

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



ITEM
1.6
(ID # 3013)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30972 - Applicant: Daniel Rosa - Third Supervisorial District - Homeland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) - Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road - 72.1 acres - Zoning: Specific Plan No. 260 (SP ZONE) - APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots - REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No 30972, extending the expiration date to May 11, 2017. Applicant 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 September 21, 2016. The Tentative Tract Map No. 30972 will now expire on May 11, 2017.

ACTION: Consent

Steven Weiss
Steven Weiss, Director 11/14/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 13, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map No. 30972 was originally approved at Planning Commission on May 11, 2005.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of twelve (12) 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 extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 30972 on September 21, 2016. The Planning Commission approved the project by a 4-0 vote (Chairman Leach absent).

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 the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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

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



Juan C. Flores, Director of Transportation & Land Management

12/2/2016



Tina Grande, Principal Management Analyst

12/5/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 21, 2016**

I. AGENDA ITEM 1.3

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30972 – Applicant: Daniel Rosa – Third Supervisorial District – HomeLand Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre). Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road and westerly of Sultanas Road – 72.1 acres – Zoning: Specific Plan No. 260 (SP ZONE) – APPROVED PROJECT DESCRIPTION: Schedule A -subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

II. PROJECT DESCRIPTION:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No 30972, extending the expiration date to May 11, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Chairman Leach absent)


APPROVED SECOND EXTENSION OF TIME TO MAY 11, 2017.

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.

1.3

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Homeland
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: September 21, 2016

TENTATIVE TRACT MAP NO. 30972
SECOND EXTENSION OF TIME
Applicant: Daniel Rosa


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 to subdivide 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972

BACKGROUND:

The Tentative Tract Map No. 30972 was originally approved at Planning Commission on May 11, 2005.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of twelve (12) 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

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correspondence from the Extension of Time applicant (dated August 16, 2016) 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.

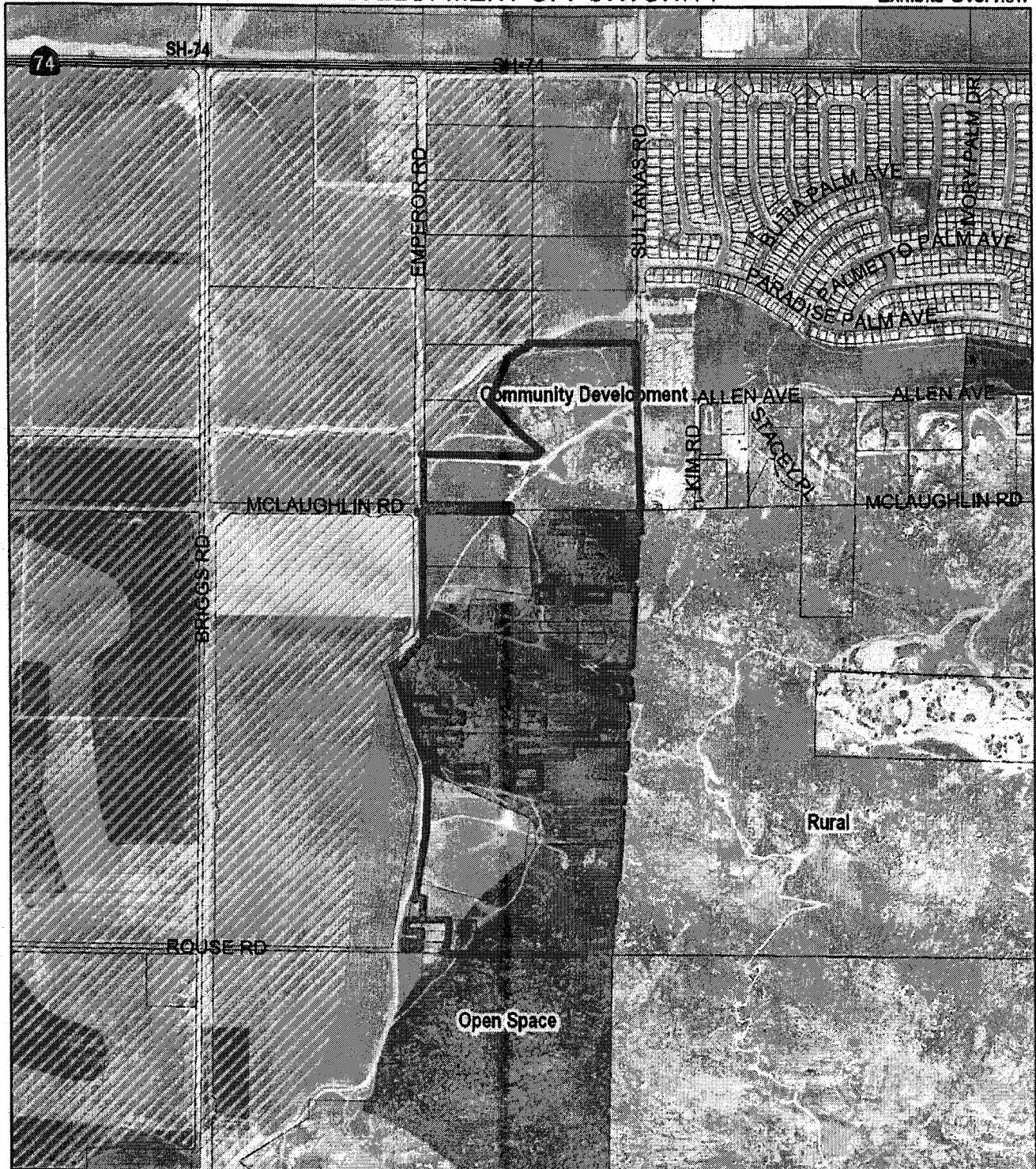
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 May 11, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30972**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Homeland**
Township/Range: **T5SR2W**
SECTION: **18**

