

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



ITEM
1.12
(ID # 3261)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32782 – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Gross acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: Schedule H – to subdivide 2.07 gross acres into two (2) – one (1) acre single family lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32872, extending the expiration date to April 17,2017. APN: 309-170-024. Funds Paid By Applicant.

RECOMMENDED MOTION: Continued on page 2.

ACTION: Consent

Steven Weiss
Steven Weiss, Director 12/21/2016

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: Funds Paid By Applicant			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: January 17, 2017
xc: Planning, Applicant

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

1.12

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

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

RECEIVE AND FILE the Planning Director's Notice of Decision for the above referenced case acted on by the Planning Director on November 7, 2016. The Tentative Parcel Map No. 32782 will now expire on April 17, 2017.

BACKGROUND:

Summary

The Tentative Parcel Map was originally approved at the Director's Hearing on April 17, 2006.

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

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

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 Director's Hearing heard the first extension of time for Tentative Parcel Map No. 32782 on November 7, 2016. The Director's Hearing Officer approved the project.

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:

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

- A. DIRECTOR'S HEARING REPORT OF ACTION**
- B. DIRECTOR'S HEARING STAFF REPORT**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

DIRECTOR'S HEARING REPORT OF ACTIONS NOVEMBER 7, 2016

1.0 CONSENT CALENDAR:

1.1 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32782** – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-acre minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Gross acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **APPROVED PROJECT DESCRIPTION:** Schedule H – to subdivide 2.07 gross acres into two (2) one (1) acre single family lots – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32872, extending the expiration date to April 17, 2017. APN: 309-170-024. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org. **APPROVED FIRST EXTENSION OF TIME, EXTENDING THE EXPIRATION DATE TO APRIL 17, 2017.**

1.2 **FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 35864** – Applicant: Chad Davies – First Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Box Springs Mountain Road and southerly of Gawn Trail – 12.15 Gross acres – Zoning: Residential Agricultural – 2.25 Acre Minimum (R-A-2.25) – **APPROVED PROJECT DESCRIPTION:** Schedule 'H' subdivision of 20.57 acres into two (2) residential parcels with Parcel 1 and Parcel 2 being 8.42 and 12.15 gross acres, respectively – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 35864, extending the expiration date to May 20, 2017. APN: 257-220-017. Project Planner Dionne Harris at 951-955-6836 or email at dharris@rctlma.org. **APPROVED FIRST EXTENSION OF TIME, EXTENDING THE EXPIRATION DATE TO MAY 20, 2017.**

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 NONE

4.0 SCOPING SESSION:


4.1 NONE

5.0 PUBLIC COMMENTS:

NONE

151
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Directors Hearing: November 7, 2016

TENTATIVE PARCEL MAP NO. 32782
FIRST 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 to subdivide 2.07 gross acres into two (2) - one (1) acre single family lots.

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32782

BACKGROUND:

The Tentative Parcel Map was originally approved at the Director's Hearing on April 17, 2006.

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

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated August 3, 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.

