

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

745  
(2264)



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 30, 2016

**SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1 –**  
Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (3-5 D.U./Ac.) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road – 39.83 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel. Deposit Based Fees 100%

**RECOMMENDED MOTION:** The Planning Department recommends that the Board of Supervisors:

**RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 6, 2016. The Tentative Tract Map No. 32394R1 will now expire on August 29, 2017.

(Continued on next page)

Departmental Concurrence

  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A.	\$ N/A.	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds  
Budget Adjustment: N/A  
For Fiscal Year: N/A

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
Tina Grande  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1**

**DATE:** August 30, 2016

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 32394 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7054 and both were approved by the Board on August 29, 2006. A revision to Tentative Tract Map No. 32394 was approved at Planning Commission on September 17, 2014. It proceeded to the Board of Supervisors along with Change of Zone 7789 and both were approved by the Board on April 7, 2015.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fourteen (14) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extension of times for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32394R1 on July 6, 2016. The Planning Commission approved the project by a 5-0 vote.

**Board Action**

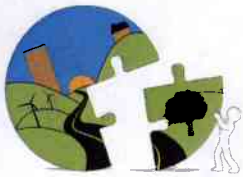
The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 6, 2016**

**I. AGENDA ITEM 1.4**

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (3-5 D.U./Ac.) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road – 39.83 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel.

**II. PROJECT DESCRIPTION:**

Extension of Time to August 29, 2017 - First Extension.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Valdivia  
A vote of 5-0

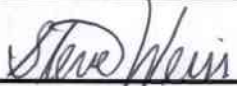
**APPROVED EXTENSION OF TIME TO AUGUST 29, 2017 - FIRST EXTENSION.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

1.4

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning District: Winchester  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 32394R1  
FIRST EXTENSION OF TIME  
Applicant: Trip Hord

  
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 for the recordation of Final Map to subdivide 39.83 acres into 166 residential lots, two water quality basins, and one flood control channel.

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. 32394R1**

### **BACKGROUND:**

The Tentative Tract Map No. 32394 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7054 and both were approved by the Board on August 29, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fourteen (14) 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 applicant (dated February 3, 2016) indicating the acceptance of the fourteen (14) 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 August 29, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