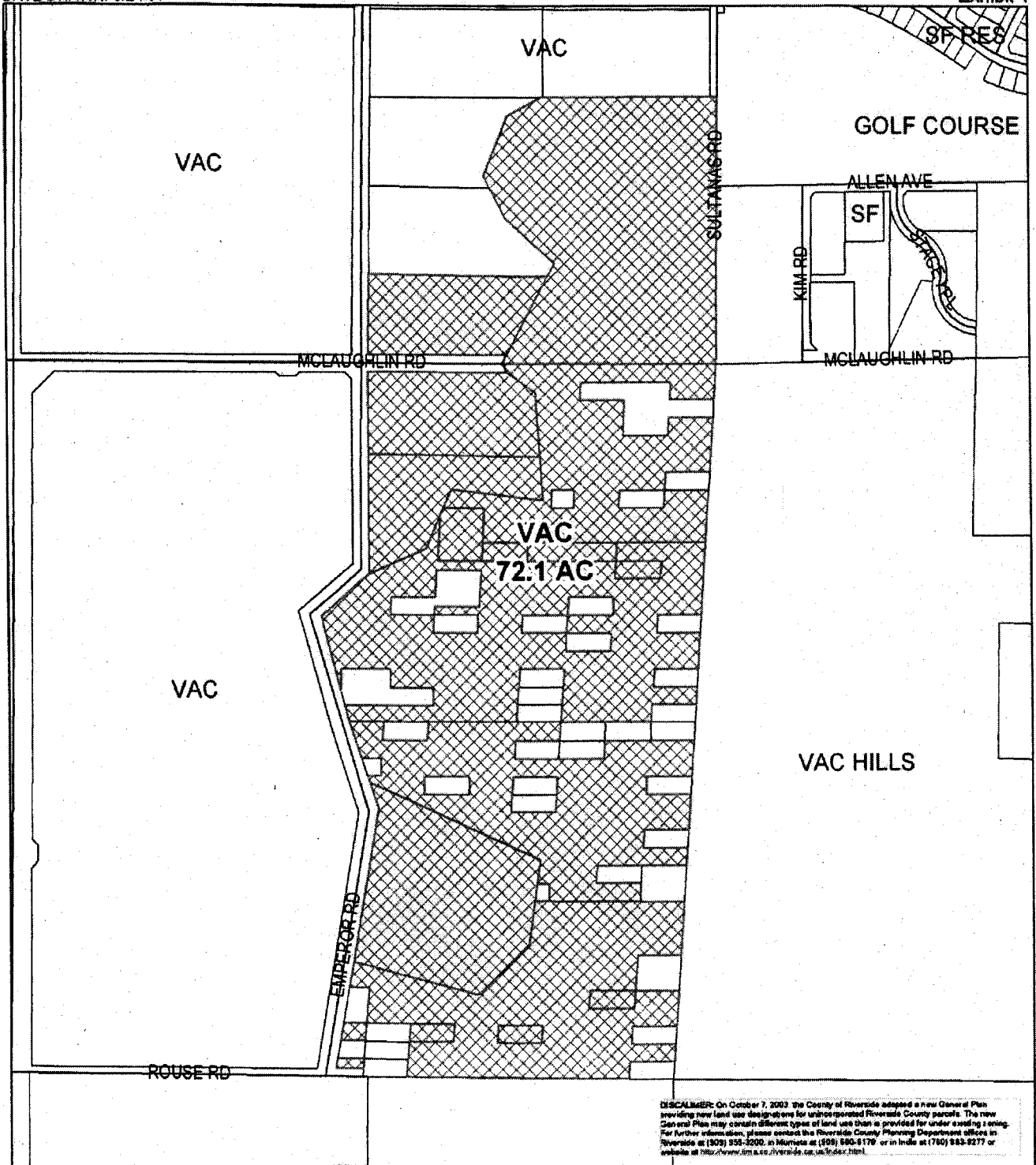


ASSESSORS **450 2-7**
BK. PG.
THOMAS **839 A2**
BROS.PG

Supervisor Ashley/Stone
District 5 & 3
DATE DRAWN: 3/24/05

TR30972 Land Use

Planner: Andrew Huneck
Date: 4/27/05
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: T5SR2W
Section : 18