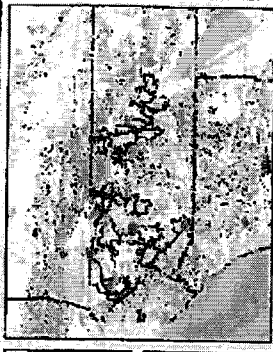
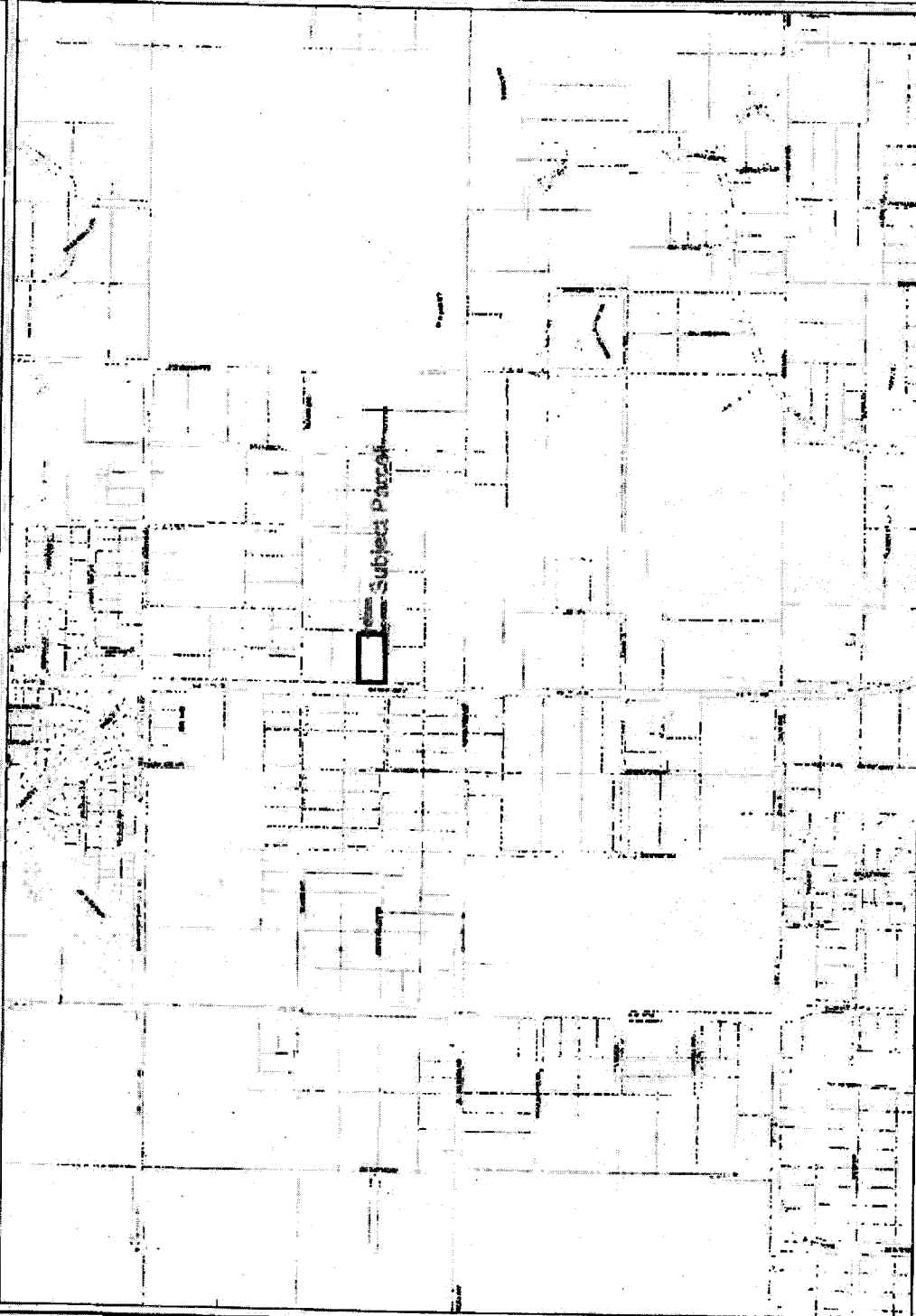
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 17, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32782**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

1st EOT for PM32782

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads/anno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map

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.

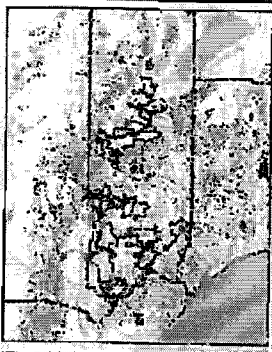
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1st EOT for PM32782