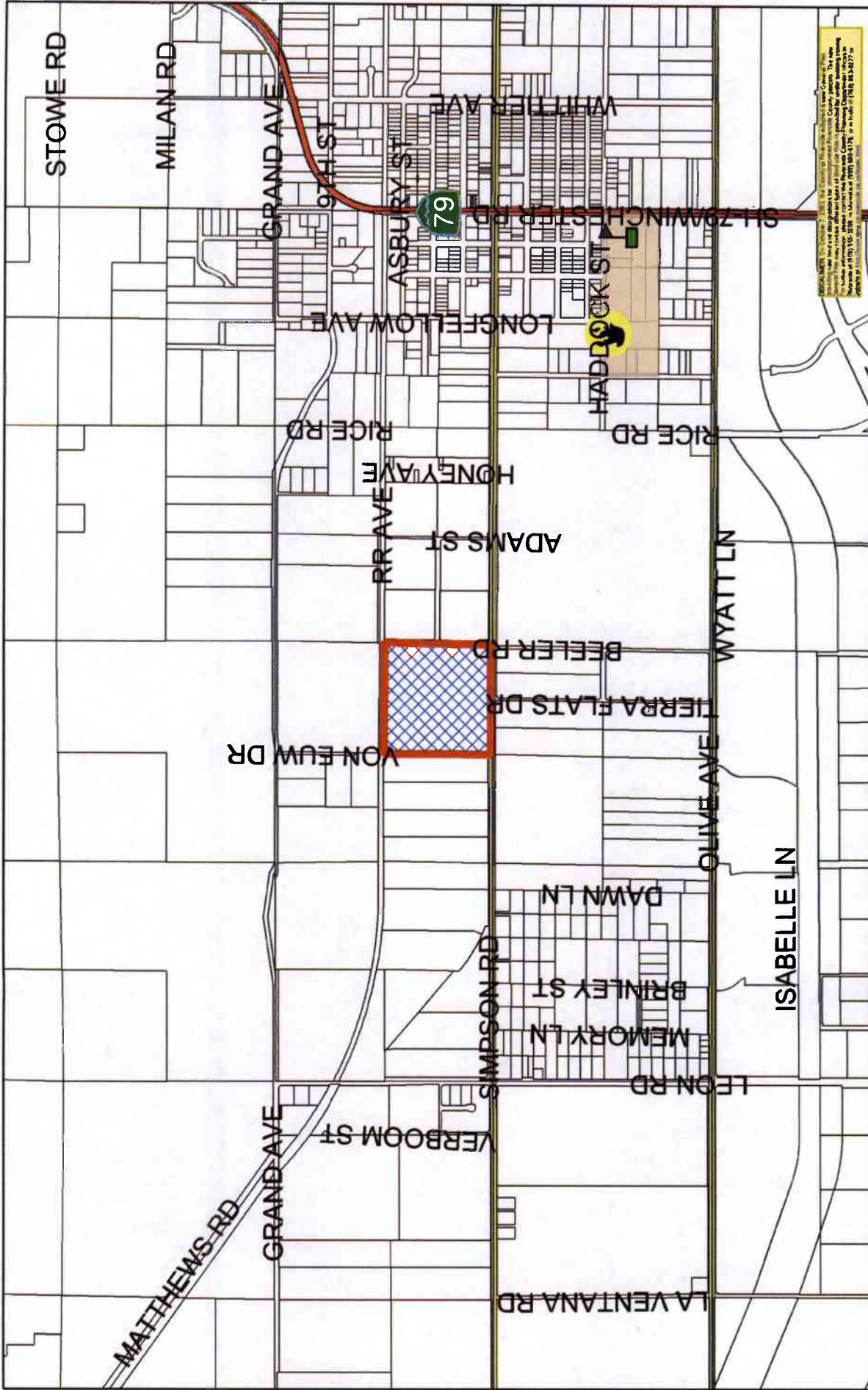
### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394R1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