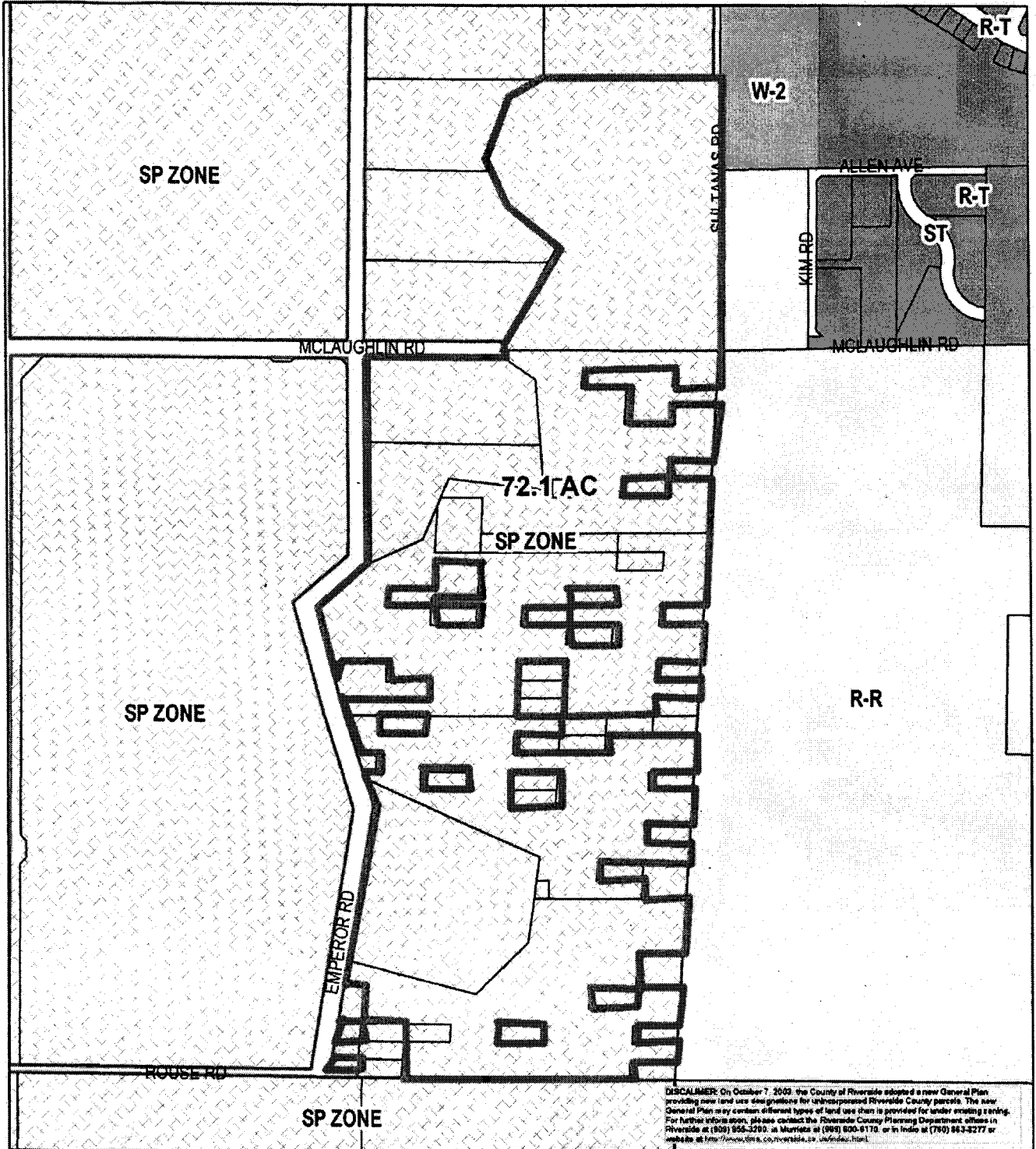


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Supervisor Ashley/Stone
District 5 & 3
DATE DRAWN: 3/24/05

TR30972 EXISTING ZONING

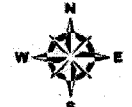
Planner: Andrew Huneck
Date: 4/27/05
Exhibit 3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 956-3200, in Murietta