



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSIONERS 2017

1st District
Charissa Leach

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor
Berger
Vice-Chairman

4th District
Bill Sanchez

5th District
Eric Kroencke

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951-955-3200

Fax
951-955-1811

9:00 AM

MARCH 1, 2017

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34477** – Applicant: Scor Industries – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Temescal Canyon – Community Development: Low Density Residential (CD-LDR) – Community Development: Medium Density Residential (CD-MDR) – Rural Community: Estate Density Residential (RC-EDR) – and Open Space: Rural (OS-R) – Location: Southerly of Soft Winds Drive and easterly of Retreat Parkway – 6.75 Acres – Zoning: Specific Plan No. 317 – Approved Project Description: Schedule A subdivision of 6.75 gross acres into five residential lots with a minimum lot size of 7,200 sq. ft., a 0.36 acre tot lot, and three open space lots. Under Specific Plan No. 317, Amendment No. 1, the project will be located within Planning Areas 12 and 14 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2018. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rivco.org.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Final: 02-22-17

- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32822** – Applicant: Fayres Hall – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan – Location: Northerly of Avenue D, southerly of Markham St., easterly of Cole Ave., and westerly of Luck Lane – 103.06 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – Approved Project Description: Schedule B subdivision of 103.06 gross acres into 82 single-family residential parcels with a minimum lot size of one acre, one on-site water quality/detention basin, two interim off-site water quality/detention basins, and one open space lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32822, extending the expiration date to October 4, 2017. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rivco.org.

- 1.3 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 34592** – Applicant: Spring Mountain Investments – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Open Space: Rural (OS-R), and Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Palmyrita Ave. and easterly of Mount Vernon Ave. – 11.7 Acres – Zoning: Specific Plan (SP) No. 323, Planning Area No. 7 – Approved Project Description: Schedule A subdivision of 11.7 gross acres into 97 residential condominium units – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34592, extending the expiration date to March 27, 2018. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rivco.org.

- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners’ request)

NONE

- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

NONE

- 4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

NONE

- 5.0 WORKSHOPS:

NONE

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


- 7.0 DIRECTOR’S REPORT

- 8.0 COMMISSIONERS’ COMMENTS

1.1

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: March 1, 2017

TENTATIVE TRACT MAP NO. 34477
FIRST EXTENSION OF TIME
Applicant: Scor Industries


Steve Weiss, AICP
Planning 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 of a Schedule 'A' subdivision of 6.75 gross acres into 5 single family residential lots with a minimum of 7,200 square feet, a 0.36 acre tot lot, and three open space lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

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 TRACT MAP NO. 34477

BACKGROUND:

The Tentative Tract Map No. 34477 was originally approved at Planning Commission on October 4, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 6948 which was approved on January 9, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of twelve (12) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 23, 2017) indicating the acceptance of the twelve (12) 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 Commission, 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 October 4, 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:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 1, 2017.

The Planning Department staff recommended APPROVAL of an Extension of Time; and, THE PLANNING COMMISSION:

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 4, 2017, subject to all the previously approved and amended Conditions of Approval.


Extension of Time Environmental Determination

Project Case Number: Tentative Tract Map No. 34477
 Original E.A. Number: 40805
 Extension of Time No.: First
 Original Approval Date: October 4, 2006
 Project Location: Southerly of Soft Winds Drive, and easterly of Retreat Parkway

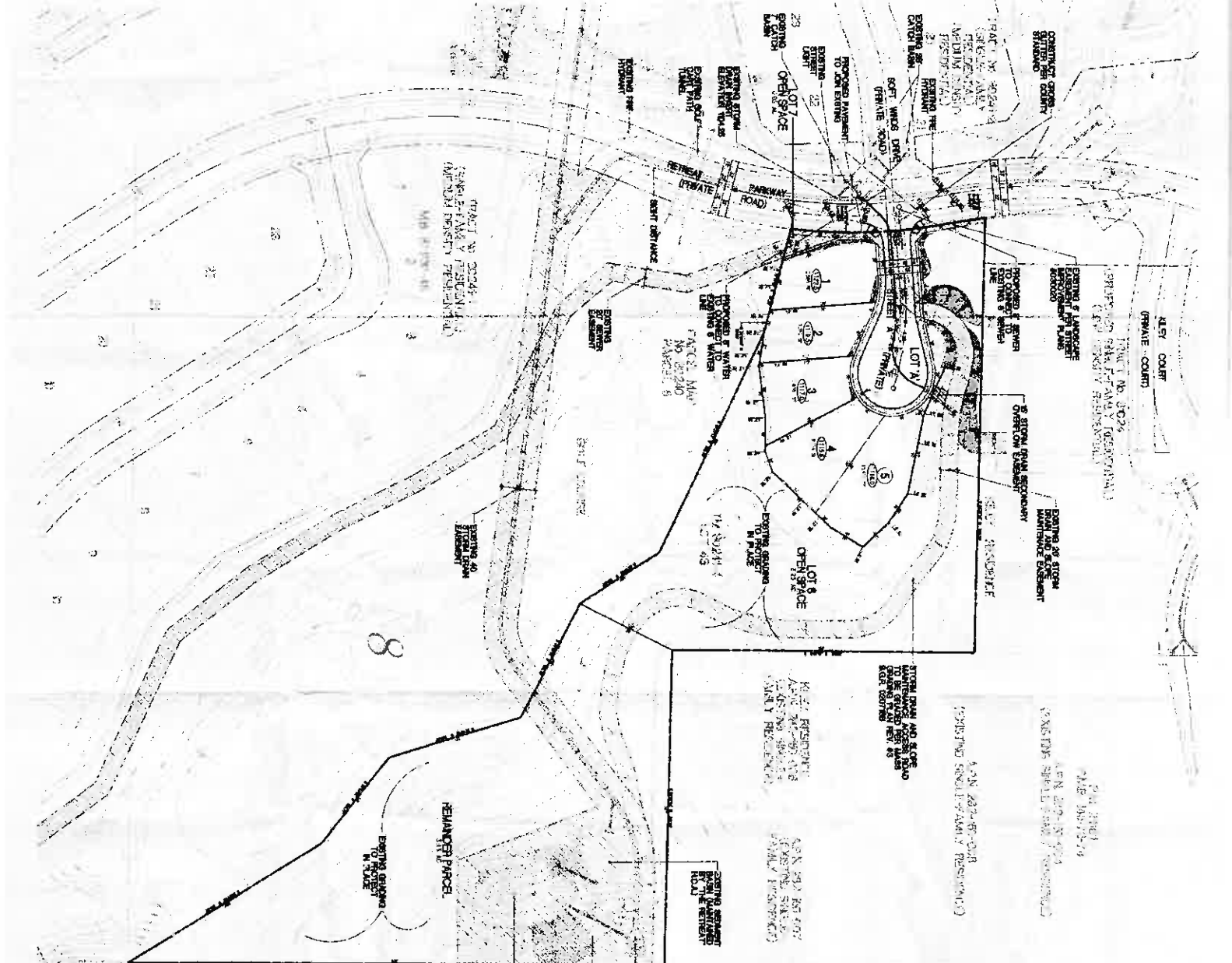
Project Description: Schedule A subdivision of 6.75 gross acres into five residential lots, with a minimum lot size of 7,200 square feet, a 0.36 acre tot lot, and three open space lots.

On October 4, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Desiree Bowie, Urban Regional Planner

Date: January 23, 2017
 For Steve Weiss, Planning Director



LEGEND

1. EXISTING BOUNDARY

2. EXISTING WATER MAIN

3. EXISTING SEWER MAIN

4. EXISTING GAS MAIN

5. EXISTING ELECTRICAL MAIN

6. EXISTING TELEPHONE MAIN

7. EXISTING CABLE MAIN

8. EXISTING FIRE MAIN

9. EXISTING SANITARY MAIN

10. EXISTING STORM SEWER MAIN

11. EXISTING STREET LIGHTING

12. EXISTING SIGNAGE

13. EXISTING FURNITURE

14. EXISTING LANDSCAPE

15. EXISTING TREES

16. EXISTING SHRUBS

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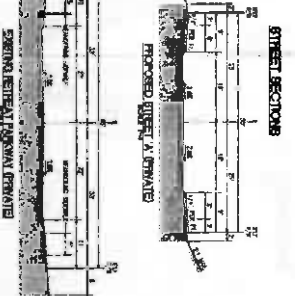
98. EXISTING ASPHALT DRIVE

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LOT COVERAGE

LOT	AREA (SQ. FT.)	PERCENTAGE
1	10,000	100%
2	10,000	100%
3	10,000	100%
4	10,000	100%
5	10,000	100%
6	10,000	100%
7	10,000	100%
8	10,000	100%



CONSTRUCTION NOTES

1. EXISTING WATER MAIN SHALL BE MAINTAINED BY HOA.

2. EXISTING SEWER MAIN SHALL BE MAINTAINED BY HOA.

3. EXISTING GAS MAIN SHALL BE MAINTAINED BY HOA.

4. EXISTING ELECTRICAL MAIN SHALL BE MAINTAINED BY HOA.

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50. EXISTING ASPHALT DRIVE SHALL BE MAINTAINED BY HOA.