Supervisor Stone  
District 3  
DATE DRAWN: 8/23/06

# CZ07054 TR32394 VICINITY MAP

Planner: Russell Brady  
Date: 7/12/06  
Vicinity Map

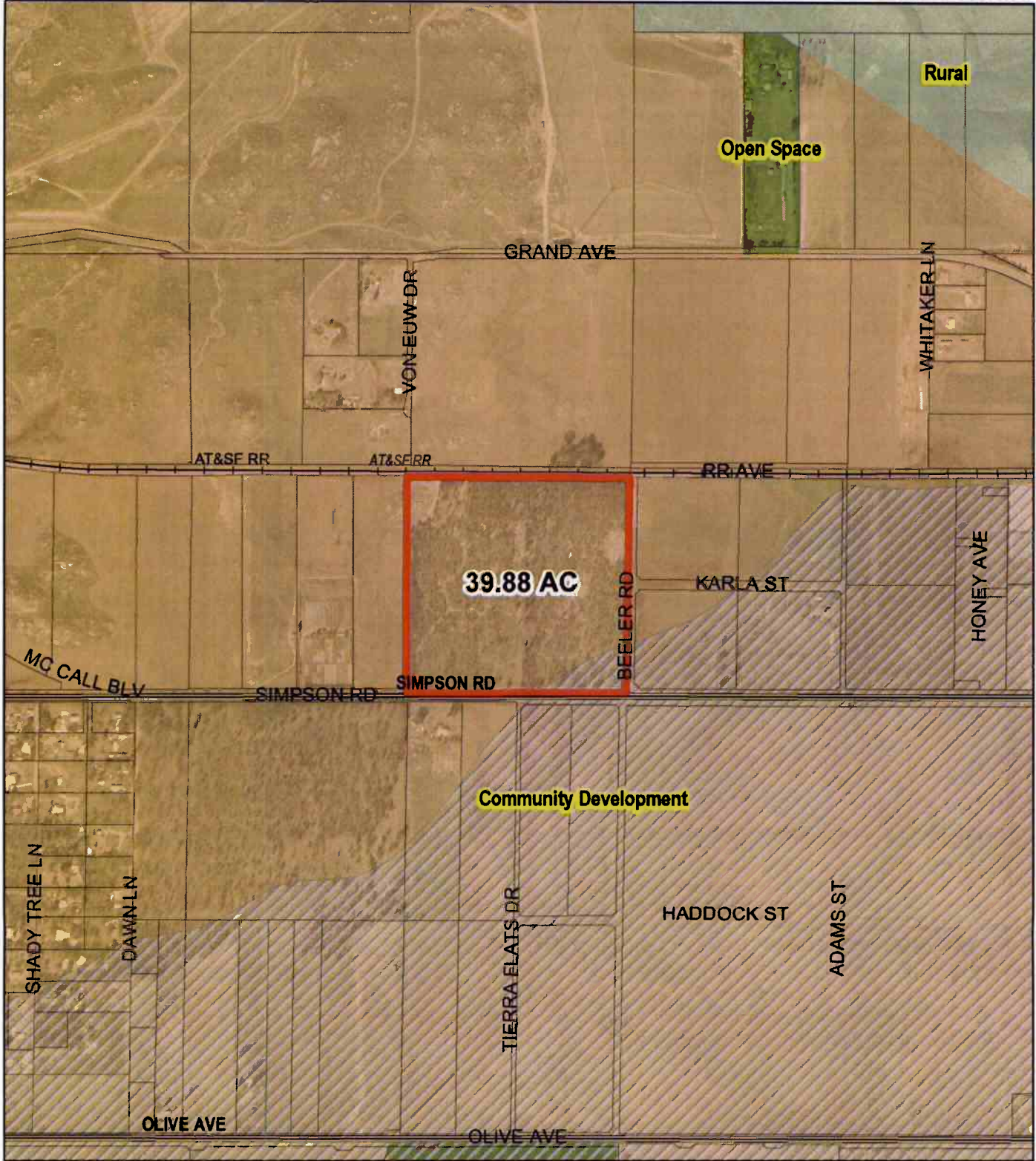


## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Winchester  
Area: T5SR2W  
Township/Range: T5SR2W  
Section: 29

ASSESSORS: 462-02  
BK. PG.: THOMAS 839 D6  
THOMAS  
BROS.PG

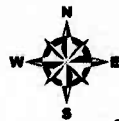
**CZ07054 TR32394**  
**DEVELOPMENT OPPORTUNITY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area Plan: **Winchester**