at (951) 800-6170, or in Indio at (760) 943-8277 or website at <http://www.plans.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: T5SR2W
Section : 18



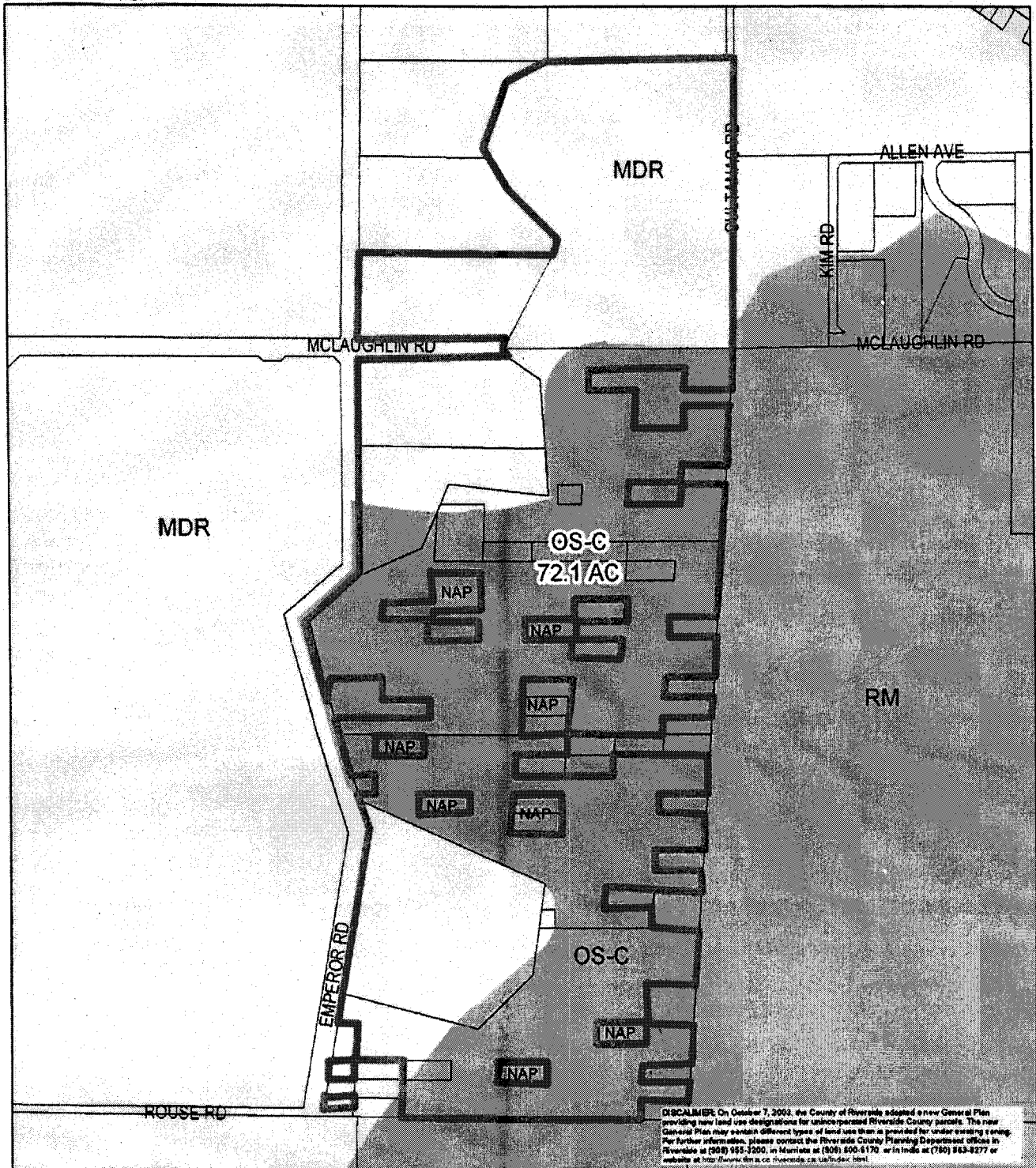
ASSESSORS
BK. PG. 459-02
THOMAS
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Supervisor Ashley/Stone
District 5 & 3
DATE DRAWN: 3/25/05