Development Opportunity Map



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

Notes

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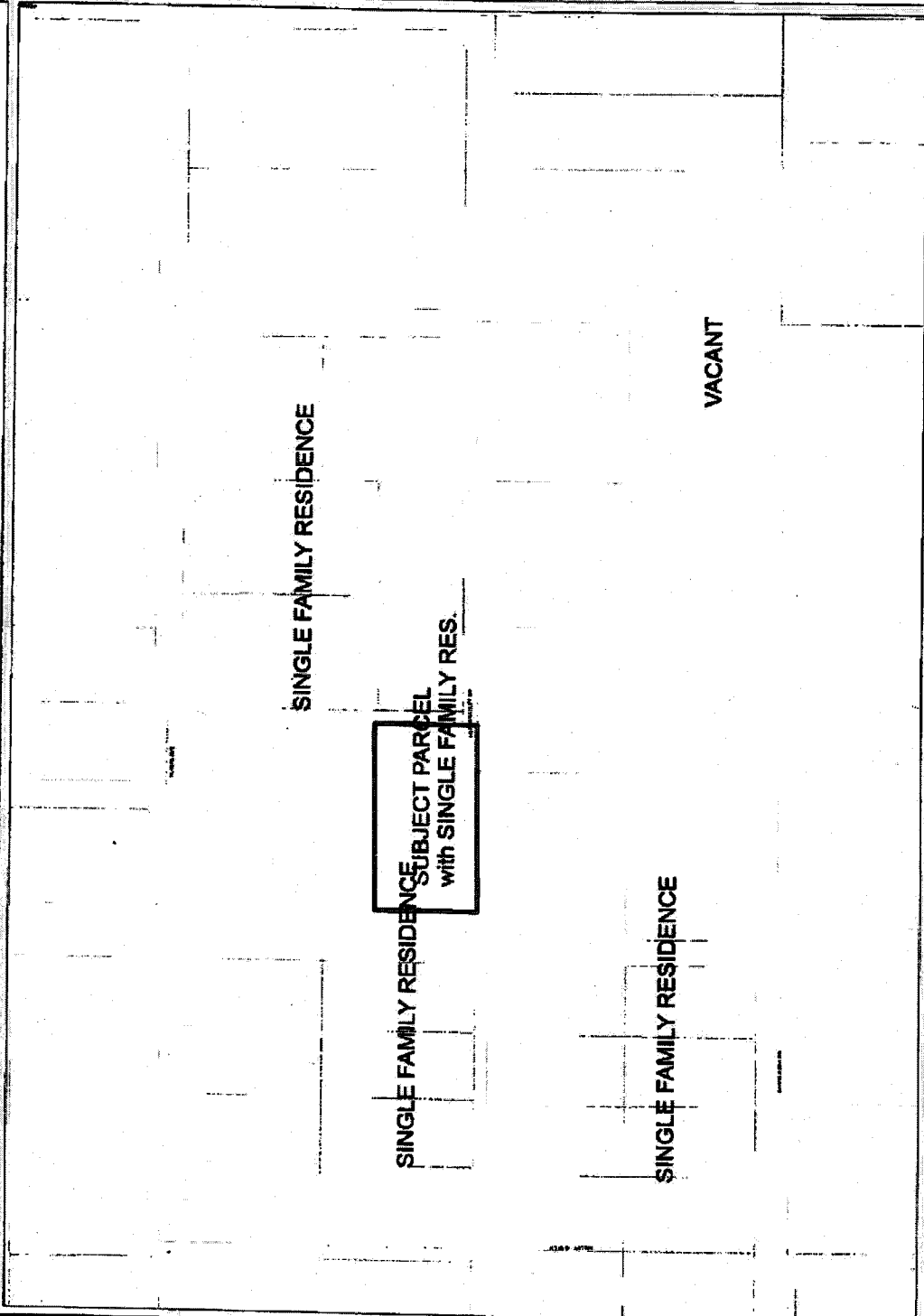
0 770 1,540 Feet