Township/Range: **T5SR2W**  
SECTION: **29**



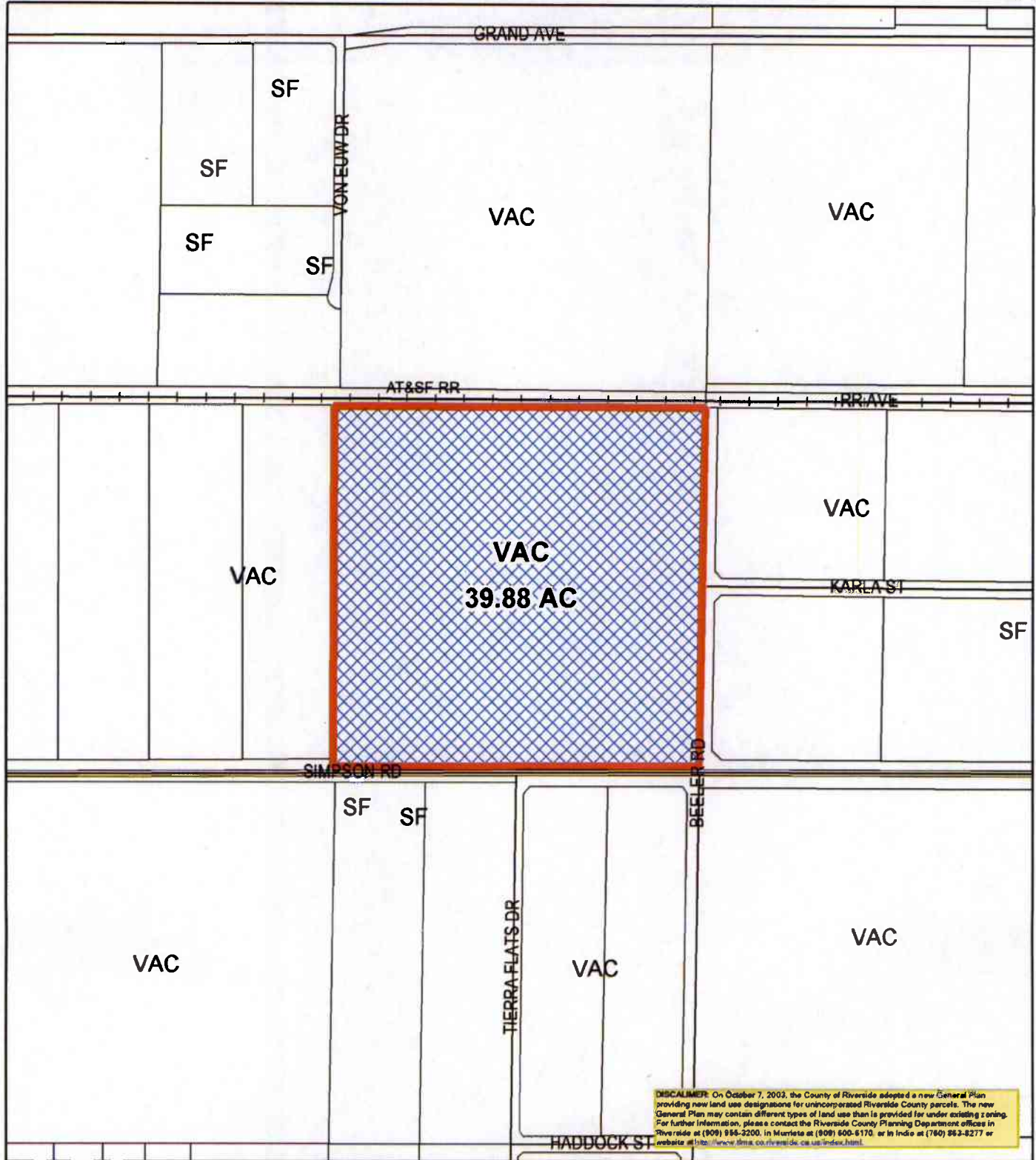
ASSESSORS BK. PG. **462-02**  
THOMAS BROS.PG **839 D6**

Supervisor Stone  
District 3  
DATE DRAWN: 6/23/06

# CZ07054 TR32394

Land Use

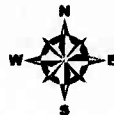
Planner: Russell Brady  
Date: 7/12/06  
Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-2200, in Murietta at (909) 900-6170, or in Indio at (760) 963-8277 or website at <http://www.ltrm.ca.riverside.ca.us/index.html>.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Winchester**  
Township/Range: **T5SR2W**  
Section : **29**