PLANNING AREA 1-THE RETREAT
TENTATIVE TRACT NO 34477
TENTATIVE TRACT MAP
COUNTY OF RIVERSIDE STATE OF CALIFORNIA

APPLICANT/DEVELOPER:
 CARONNA HILLS, LLC
 7350 QUENTERS STREET, SUITE 300
 CARONNA, CA 92520
 FAX: (951) 451-4500

PREPARED BY:
 MDS
 11100 BAYVIEW BLVD, SUITE 100
 BAYVIEW, CA 94026
 (415) 661-1000

OWNER:
 CARONNA HILLS, LLC
 7350 QUENTERS STREET, SUITE 300
 CARONNA, CA 92520
 FAX: (951) 451-4500

DATE: MAY 31, 2022

LAND USE SUMMARY

LAND USE	ACRES	PERCENTAGE
RESIDENTIAL	1.00	100%
TOTAL	1.00	100%

GENERAL REGULATION

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
2. THE APPLICANT SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES.
3. THE APPLICANT SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE.
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TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.



MAY 2015

RECORDER'S STATEMENT

FILED THIS DAY OF 2016 AT M., IN BOOK OF MAPS, AT PAGES, AT THE REQUEST OF THE CLERK OF THE BOARD. NO. PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER BY: DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON. THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG RETREAT PARKWAY. THE OWNERS OF LOTS 1, 7 AND 8 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN LOT "A" INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSE: LOT "A", THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED IN FEE FOR PRIVATE PURPOSES, LOTS 6 THROUGH 9, INCLUDING AS OPEN SPACE LOTS, AS SHOWN HEREON, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES, ACCESS EASEMENT, LYING WITHIN LOT 6, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

THE REAL PROPERTY DESCRIBED BELOW IS RETAINED AS AN EASEMENT FOR PRIVATE PURPOSES, PRIVATE STORM DRAIN EASEMENT LYING WITHIN LOTS 6 AND 8, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

OWNER: JORGE H. OROZCO-SANCHEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

JORGE H. OROZCO-SANCHEZ

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF

ON BEFORE ME, PERSONALLY APPEARED WHO PROVED TO ME ON

THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME

SIGNATURE

NOTARY PUBLIC, STATE OF CA COMMISSION NO.:

MY COMMISSION EXPIRES:

COUNTY OF PRINCIPAL PLACE OF BUSINESS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

RAYMOND F. WATKINS AND ELAINE M. WATKINS, HOLDER OF AN EASEMENT FOR MEANDERING FENCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1982 AS INST. NO. 10417 OF OFFICIAL RECORDS.

LEON MARINE KILEY AND ANNIE LYNN KILEY, TRUSTEES OF THE KILEY FAMILY TRUST, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE OF IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-385033 OF OFFICIAL RECORDS.

RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAN-MADE DETENTION BASIN PER DOCUMENTS RECORDED SEPTEMBER 25, 2014 AS DOC. NO.'S 2014-0395026 AND 2014-0365026, BOTH OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEE DOTSON ON MAY 7, 2015. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE:

EDY P. ADKISON L.S. 5380 EXPIRATION DATE: 9-30-16



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 34477 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 9, 2007 THE EXPIRATION DATE BEING JANUARY 9, 2017 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 2016

RICHARD G. LANTIS, COUNTY SURVEYOR L.S. 7611 EXPIRATION DATE: 12-31-2016



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "A", AS INDICATED AS "PRIVATE STREET" AS SHOWN HEREON.

DATE: 2016 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KECIA HARPER-BHEM CLERK OF THE BOARD OF SUPERVISORS

BY: CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 2016

CASH OR SURETY BOND

DON KENT COUNTY TAX COLLECTOR

BY: DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DON KENT COUNTY TAX COLLECTOR

DATE: 2016

BY: DEPUTY

ABANDONMENT NOTE

PURSUANT TO SECTION 86434 AND 86495.20-1/2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

STORM DRAIN EASEMENT DEDICATED TO THE COUNTY OF RIVERSIDE PER TRACT NO. 30241-4, MB. 371/52-57.

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.



MAY 2015

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED
 - ⊙ -INDICATES FOUND 1"IP & RCE 28949 TAG, FLUSH PER PARCEL MAP 30240, PWB 208/26-45 & TRACT NO. 30241-4, MB 371/52-57
 - -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS OTHERWISE NOTED
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") ON SIDE LOT LINES PROJECTED, AT OFFSET DISTANCES OF 9.75', EXCEPT AS OTHERWISE NOTED
- SET LEAD & LS 5390 TAG IN TOP OF CURB (RIVERSIDE COUNTY STANDARD "E") FOR B.C., P.C.s, P.C.s, P.R.C.s, AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, AT OFFSET DISTANCES OF 9.75', EXCEPT AS OTHERWISE NOTED
- 1 -INDICATES RECORD & MEASURED DATA PER TRACT NO. 30241-4, MB 371/52-57

||||| -INDICATES RESTRICTED ACCESS

THIS MAP CONTAINS 6.74 ACRES GROSS WITHIN THE DISTINCTIVE BORDER
ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.21

C&G'S FOR THIS MAP REFERRED _____ AS INST. NO. _____
O.R., RIVERSIDE COUNTY

BASIS OF BEARINGS

THE MOST EASTERLY LINE OF LOT 43 OF TRACT 30241-4, BEING NORTH 0°49'04" EAST PER MB 371/52-57 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

ENVIRONMENTAL CONSTRAINT NOTE

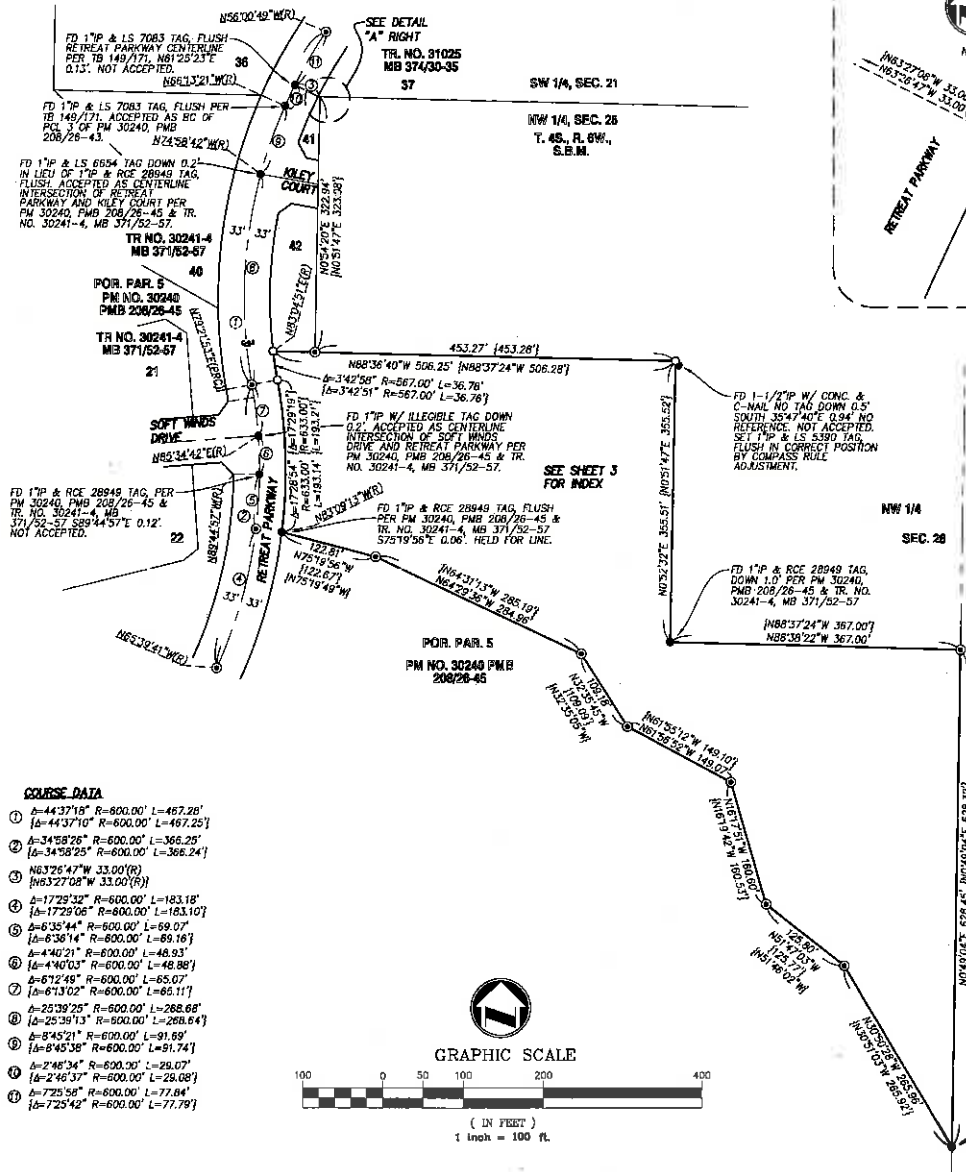
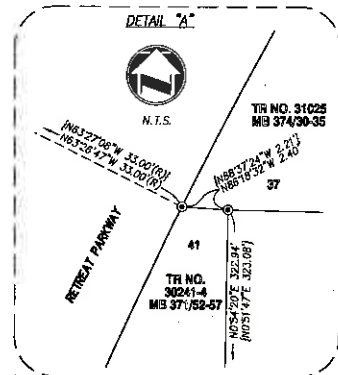
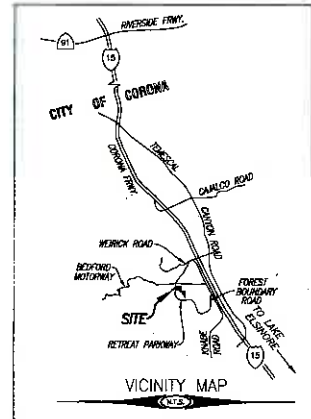
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN EGS BOOK _____, PAGE _____ THIS AFFECTS ALL LOTS.