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1st EOT for PM32782
Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrographical lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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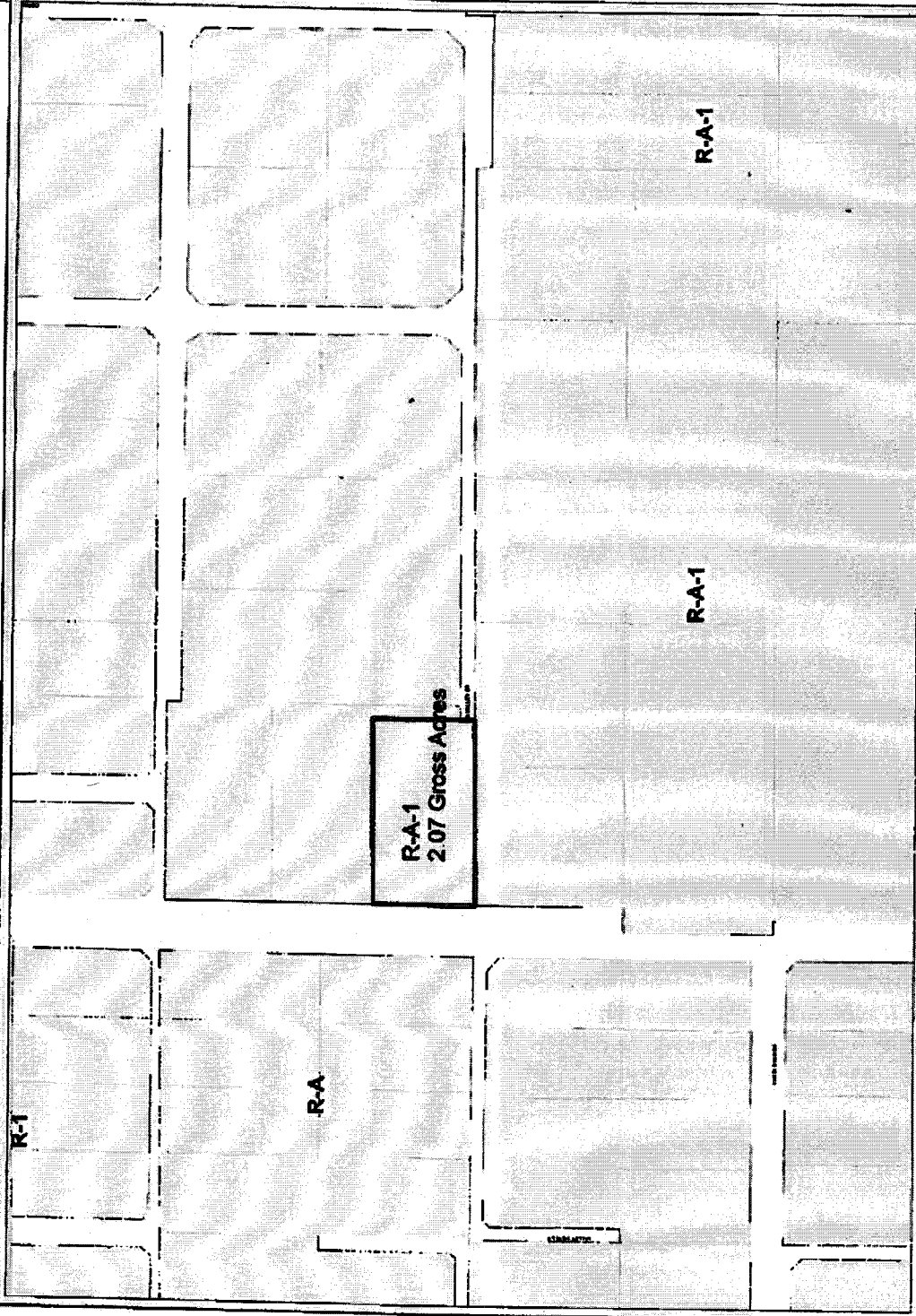


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1st EOT for PM32782

Zoning Map



Legend

Zoning

<all other values>

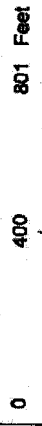
■	A-1
■	A-1-1
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■	A-1-1/2
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■	A-1-15
■	A-1-2
■	A-1-2 1/2
■	A-1-2 1/4
■	A-1-20
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■	A-1-4
■	A-1-40
■	A-1-5
■	A-2
■	A-2-1
■	A-2-10
■	A-2-2
■	A-2-2 1/2
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■	A-D
■	A-P
■	A-P-10
■	A-P-2 1/2