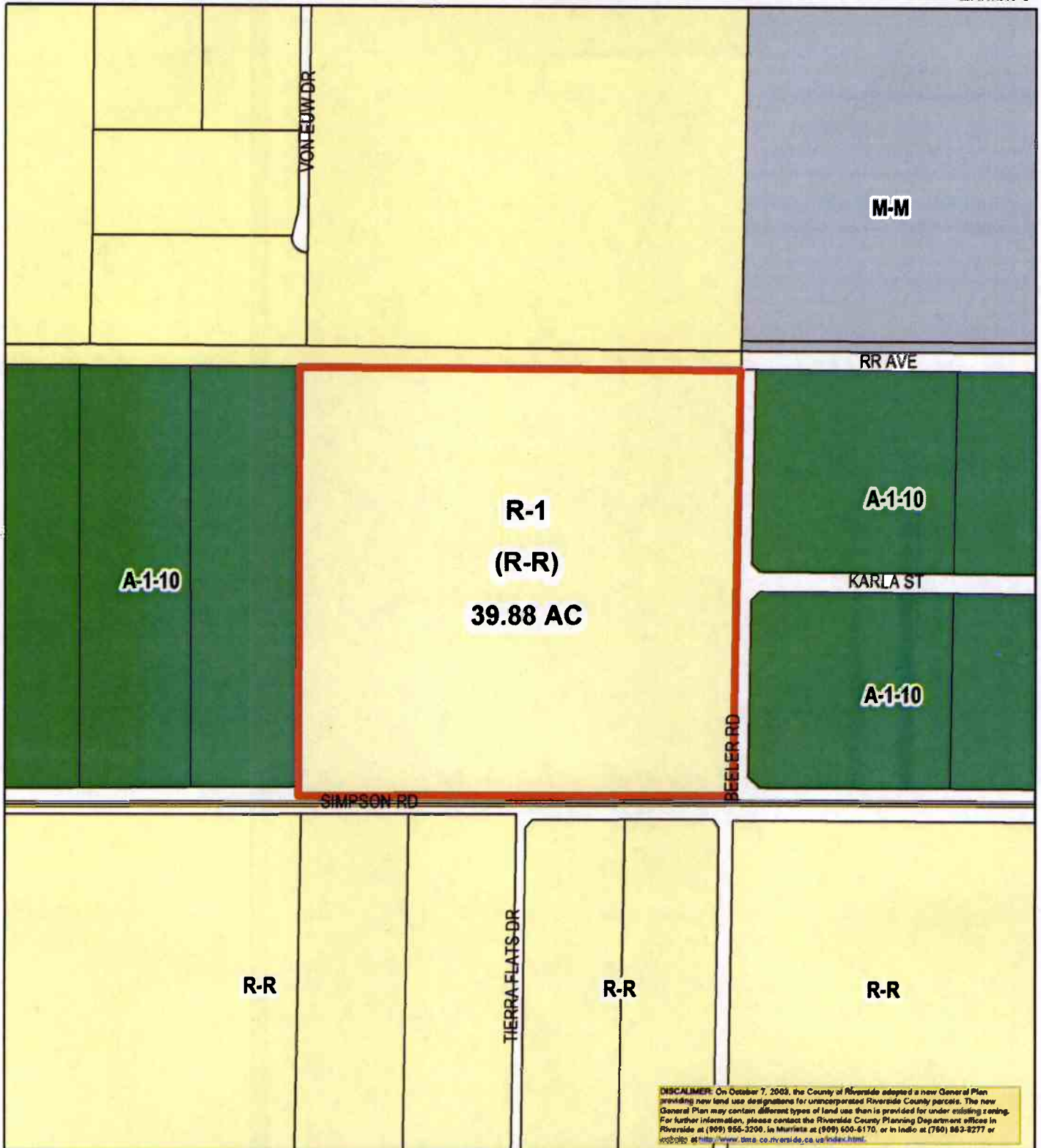
ASSESSORS **462-02**  
BK. PG.  
THOMAS **839 D6**  
BROS.PG



Supervisor Stone  
District 3  
DATE DRAWN: 6/23/06

**CZ07054 TR32394**  
**PROPOSED ZONING**

Planner: Russell Brady  
Date: 7/12/06  
Exhibit 3



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Winchester**  
Township/Range: **T5SR2W**  
Section : 29