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

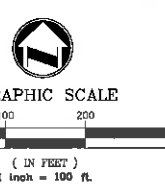
EASEMENT NOTES

- 1 RAYMOND F. WATKINS AND ELAINE M. WATKINS, HOLDER OF AN EASEMENT FOR MEANDERING FENCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 2, 1962 AS INST. NO. 10417 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM THE RECORD)
 - 2 RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAN-MADE DETENTION BASIN PER DOCUMENTS RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-0365026 OF OFFICIAL RECORDS. (CANNOT BE LOCATED FROM RECORD)
 - 3 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES PER TRACT NO. 30241-4, MB 371/52-57, RECORDS OF RIVERSIDE COUNTY. (ABANDONED HEREON)
- ▲ LEE LAKE WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 1, 2004 AS DOC. NO. 2004-955790 OF OFFICIAL RECORDS.
- ▲ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 2005 AS DOC. NO. 2005-0143631 OF OFFICIAL RECORDS.
- ▲ LEE LAKE WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED FEBRUARY 14, 2006 AS DOC. NO. 2006-0073056 OF OFFICIAL RECORDS.
- ▲ LEON WAYNE KILEY AND NANCY LYNN KILEY, TRUSTEES OF THE KILEY FAMILY TRUST, HOLDER OF AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE OF IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-365033 OF OFFICIAL RECORDS.
- ▲ RETREAT COMMUNITY ASSOCIATION, HOLDER OF AN EASEMENT FOR FOR INGRESS AND EGRESS TO, AND MAINTENANCE AND REPAIRS OF THE MAN-MADE DETENTION BASIN PER DOCUMENTS RECORDED SEPTEMBER 25, 2014 AS DOC. NO. 2014-0365026 OF OFFICIAL RECORDS. SEE SHEET 6 FOR EASEMENT DETAIL
- ▲ ACCESS EASEMENT, RETAINED HEREON.
- ▲ PRIVATE STORM DRAIN EASEMENT, RETAINED, HEREON. SEE SHEET 6 FOR EASEMENT DETAIL.



COURSE DATA

- ① $\Delta=44^{\circ}37'18''$ $R=800.00'$ $L=467.26'$
 $\Delta=44^{\circ}37'10''$ $R=800.00'$ $L=467.25'$
- ② $\Delta=34^{\circ}58'26''$ $R=600.00'$ $L=366.25'$
 $\Delta=34^{\circ}58'25''$ $R=600.00'$ $L=366.24'$
- ③ $N63^{\circ}26'47''$ W $33.00'$ (R)
- ④ $\Delta=172^{\circ}30''$ $R=600.00'$ $L=183.18'$
 $\Delta=172^{\circ}06''$ $R=600.00'$ $L=183.10'$
- ⑤ $\Delta=6^{\circ}35'44''$ $R=600.00'$ $L=69.07'$
 $\Delta=6^{\circ}36'14''$ $R=600.00'$ $L=69.16'$
- ⑥ $\Delta=4^{\circ}40'21''$ $R=600.00'$ $L=48.93'$
- ⑦ $\Delta=4^{\circ}40'03''$ $R=600.00'$ $L=48.88'$
 $\Delta=6^{\circ}12'49''$ $R=600.00'$ $L=65.07'$
 $\Delta=6^{\circ}13'02''$ $R=600.00'$ $L=66.11'$
- ⑧ $\Delta=25^{\circ}39'25''$ $R=600.00'$ $L=268.68'$
 $\Delta=25^{\circ}39'13''$ $R=600.00'$ $L=268.64'$
- ⑨ $\Delta=8^{\circ}45'21''$ $R=600.00'$ $L=91.69'$
 $\Delta=8^{\circ}45'38''$ $R=600.00'$ $L=91.74'$
- ⑩ $\Delta=2^{\circ}46'34''$ $R=600.00'$ $L=29.07'$
 $\Delta=2^{\circ}46'37''$ $R=600.00'$ $L=29.08'$
- ⑪ $\Delta=72^{\circ}58''$ $R=600.00'$ $L=77.84'$
 $\Delta=72^{\circ}54''$ $R=600.00'$ $L=77.79'$



FD 1-1/2"IP & RCE 1488 TAG, UP 1.0' FROM PM 1801, PWB 120/26-45 & TR. NO. 30241-4, MB 371/52-57

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371,
PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

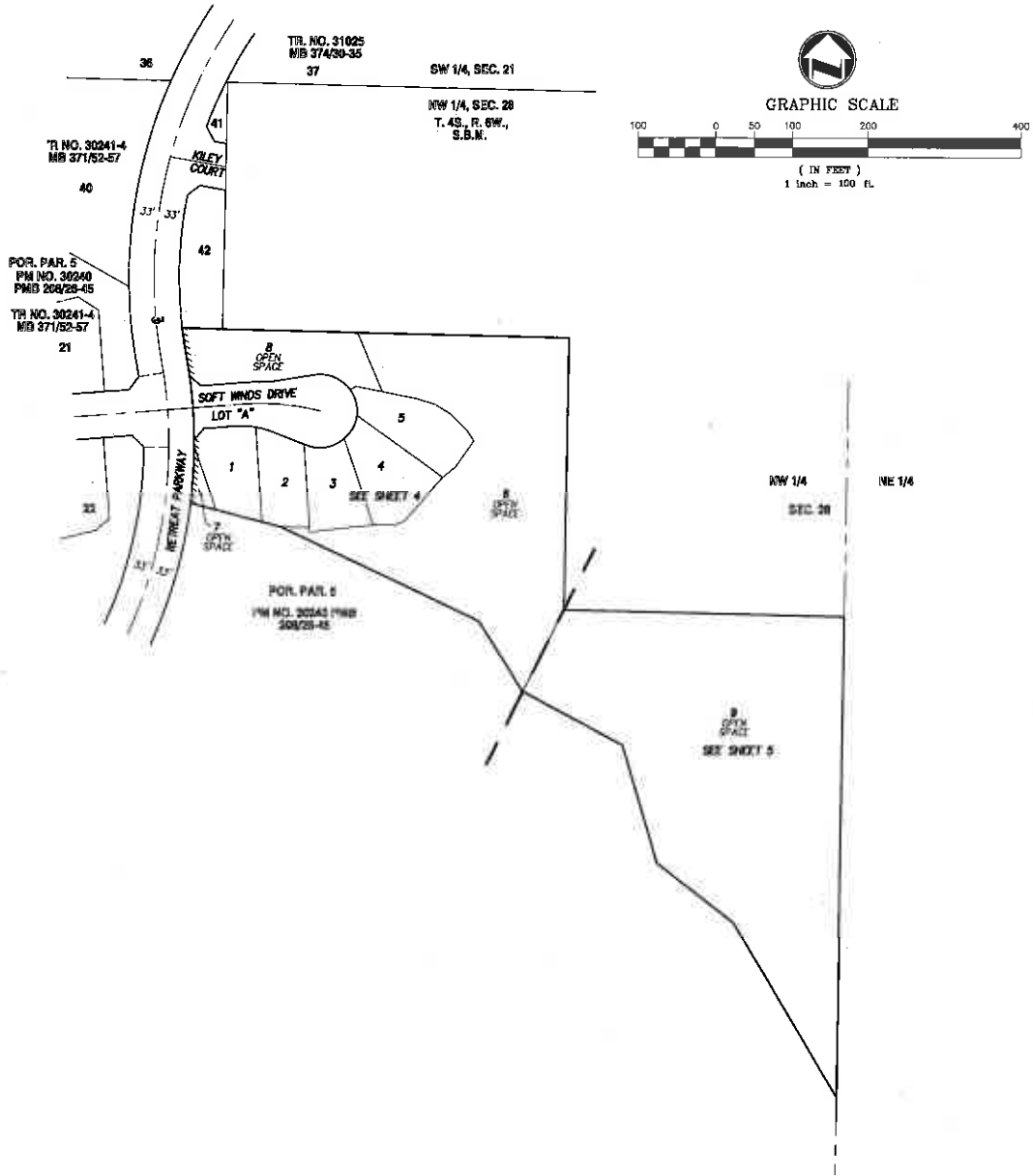
MAY 2015

INDEX SHEET

NOTE

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL
CONSTRAIN NOTE.