Notes

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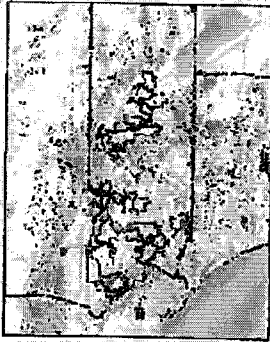
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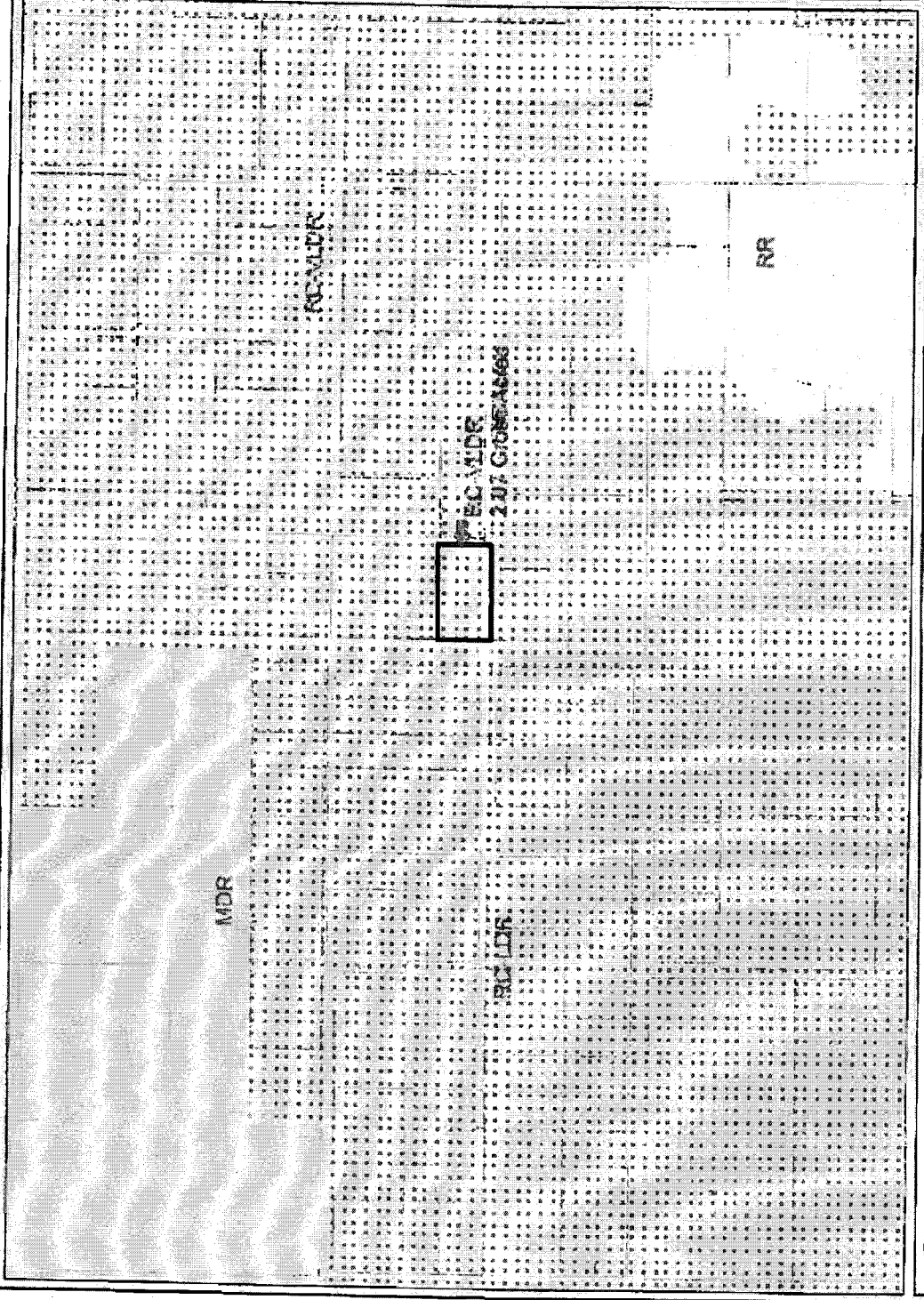
1st EOT for PM32782

