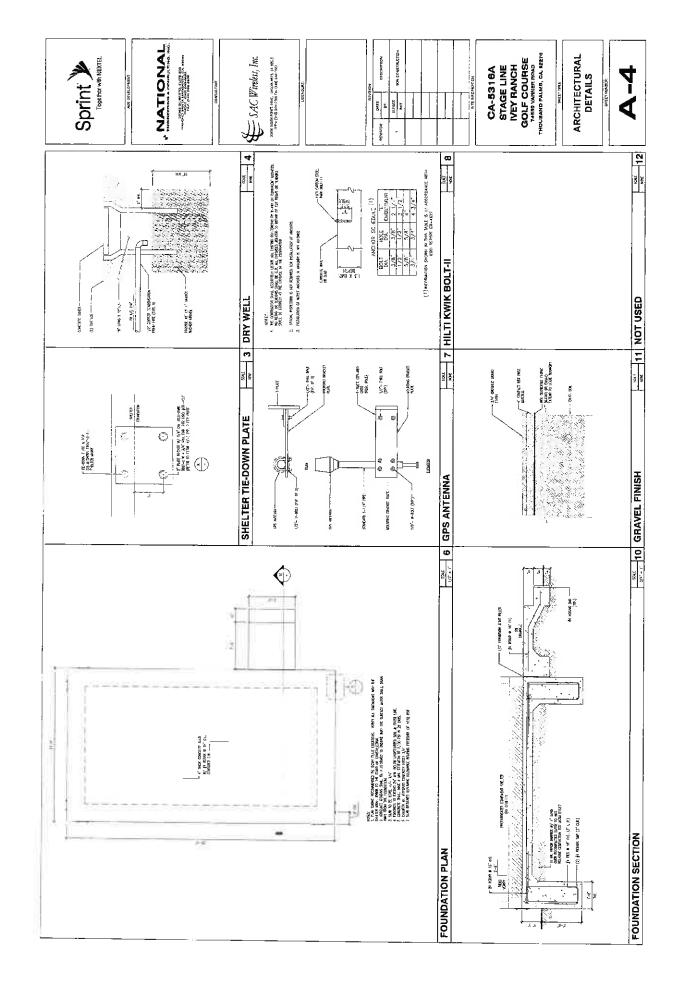


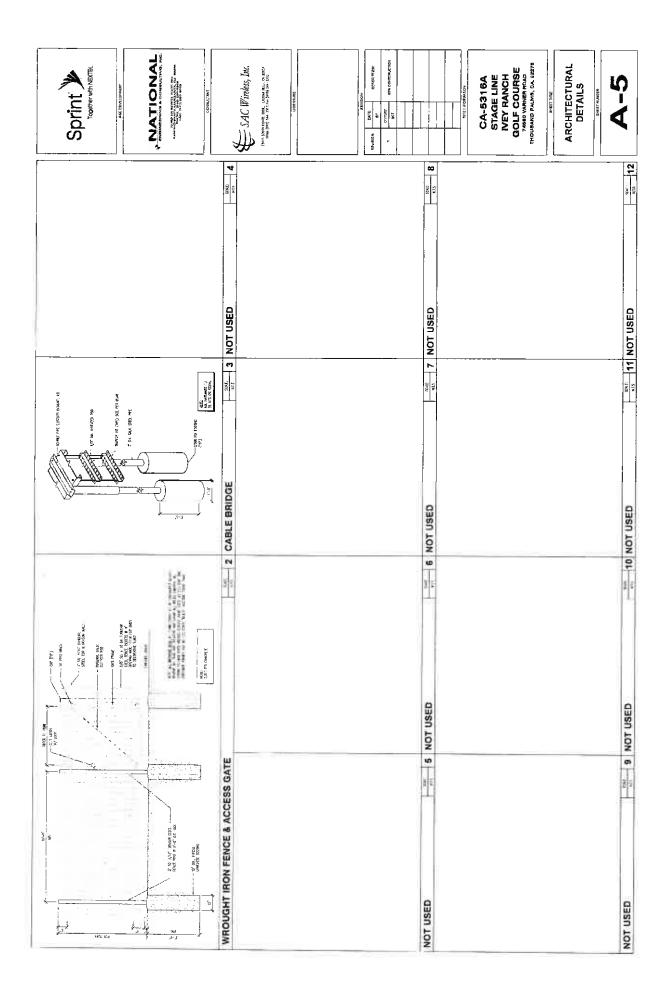












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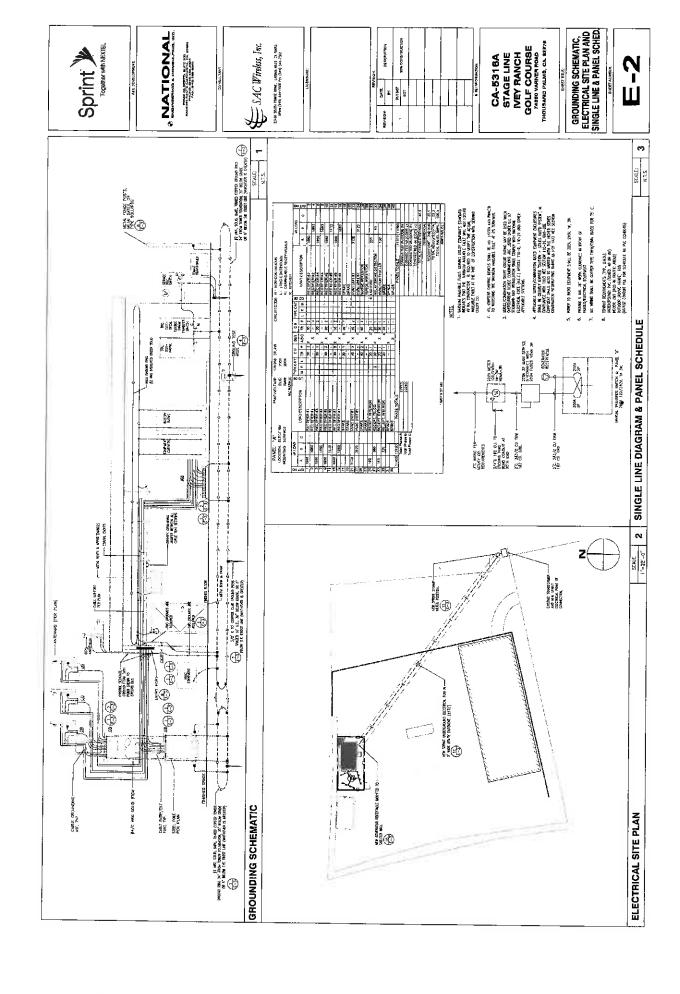
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