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

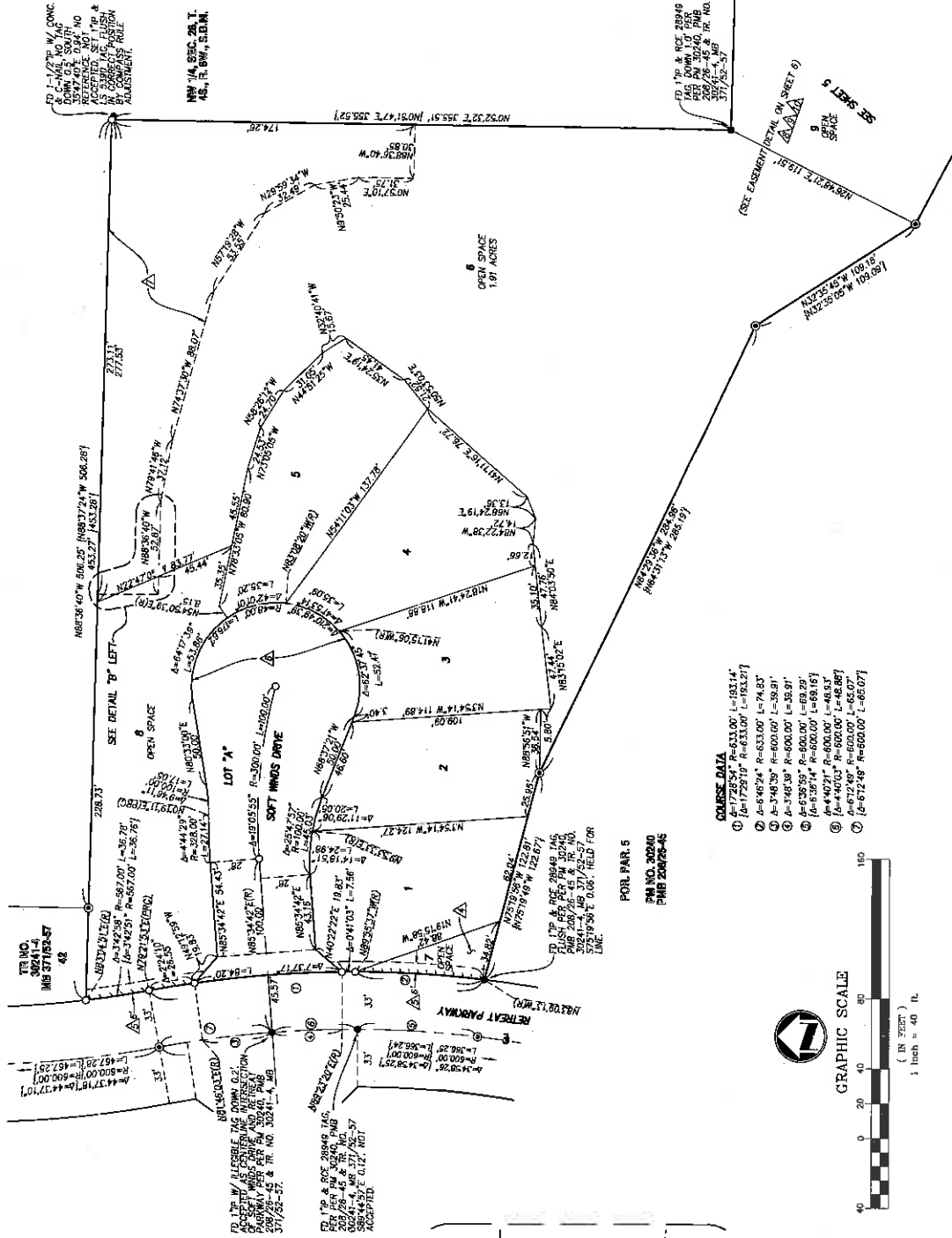
TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-A, PER MAP FILED IN BOOK 371, PAGES 54-55 OF MAPS RECORDS OF RIVERSIDE COUNTY, IN SECTION 26 TOWNSHIP 4 SOUTH, RANGE 6 WEST, 36E.M.

MAY 2015

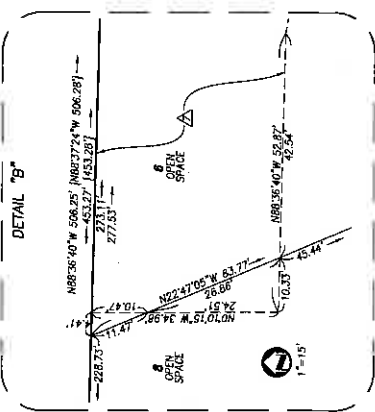
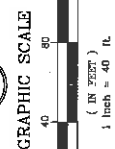
adkan
ENGINEERS

NOTE
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.
SEE SHEET 2 FOR EASEMENT NOTES.



COURSE DATA

1	A=1728.94' R=633.00' L=183.14'
2	A=1728.94' R=633.00' L=183.21'
3	A=646.74' R=633.00' L=74.33'
4	A=346.38' R=603.69' L=39.91'
5	A=346.38' R=603.69' L=39.91'
6	A=636.55' R=600.00' L=69.29'
7	A=636.55' R=600.00' L=68.16'
8	A=440.71' R=600.00' L=46.53'
9	A=440.71' R=600.00' L=46.86'
10	A=672.98' R=600.00' L=66.07'



FD 17P & ROC 28949 TAG DOWN TO PERM. FLUSH PER PERM. 30241-A, MAP 371/52-57 ACCEPTED.

MM 1/4 SEC. 26, T. 4S, R. 6W, S. 36E.M.

FD 17P & ROC 28949 TAG DOWN TO PERM. FLUSH PER PERM. 30241-A, MAP 371/52-57 ACCEPTED.

SEE SHEET 5 FOR EASEMENT DETAIL ON SHEET 6

FD 17P & ROC 28949 TAG DOWN TO PERM. FLUSH PER PERM. 30241-A, MAP 371/52-57 ACCEPTED.

FD 17P & ROC 28949 TAG DOWN TO PERM. FLUSH PER PERM. 30241-A, MAP 371/52-57 ACCEPTED.

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

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ENGINEERS

MAY 2015

NOTE

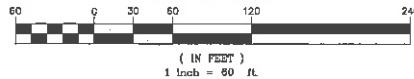
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL CONSTRAINT NOTE.

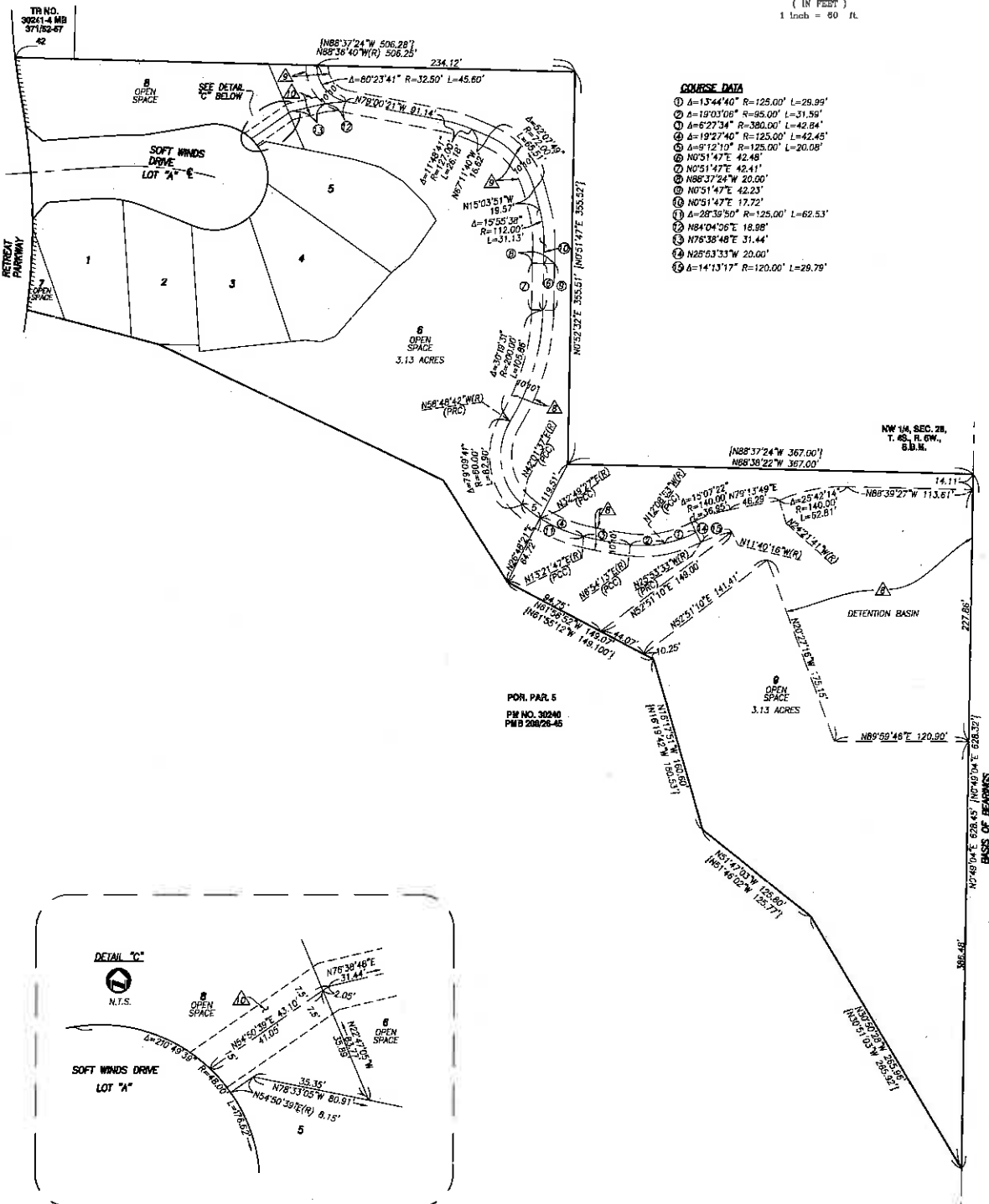
SEE SHEET 2 FOR EASEMENT NOTES.