General Plan Map



Legend

Landuse	Symbol
Rural Community - Estate Density	[Symbol]
Rural Community - Very Low Density	[Symbol]
Rural Community - Low Density	[Symbol]
Rural Community - Low Density Re	[Symbol]
Estate Density Residential	[Symbol]
Very Low Density Residential	[Symbol]
Low Density Residential	[Symbol]
Medium Density Residential	[Symbol]
Medium High Density Residential	[Symbol]
High Density Residential	[Symbol]
Very High Density Residential	[Symbol]
Highest Density Residential	[Symbol]
Commercial Retail	[Symbol]
Commercial Tourist	[Symbol]
Commercial Office	[Symbol]
Community Center	[Symbol]
Light Industrial	[Symbol]
Heavy Industrial	[Symbol]
Business Park	[Symbol]
Public Facilities	[Symbol]
Mixed Use Planning Area	[Symbol]
Rural Residential	[Symbol]
Rural Mountainous	[Symbol]
Rural Desert	[Symbol]
Agriculture	[Symbol]
Conservation	[Symbol]
Conservation Habitat	[Symbol]



Notes

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Extension of Time Environmental Determination

Project Case Number: PM32782
Original E.A. Number: Notice of Exemption per CEQA section 15315
Extension of Time No.: First
Original Approval Date: April 17, 2006
Project Location: North of Nuevo Valley Dr., east of Menifee Rd., west of Olivas Ave., and south of Blanik Ave.
Project Description: Schedule H - to subdivide 2.07 gross acres into two (2) - one (1) acre single family lots.

On April 17, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input 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 checked="" 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 II

Date: September 15, 2016
For Steve Weiss, Planning Director

Wheeler, Timothy

From: Danny Rosa <Danny.Rosa@BMWManagement.com>
Sent: Wednesday, August 03, 2016 4:55 PM
To: Wheeler, Timothy; 'Miguel Villasenor'; Harris, Dionne
Cc: Baez, Ken
Subject: RE: 1st EOT PM32782 Recommended Conditions For Acceptance

Good afternoon

Timothy,

We all in agreement with all your conditions for you to proceed the process to obtain
The extension time for us
to finished this project of splitting the lot mentioned

Please don't hesitate to call me direct if you need to

Thank you!

Danny Rosa

Regional Operations Director
Senior Training Coordinator
(951) 667-0510

From: Wheeler, Timothy [<mailto:TWHEELER@rctima.org>]
Sent: Tuesday, August 02, 2016 12:50 PM
To: 'Miguel Villasenor'; Danny Rosa; Harris, Dionne
Cc: Baez, Ken
Subject: RE: 1st EOT PM32782 Recommended Conditions For Acceptance
Importance: High

Afternoon Miguel,

I spoke to Ken Baez (included in this email reply) as he is the Supervisor over the EPD Dept. and is the Principle Planner for this district area and the "60. EPD 1 MBTA Survey" cannot be waived. In addition to this COA, additional ones have been added. The total of recommended conditions are 7. Please see the revised acceptance email/letter for this 1st Extension of Time for PM32782:

Attn: Daniel Rosa
23400 Meniffee Rd.
Nuevo, CA 92567

William T Waddle
4322 Cressent Ave.
Cypress, CA 90630

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32782

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public

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:

60 BS Grade #6
60 BS Grade #8
60. EPD #1
60 Trans #1
80. E Health #1
80 Trans #1
90 BS Grade #7

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

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

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

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

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

Please let me know if you will accept all recommended conditions.

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

08/02/16
12:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 MAP - 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 .

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. 8 MAP- EOT1 BMP CONST NPDES PERM

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.

EPD DEPARTMENT

60.EPD. 1 EPD - EOT 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

08/02/16
12:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - EOT MBTA SURVEY (cont.)

RECOMMND

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 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.

TRANS DEPARTMENT

60.TRANS. 1

MAP - SUBMIT PLANS (EOT1)

RECOMMND

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

08/02/16
12:45

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 EOT1- WATER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

TRANS DEPARTMENT

80.TRANS. 1 MAP - SUBMIT PLANS (EOT1)

RECOMMND

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associate plans for review and approval prior to issuance of a building permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - 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

08/02/16
12:45

Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM32782

Parcel: 309-170-024

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

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.