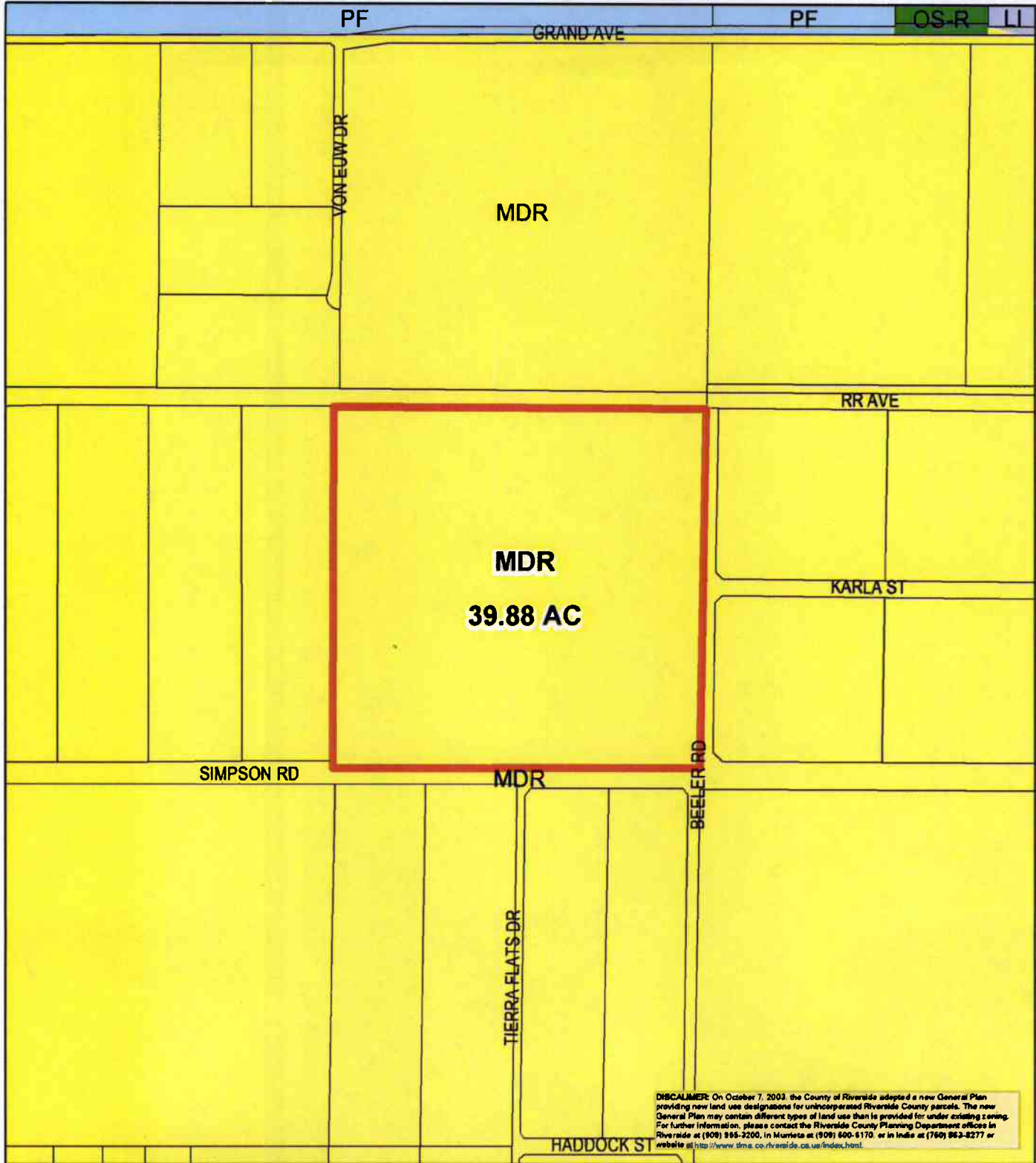


**ASSESSORS**  
BK. PG. **462-02**  
**THOMAS**  
BROS.PG **839 D6**

Supervisor Stone  
District 3  
DATE DRAWN: 6/23/06

**CZ07054 TR32394**  
**Existing General Plan**

Planner: Russell Brady  
Date: 7/12/06  
Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Winchester**  
Township/Range: **T5SR2W**  
Section : **29**