GRAPHIC SCALE

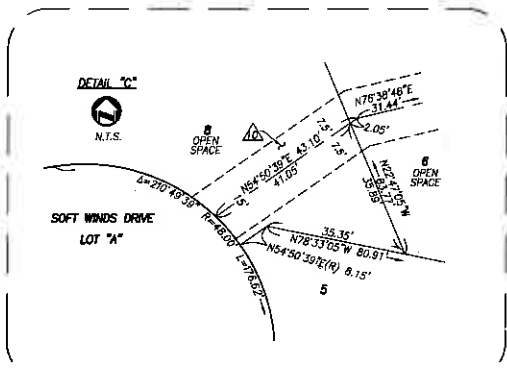


EASEMENT DETAIL



COURSE DATA

- ① A=15°44'40" R=125.00' L=28.89'
- ② A=19°03'08" R=85.00' L=31.59'
- ③ A=6°27'34" R=380.00' L=42.84'
- ④ A=19°27'40" R=125.00' L=42.43'
- ⑤ A=9°12'10" R=125.00' L=20.08'
- ⑥ N0°51'47"E 42.48'
- ⑦ N0°51'47"E 42.41'
- ⑧ N88°37'24"W 20.00'
- ⑨ N0°51'47"E 42.23'
- ⑩ N0°51'47"E 17.72'
- ⑪ A=28°39'50" R=125.00' L=62.53'
- ⑫ N84°04'06"E 18.89'
- ⑬ N78°38'48"E 31.44'
- ⑭ N26°53'33"W 20.00'
- ⑮ A=14°13'17" R=120.00' L=29.79'



ENVIRONMENTAL CONSTRAINT SHEET

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

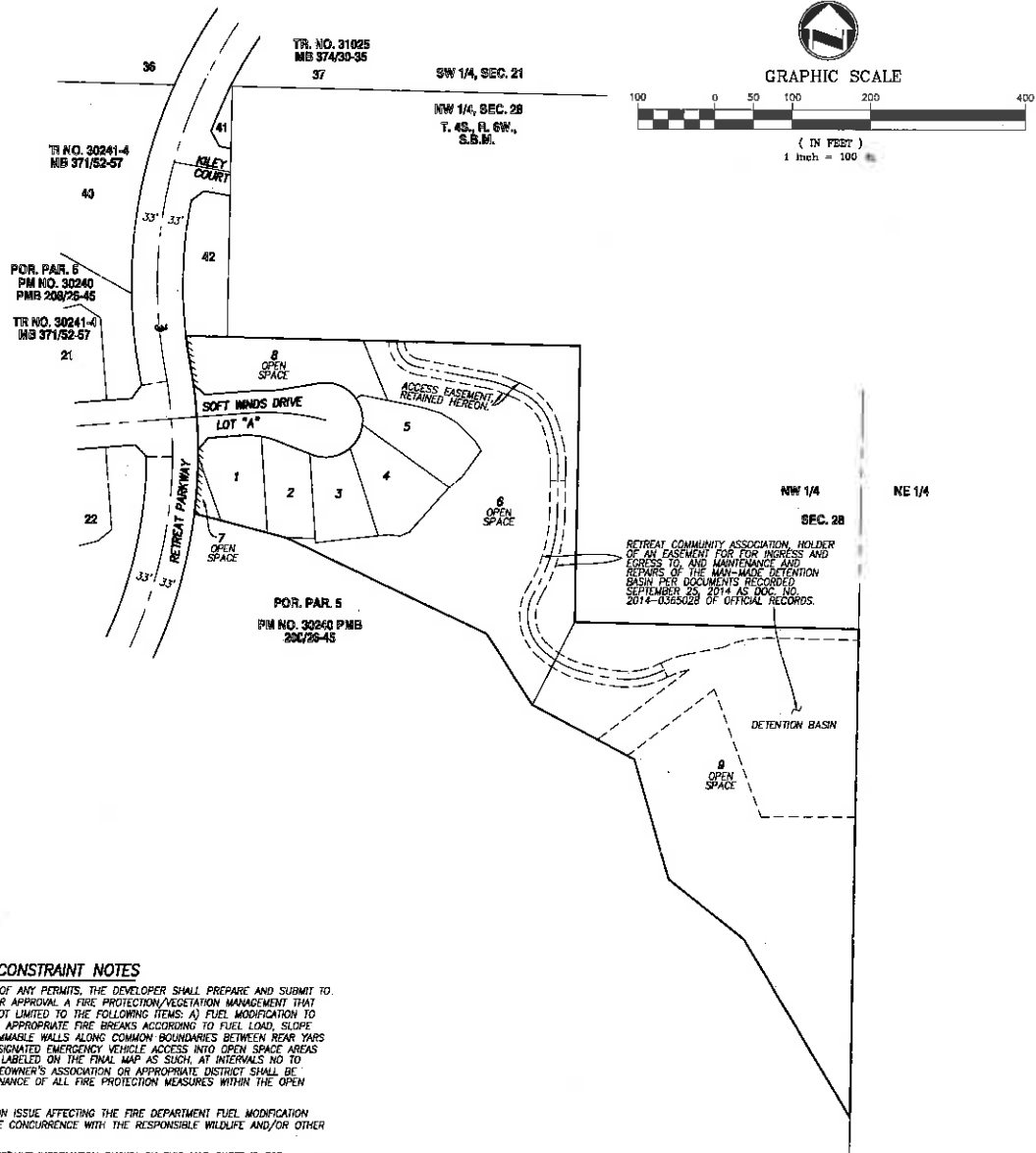
SHEET 1 OF 1 SHEETS

TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30241-4, PER MAP FILED IN BOOK 371, PAGES 52-57 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 28 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.

adkan
ENGINEERS

MAY 2015



ENVIRONMENTAL CONSTRAINT NOTES

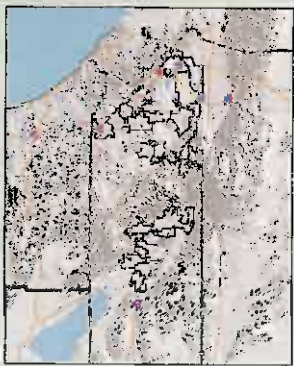
PRIOR TO THE ISSUANCE OF ANY PERMITS, THE DEVELOPER SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT FOR APPROVAL, A FIRE PROTECTION/VEGETATION MANAGEMENT THAT SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS: A) FUEL MODIFICATION TO REDUCE FIRE LOADING, B) APPROPRIATE FIRE BREAKS ACCORDING TO FUEL LOAD, SLOPE AND TERRAIN, C) NONFLAMMABLE WALLS ALONG COMMON BOUNDARIES BETWEEN REAR YARDS AND OPEN SPACE, D) DESIGNATED EMERGENCY VEHICLE ACCESS INTO OPEN SPACE AREAS SHALL BE PROVIDED AND LABELED ON THE FINAL MAP AS SUCH, AT INTERVALS NO TO EXCEED 1500'. E) A HOMEOWNER'S ASSOCIATION OR APPROPRIATE DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE PROTECTION MEASURES WITHIN THE OPEN SPACE AREAS.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

THE ENVIRONMENTAL CONSTRAINT INFORMATION SHOWN ON THIS MAP SHEET IS FOR INFORMATIONAL PURPOSES DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST, THIS INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS MAP SHEET.

1st EOT for TR34477

Vicinity Map



Legend

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

Notes

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

REPORT PRINTED ON ... 1/23/2017 11:33:35 AM

© Riverside County RCIT GIS



Bowie, Desiree

To: Michael Brendecke
Subject: RE: TR 34477 Extension of Time

Good Morning,

Now that I have a response stating you accept our conditions of approval, I prepare a staff report and schedule your project for Planning Commission Receive and File. After it is approved at PC, then you will be scheduled for Board.

Thank you,

Desiree A. Bowie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org

<http://planning.rctlma.org>

4080 Lemon St.

Riverside, CA 92502

(951) 955-8254



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

From: Michael Brendecke [mailto:MBrendecke@adkan.com]
Sent: Friday, January 20, 2017 5:35 PM
To: Bowie, Desiree <DBOWIE@rctlma.org>
Cc: Lee Dotson (lee@skylineconstructionusa.com) <lee@skylineconstructionusa.com>
Subject: TR 34477 Extension of Time

Desiree,

We would like to make sure the attached extension of time is being processed for Board approval. Please let me know if there is anything further you need from us to finalize this EOT.