TR30972

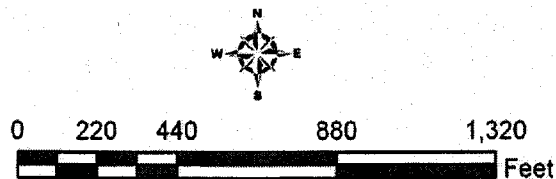
General Plan

Planner: Andrew Huneck
Date: 4/27/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR2W**
Section: **18**



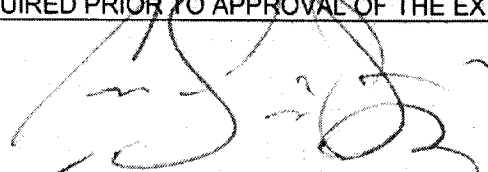
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THOMAS
BROS.PG **839 A2**

Extension of Time Environmental Determination

Project Case Number: TR30972
 Original E.A. Number: EA38851
 Extension of Time No.: Second
 Original Approval Date: May 11, 2005
 Project Location: South of State Highway 74, north and south of McLaughlin Road, east of Emperor Road and west of Sultanas Road.
 Project Description: Schedule A -subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

On May 11, 2005 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: August 30, 2016
 For Steve Weiss, Planning Director

Mon 8/22/2016 10:41 AM

Tim:

I have reviewed and discussed the Recommended Conditions of Approval for this Extension of Time request with the current property owner (Stonegate Land Owner, LLC.).

We accept the Conditions as outlined in your August 5th email correspondence.

Please schedule the E.O.T. request for the next available Planning Commission agenda.

If you have any questions or need to discuss this E.O.T. application please do not hesitate to contact me.

Trip Hord

On Fri, Aug 5, 2016 at 5:15 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: Jim Hoxie

12671 High Bluff Drive, Ste. 150

San Diego, CA 92130

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30972.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments. The LDC has determined it necessary to recommend the addition of twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 Waste #1; 10 Waste #2; 50 E Health #5; 50 E Health #6; 50 E Health #7; 50 Flood #9; 60 BS Grade #15

60 EPD #1; 60 EPD #2; 80 Waste #1; 90 BS Grade #7; 90 Waste #1

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St – 12th floor

Riverside, CA 92501

951-955-6060

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1

MAP - (EOT2)HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2

MAP - (EOT2)LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT2- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6

EOT2 - WATER & SEWER WILL SERV

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30972

Parcel: 459-020-004

50. PRIOR TO MAP RECORDATION

50.E HEALTH. 7 EOT2 - 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. 9 MAP EOT2 CONDITIONS

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - EOT2 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.

EPD DEPARTMENT

60.EPD. 1 EPD - EOT2 BURROWING OWL

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - EOT2 BURROWING OWL (cont.)

RECOMMND

shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2

EPD - EOT2 MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a

TRACT MAP Tract #: TR30972

Parcel: 459-020-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - EOT2 MBTA SURVEY (cont.) RECOMMND

grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT2) WASTE RECYCLE PLAN 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT2 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.

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16:52

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR30972

Parcel: 459-020-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT2 IF WQMP REQUIRED (cont.)

RECOMMND

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.

WASTE DEPARTMENT

90.WASTE. 1

MAP - (EOT2)WASTE REPORTING FOR

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.