ASSESSORS  
BK. PG. **462-02**  
THOMAS  
BROS.PG **839 D6**

**INITIATIVE TRACKING NO. 32394**

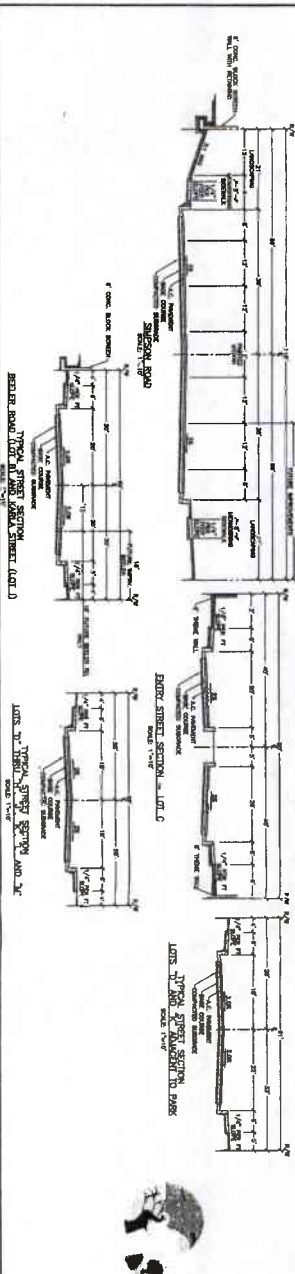
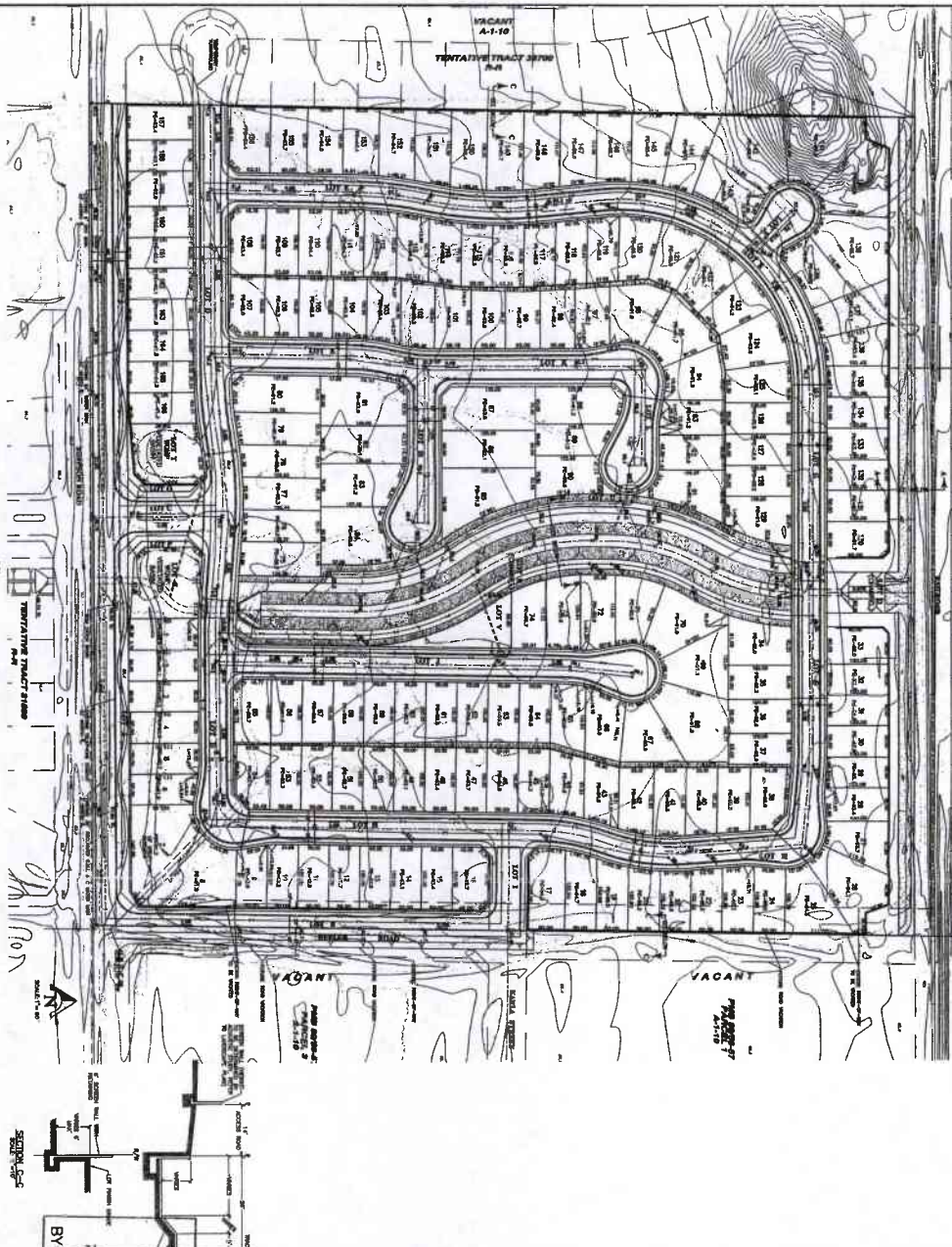
RECORD OF PLANS FOR A MAP FILED IN BOOK 1, PAGE 11 OF  
 RECORDS OF OTHER DEPARTMENT OF REVENUE COUNTY, CALIFORNIA,  
 SECTION 50, 1985.