Thank you,
Michael Brendecke, P.E., P.L.S.
Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Cel: 951.446.3000
Fax: 951.688.0599



MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

RECEIVED
NOV 3 2011

Bill Luna
County Executive Officer

DATE: January 3, 2011

TO: Dusty Williams-Flood Control, Riverside County Flood Control and Water Conservation District, George Johnson-TLMA, Caroline Syms-Luna-Planning, Greg Neal-Planning, Mike Lara-Building and Safety, Juan Perez-Transportations, Patty Romo-Transportation, Glenn Baude-Code Enforcement, Tim Miller-EDA, Chuck Waltman-EDA, Scott Bangle-Regional Parks, Tracy Novak-Regional Parks

FROM: *Michael R. Shetler* 1/3/2011
Michael R. Shetler, Senior Management Analyst, NPDES Program Administrator

RE: Procedure for Compliance with Santa Ana Regional Water Quality Control Board (SARRWQCB) Order No. R8-2010-0033, Affecting Previously Approved New Developments or Significant Redevelopments.

As you are aware, the SARWQCB issued the 4th term Municipal Separate Storm Sewer System (MS4) permit Order No. R8-2010-0033 (Order) to the County on January 29, 2010. This Order requires the continued implementation of the 2007 Drainage Area Management Plan (DAMP) until a new Water Quality Management Plan (WQMP) is put into place by July 29, 2011. This memo is to provide affected county departments with direction on the implementation of the provisions of the Order with regard to previously approved new development and significant redevelopment (Development Projects) within those portions of the county that are regulated under the Order within the Santa Ana River Watershed. For the purposes of this memo, "Approved Development Projects" are those projects that:

- (i) are located within the Santa Ana River Watershed;
- (ii) have been issued final conditions of approval;
- (iii) have not commenced grading on their site; and
- (iv) whose current entitlement will expire, unless an extension of time is approved.

Effective immediately, all previously Approved Development Projects within the Santa Ana River Watershed that request an extension of time shall be issued "Conditions of Approval" requiring preparation of a project specific WQMP as part of their extension of time approval process.

This procedure will affect various Approved Development projects including those that:

- were submitted to the County prior to December 31, 2004;
- were tentatively approved without conditions requiring a project specific WQMP;
- are currently going through the improvement plan review process;
- may have gone through several plan reviews but have yet to receive final approval; and/or
- may have approved grading plans, but have not commenced grading on the site.

Approved Development Projects whose improvement plans are approved **AND** can proceed with grading without requiring an extension of time **before July 29, 2011**, will not be subject to this procedure. *However, please note that, effective July 29, 2011, all Development Projects shall be required to meet the provisions of the Order and prepare a project specific WQMP, irrespective of whether a WQMP was required as part of the original entitlement process.*

In addition, all Approved Development Projects must also be in compliance with the Statewide Construction General Permit, Order 2009-0009 DWQ and be registered in the SMARTs System.

Your full cooperation in the implementation of this procedure is vital to the county's ability to achieve continued compliance with the Order.

cc: David Huff, Jason Uhley, Mekbib Degaga, Alex Gann, Dean Deines, Claudia Steiding, Steve Horn, Marc Brewer, Chandra Thomas, Ward Maxwell, Claudio Padres, Albert Martinez, Christopher Hans, Jay Orr

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 10 MAP WQMP CONDITIONS FOR EOT RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT1- ECP PHASE I ESA REQUIRED RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP EOT CONDITIONS FOR EOT RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 17 EOT1- IF WQMP REQUIRED RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 MAP WQMP CONDITIONS FOR EOT RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 3

MAP WQMP CONDITIONS FOR EOT

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1- IF 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.

TRACT MAP Tract #: TR34477

Parcel: 282-150-017

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.


3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Agenda Item No. 1.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Desiree Bowie
Planning Commission Hearing: March 1, 2017

TENTATIVE TRACT MAP NO. 32822
FIRST EXTENSION OF TIME
Applicant: Jeff Chung



Steve Weiss, AICP
Planning 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 of a Schedule 'B' subdivision of 103.06 gross acres into 82 single family residential lots with a minimum lot size of one (1) acre, one on-site water quality / detention basin, two interim off-site water quality / detention basins and one open space lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

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 TRACT MAP NO. 32822

BACKGROUND:

The Tentative Tract Map No. 32822 was originally approved at Planning Commission on October 4, 2006. The Map proceeded to the Board of Supervisors and was approved on November 14, 2006.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 23, 2016) 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 Commission, 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 October 4, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32822, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 4, 2017, subject to all the previously approved and amended Conditions of Approval.

Date: December 23, 2016

Desiree Bowie
Urban Regional Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: Acceptance of Conditions for First Extension of Time for TR32822

Dear Ms. Bowie:

I am the applicant for the Extension of Time Case TR32822. I accept the following conditions of approval associated with this Extension of time request:

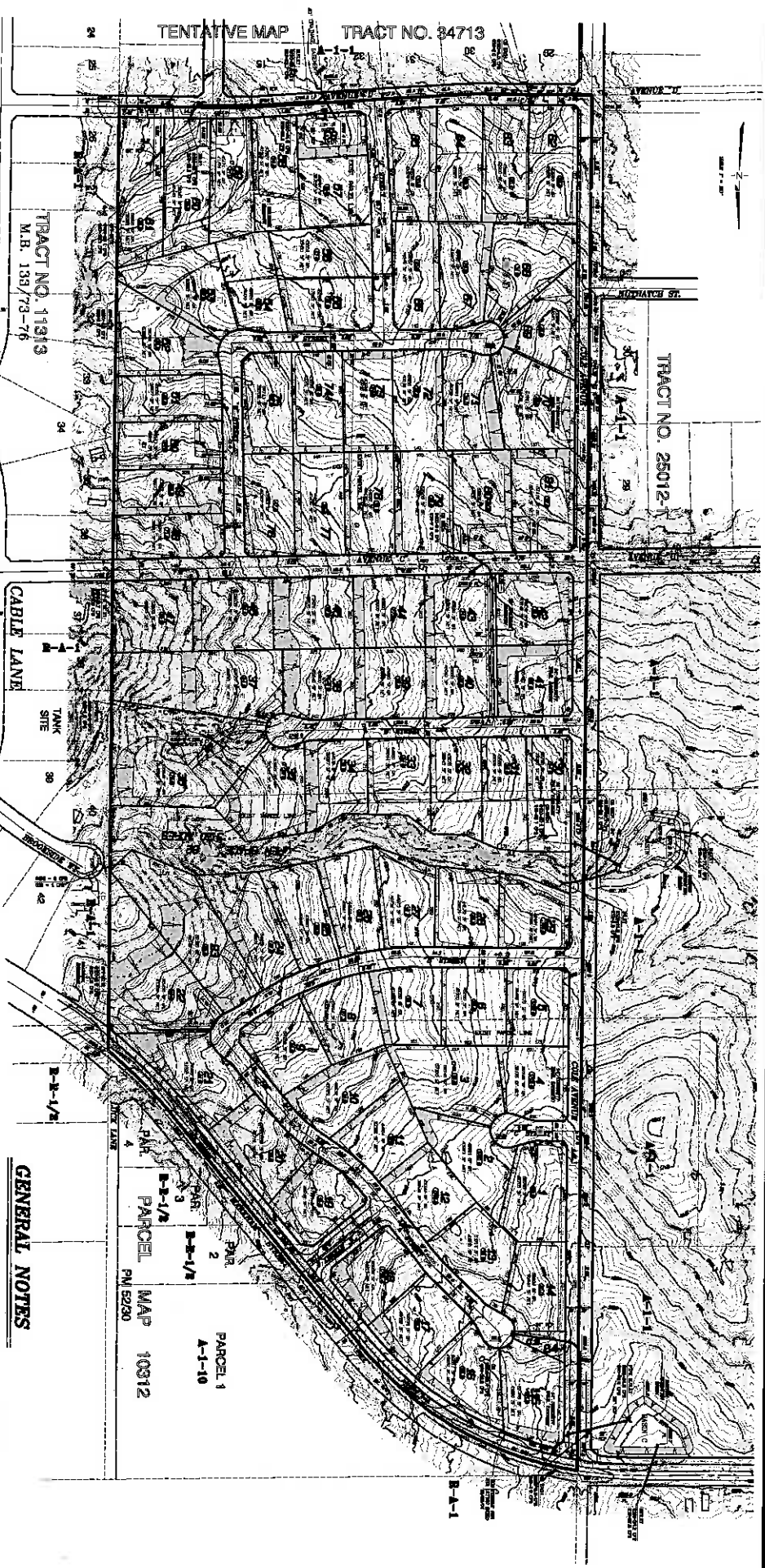
- 50. E Health # 6
- 50. E Health # 7
- 50. E Health # 8
- 80. Fire # 2
- 90. BS Grade # 4
- 90. BS Grade # 5
- 90. BS Grade # 6

Thank you,



Jeffrey Chung, Applicant

TENTATIVE MAP TRACT NO. 34713



GENERAL NOTES

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE PER PARCELS & SUBPARCELS.

2. THE AREA OF THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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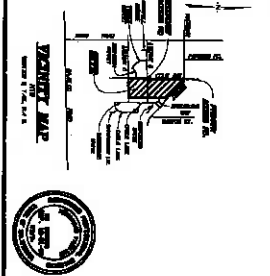
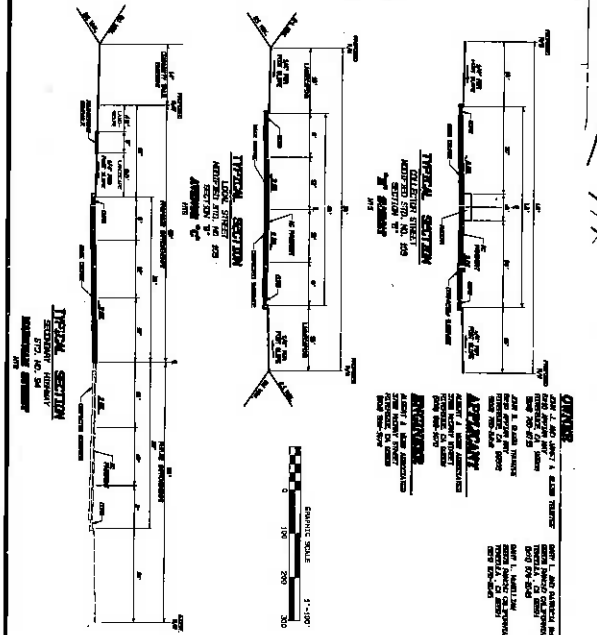
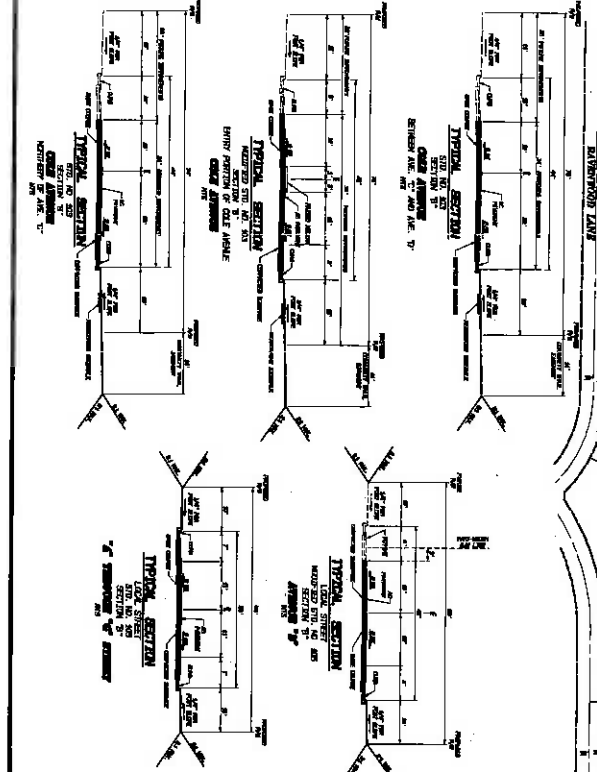
16. THE AREA OF THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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NOTES

1. ALL DIMENSIONS SHALL BE PER PARCELS & SUBPARCELS.
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AMENDED PER PLANNING COMMISSION

TENTATIVE MAP
TRACT NO. 32822

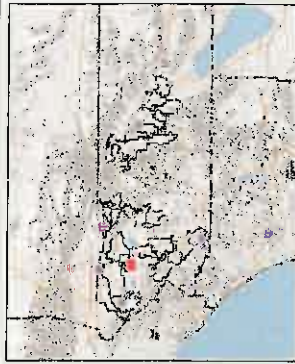
DATE: 1/1/2020

BY: [Signature]

FOR: [Signature]

1st EOT TR32822

Vicinity Map



Legend

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

Notes

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



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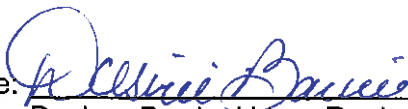
© Riverside County RCIT GIS

Extension of Time Environmental Determination

Project Case Number: TR32822
 Original E.A. Number: 39832
 Extension of Time No.: 1st Extension of Time
 Original Approval Date: October 4, 2006
 Project Location: Northerly of Avenue D, southerly of Markham St., easterly of Cole Ave., and westerly of Lucky Lane
 Project Description: Schedule B subdivision of 103.06 gross acres into 82 single-family residential parcels with a minimum lot size of one acre, one on-site water quality / detention basin, two interim off-site water quality / detention basins and one open space lot.

On October 4, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Desiree Bowie, Urban Regional Planner

Date: 1/19/2017
 For Steve Weiss, Planning Director

12/12/16
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32822

Parcel: 321-100-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8 EOT1- NOISE CLEARANCE RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1- IF 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

TRACT MAP Tract #: TR32822

Parcel: 321-100-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

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.

90.BS GRADE. 5

EOT1- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

12/12/16
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32822

Parcel: 321-100-011

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.


3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

11.3
Agenda Item No.
Area Plan: Highgrove
Zoning Area: University
Supervisory District: Second
Project Planner: Desiree Bowie
Planning Commission Hearing: March 1, 2017

TENTATIVE TRACT MAP NO. 34592
FIRST EXTENSION OF TIME
Applicant: Spring Mountain Inv.


Steve Weiss, AICP
Planning 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 of a Schedule 'A' subdivision of 11.7 gross acres into 97 residential condominium units.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

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 TRACT MAP NO. 34592

BACKGROUND:

The Tentative Tract Map No. 34592 was originally approved at Planning Commission on February 21, 2007. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7392 and Specific Plan No. 323 Amendment No. 1 which was approved on March 27, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the



correspondence from the Extension of Time applicant (dated January 24, 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.

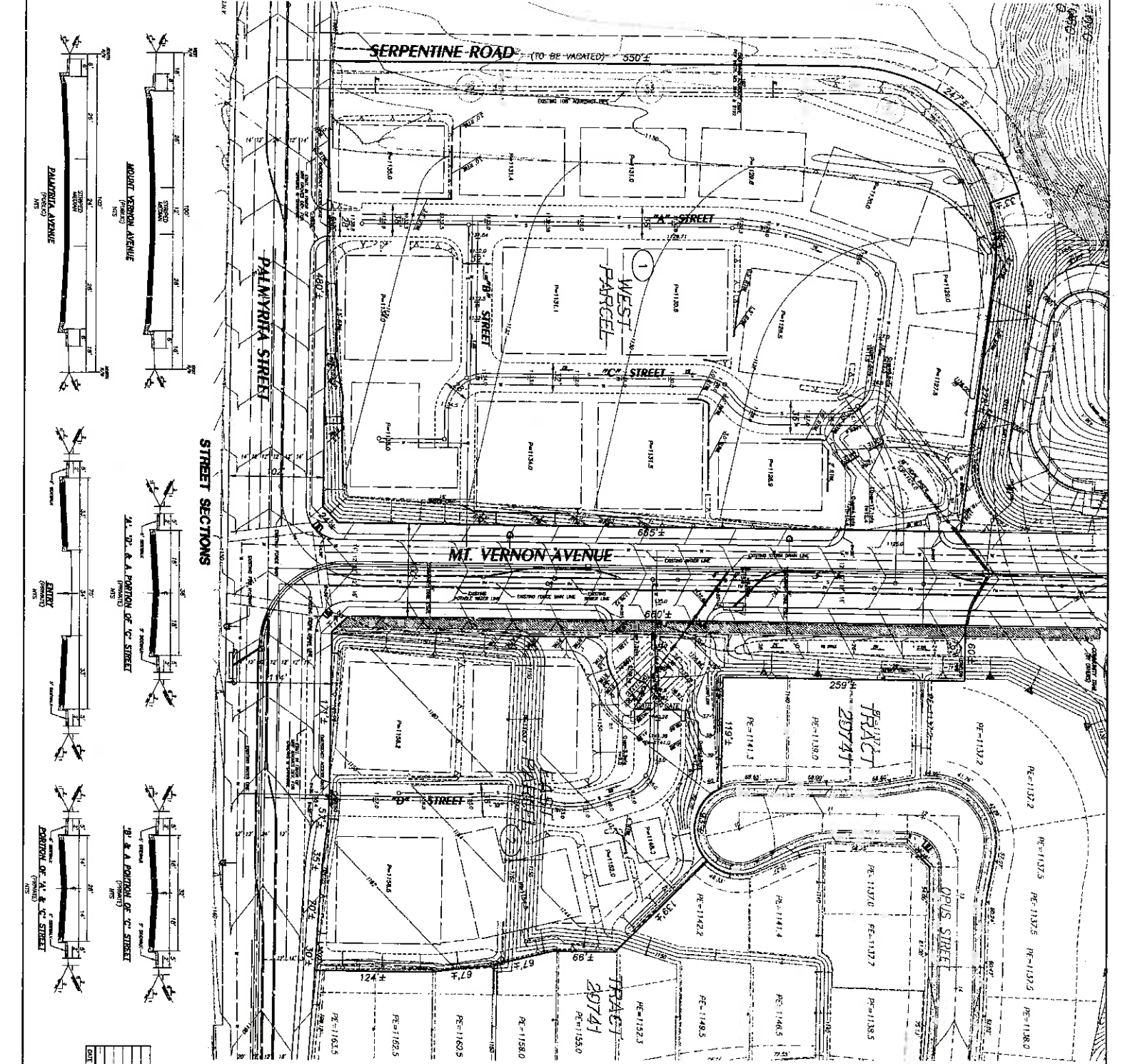
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