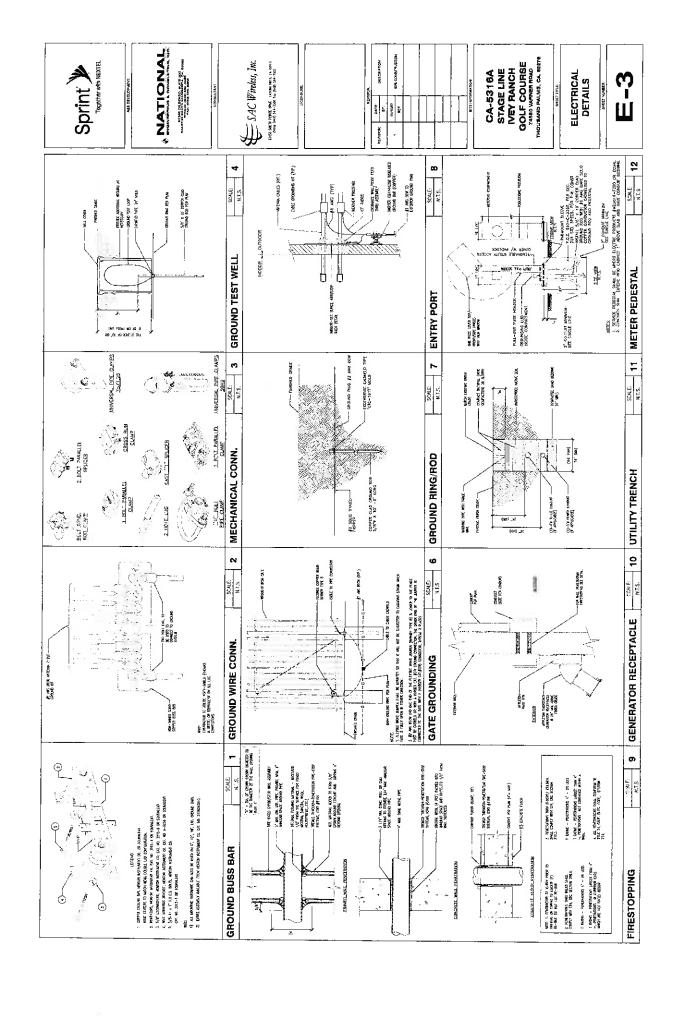
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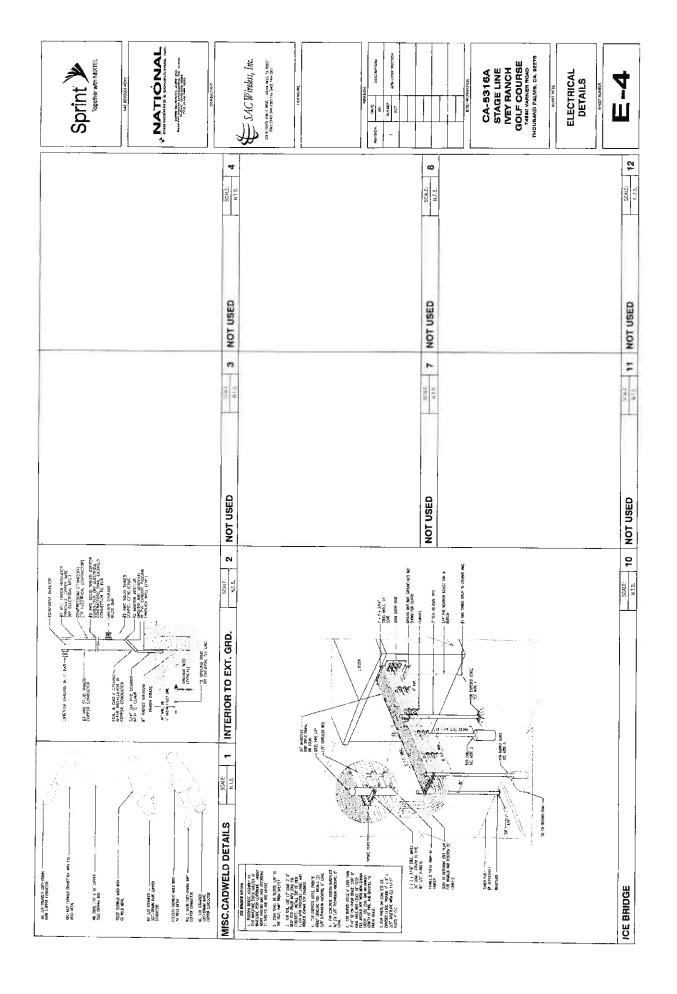
### GOLF COURSE 74810 VARNEW ROAD THOUSAND PALMS, CA. 92875 STAGE LINE IVEY RANCH CA-5316A