DATE 02/28/15

APPROVED BY: [Signature]  
 TITLE: [Title]  
 COUNTY: [County]

PREPARED BY: [Signature]  
 TITLE: [Title]  
 COUNTY: [County]

Lot No.	Area (Sq. Ft.)	Lot No.	Area (Sq. Ft.)
1	100	101	100
2	100	102	100
3	100	103	100
4	100	104	100
5	100	105	100
6	100	106	100
7	100	107	100
8	100	108	100
9	100	109	100
10	100	110	100
11	100	111	100
12	100	112	100
13	100	113	100
14	100	114	100
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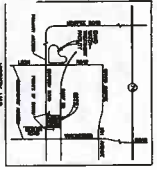


**APPROVED**  
 APR 07 2015  
 BY [Signature] SUPERVISOR

CASE: TR32394R1  
 DATE: 04/13/15  
 PLANNER: M. STRATE



W.J. HAZENBACH  
 CIVIL ENGINEERING  
 10000  
 STATE OF CALIFORNIA  
 No. 10000



- NOTES:**
1. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN.
  2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD.
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# Extension of Time Environmental Determination

Project Case Number: TR32394R1  
Original E.A. Number: EA39812  
Extension of Time No.: First  
Original Approval Date: August 29, 2006  
Project Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road

Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel.

On August 29, 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:   
Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016  
For Steve Weiss, Planning Director

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    EOT1- 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.

PLANNING DEPARTMENT

50.PLANNING. 36                    MAP - LC LNDSCP COMN AREA MTNC                    RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

- For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
- 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
  - 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
  - 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1  
EOT1

TRANS DEPARTMENT

50.TRANS. 42                    MAP-GRAFFITI ABATEMENT (EOT-1)                    RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 42                      MAP-GRAFFITI ABATEMENT (EOT-1) (cont.)                      RECOMMND

other permanent structures along County maintained road rights-of-way.

50.TRANS. 43                      MAP-TRAFFIC SIGNALS 2 (EOT-1)                      RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                      EOT1- APPROVED WQMP                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15                      EOT1- NPDES/SWPPP                      RECOMMND

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

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15                    EOT1- NPDES/SWPPP (cont.)                    RECOMMND

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

60.BS GRADE. 17                    EOT1 BMP CONST NPDES PERMIT                    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.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1                    MAP - (EOT1) WASTE RECYCLE PLA                    RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1- WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 7 EOT1- NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    EOT1- NPDES INSPECTIONS (cont.)                    RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

TRANS DEPARTMENT

90.TRANS. 7                    MAP-TRAFFIC SIGNAL 2 (EOT-1)                    RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8                    MAP-GRAFFITI ABATEMENT (EOT-1)                    RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9                    MAP - LANDSCAPING (EOT-1)                    RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape