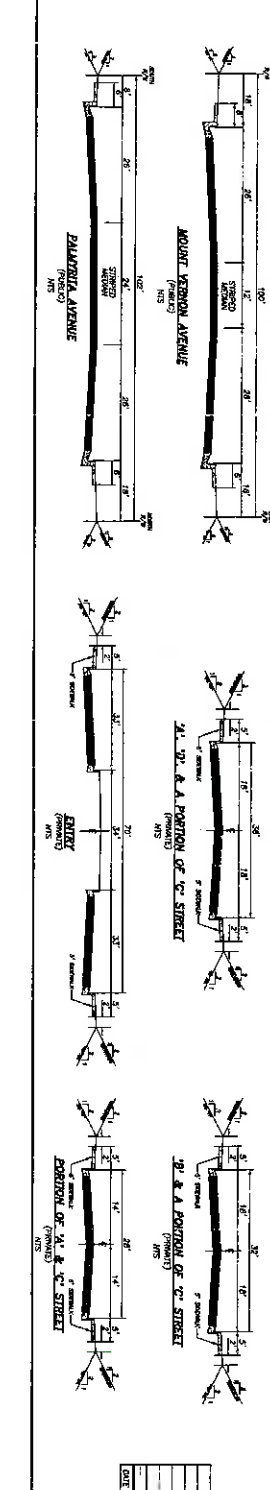
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 27, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34592**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and amended Conditions of Approval.



STREET SECTIONS



EARTHWORK
 APPROXIMATE VOLUME QUANTITIES
 EXCAVATION: 13,200 CUBIC YARDS
 FILL: 7,500 CUBIC YARDS
 TOTAL: 20,700 CUBIC YARDS

LOT SUMMARY

LOT	LAND USE	GROSS AREA	NET AREA
1	RESIDENTIAL	8,674 AC.	8,674 AC.
2	RESIDENTIAL	17.47 AC.	17.47 AC.

APPLICANT:
 SPRING MOUNTAIN INVESTMENTS, LLC
 c/o The Rouse Company
 1100 North West Street
 Suite 200
 Silver Spring, MD 20910
 (301) 417-1239

PROPERTY OWNERS:
 (AN) 235-200-029) SMR VENTURES, LLC
 2100 North West Street
 Suite 200
 Silver Spring, MD 20910
 (301) 417-1239

LEGAL DESCRIPTION:
 THE TRACT OF LAND HEREIN DESCRIBED IS A PART OF THE WEST PARCEL OF THE TRACT OF LAND... (Detailed description of the tract boundaries and easements)

STATEMENT OF OWNERSHIP:
 I, THE UNDERSIGNED, STATE THAT THIS LAND WAS ACQUIRED BY ME... (Statement of ownership history)

UTILITY PROVIDERS & CONTACTS:

UTILITY PROVIDER	CONTACT NAME	PHONE NUMBER
SOUTHEASTERN POWER & LIGHTING COMPANY	TELEPHONE	(800) 452-1234
AMERICAN WATERWORKS ASSOCIATION	AMERICAN WATERWORKS ASSOCIATION	(800) 452-1234
...

NOTES:
 1. DISTRICT LAND USE, ZONING AND ORDINANCES.
 2. PROPOSED LAND USE, DISTRICTED SINGLE-FAMILY CONDOMINIUM.
 3. PROPOSED GENERAL PLANNING RESERVATION: OPEN SPACE.
 4. PROPOSED GENERAL PLANNING RESERVATION: HIGH DENSITY RESIDENTIAL.
 5. PROPOSED GENERAL PLANNING RESERVATION: COMMERCIAL.
 6. PROPOSED ZONING: SPRING MOUNTAIN RURAL SPECIFIC PLAN 201.1A.7.
 7. (FROM DISTRICT RESERVATION) = 117 ACRES.
 8. THOUGH CLASSIFIED AS E-1, THE DISTRICT CODE (2005 E-1).
 9. NO PROPOSED SERVICE WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY.
 10. NO PROPOSED SERVICE WELLS ARE ON THE PROPERTY, OR WITHIN 200 FEET OF THE PROPERTY.
 11. THE LAND IS NOT SUBJECT TO SUBSIDITION OR OTHER GEOLOGICAL HAZARDS.
 12. NO SEPTIC SYSTEM IS INSTALLED ON THIS SITE.
 13. THIS PROJECT IS NOT WITHIN A SPECIAL FLOOD ZONE AREA.
 14. NO EXISTING BUILDINGS OR DIMENSIONS ON SITE. ON THE SITE, THERE ARE NO EXISTING BUILDINGS OR DIMENSIONS ON SITE.
 15. THE PROJECT IS NOT WITHIN A SPECIAL FLOOD ZONE AREA.
 16. CONTINGENT ASSESSOR'S REPORT WILL BE SUBMITTED TO THE DISTRICT FOR REVIEW.

VICINITY MAP:
 Shows the location of the site within the surrounding area, including major roads and landmarks.

PREPARED FOR:
 HSA
 HUNTSVILLE & ASSOCIATES, LLC
 1100 North West Street
 Suite 200
 Silver Spring, MD 20910
 (301) 417-1239

TENTATIVE TRAC No. 34592 FOR CONDOMINIUM PURPOSES

1st Extension of Time for TR34592

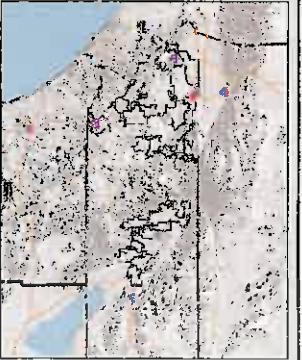
VICINITY MAP



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

REPORT PRINTED ON... 1/26/2017 9:27:39 AM

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Legend

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

Notes

Changed from 5th District to 2nd District

Bowie, Desiree

From: Tom Bitney <TBitney@shopoff.com>
Sent: Tuesday, January 24, 2017 1:53 PM
To: Bowie, Desiree
Subject: RE: Extension of Time for TR34592

Thank you. On Behalf of Spring Mountain Investments, LP, we hereby accept the addition of the Conditions of approval for the extension of time for tract 34592. Those conditions herby noted as;

- 50. E Health #6
- 50. E Health #7
- 50. E Health #8
- 60. BS Grade #15
- 80. EPD #1
- 90. BS Grade #6
- 90. BS Grade#8

Please let me know when a staff report and final set of amended COA are to be mailed and when the PC hearing will be. If memory serves, EOT's are a consent item correct?

Thank you so very much.

Tom Bitney

Sr. Development Manager



Transferring Opportunity into Value

Shopoff Realty Investments, L.P.

2 Park Plaza, Suite 700, Irvine, CA 92614

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From: Bowie, Desiree [mailto:DBOWIE@rctlma.org]

Sent: Tuesday, January 24, 2017 11:35 AM


Extension of Time Environmental Determination

Project Case Number: TR34592
Original E.A. Number: 40993
Extension of Time No.: First Extension of Time
Original Approval Date: March 27, 2007
Project Location: Northerly of Palmyrita Ave, and easterly of Mt. Vernon Ave.

Project Description: Schedule A subdivision of 11.7 gross acres into 97 residential condominium units.

On March 27, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Desiree Bowie, Urban Regional Planner

Date: January 26, 2017
For Steve Weiss, Planning Director

12/12/16
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8 EOT1- NOISE CLEARANCE RECOMMND

Provide information/documentation that a noise study has been reviewed by Industrial hygiene or submit an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT1- PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - INFORMATIONAL RECOMMND

The following language was taken from a letter prepared by Western Riverside County Regional Conservation Authority (RCA) and dated April 10, 2014. It has been added to LMS for informational purposes, not as a new condition. The existing conveyance condition remains in effect, however its implementation should be guided by the language provided below.

12/12/16
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - INFORMATIONAL (cont.)

RECOMMND

As requested, the Western Riverside County Regional Conservation Authority (RCA) is confirming our ongoing coordination with Spring Mountain Ranch - Specific Plan 323's property owner, SFI-SMR LLC, to complete the successful donation of a minimum of 251.4 acres of land that contributes to MSHCP reserve assembly.

Summary of agreement and status:

- RCA is in the process of accepting the former Waste Management parcel.
- RCA will accept the upland conservation areas, PA-3 and PA-4.
- Riverside Corona Resource Conservation District (RCRCD) will accept drainage associated conservation areas, specifically PA-5 and PA-9.

Currently, the majority of these lands (183.58 acres) are encumbered by conservation easements (CEs) in favor of the Project's homeowners association as required by the United States Army Corps of Engineers (USAGE) and the United States Fish and Wildlife Service (USFWS) permits. The CEs need to be abandoned or assigned in order for the land to be conveyed to the RCA and RCRCD and considered conserved. It is our understanding that the USAGE and USFWS are currently completing permit modifications to allow the CEs to be abandoned.

With execution of the above-mentioned transactions, up to 254.97 acres of land will be conserved. After escrow has closed on the 67.2 acre Waste Management parcel, expected on approximately 4/30/14, the RCA would not object to deferring conveyance of the remaining 183.58 acres of conservation land until the 250th building permit

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for

12/12/16
11:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR34592

Parcel: 255-200-035

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION (cont.) RECOMMND
annual inspections.

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.