ELECTRICAL NOTES & SPECIFICATIONS









# Extension of Time Environmental Determination

Project Case Number: PP21201	
Original E.A. Number: <u>EA40546</u>	
Extension of Time No.: First	
Original Approval Date: <u>January 22, 20</u> 07	
Project Location: North of Branding Iron Lane, east of Double Dian	nond Drive, and northwest of Jack Ivev
Drive and Varner Road	
Project Description: Plot Plan No. 21201 was for the insta	lation and operation of a wireless
communications facility to included (12) panel antennas and (1) pa	rabolic antenna mounted on a 50 foot
cellular tower disguised as a broad leaf tree, 2 GPS antennas, an	d (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 environmen	tal assessment/environmental impact
report was reviewed to determine: 1) whether any significant or	notentially significant changes in the
original proposal have occurred; 2) whether its environmental cor	ditions or circumstances affecting the
proposed development have changed. As a result of this evalua-	ation, the following determination has
been made:	
I find that although the proposed project could have a significant	ant effect on the environment, NO NEW
ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR T TIME, because all potentially significant effects (a) have been a	O APPROVAL OF THE EXTENSION OF
Negative Declaration pursuant to applicable legal standards a	adequatery analyzed in an earlier EIR or and (b) have been avoided or mitigated
pursuant to that earlier EIR or Negative Declaration and the project	ct's original conditions of approval.
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 ot	her changes to the circumstances under
which the project is undertaken, NO NEW ENVIRONMENTAL D TO APPROVAL OF THE EXTENSION OF TIME, because all po	OCUMENTATION IS REQUIRED PRIOR
adequately analyzed in an earlier EIR or Negative Declaration p	remaily significant effects (a) have been usuant 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 an	d agreed to by the project proponent.
I find that there are one or more potentially significant environment	nental 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 cannot be determined at this time. Therefore, AN ENVIRONME	Measures and/or conditions of approval
REQUIRED in order to determine what additional mitigation meas	ures and/or conditions of approval if any
may be needed, and whether or not at least one of the cor	ditions described in California Code of
Regulations, Section 15162 (necessitating a Supplemental or Su	
environmental assessment/initial study shall be used to determine OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.	WHETHER OR NOT THE EXTENSION
I find that the original project was determined to be exempt from	CEOA and the proposed project will not
have a significant effect on the environment, therefore NO NEW E	NVIRONMENTAL DOCUMENTATION IS
REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF THE	ИЕ
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Signature: Date: May 9,	2017
	rissa 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 - 12<sup>th</sup> 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.
- 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 - 12<sup>th</sup> 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:** 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 <u>six (6) new conditions of approval</u> 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 - 12<sup>th</sup> floor Riverside, CA 92501 951-955-6060

How are we doing? Click the Link and tell us

#### Confidentiality Disclaimer

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### Riverside County LMS CONDITIONS OF APPROVAL

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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

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### Riverside County LMS CONDITIONS OF APPROVAL

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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

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#### Riverside County LMS CONDITIONS OF APPROVAL

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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.