

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



ITEM
1.13
(ID # 2890)

MEETING DATE:

Tuesday, January 17, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31583 - Applicant: William Dyer- Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) - Location: Northerly of Ellis Avenue, Southerly of Central Avenue, Easterly of Pico Avenue, and Westerly of Menifee Road – 57.81 Gross acres - Zoning: One Family Dwelling (R-1) - APPROVED PROJECT DESCRIPTION: Schedule A – to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 (lots 156-162 as shown on the TENTATIVE MAP) pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site (lot 163) and a 1.83 acre detention basin (lot 164). - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31583, extending the expiration date to June 13th, 2017. Applicant Fees 100%

RECOMMENDED MOTION Continued on page 2.

ACTION: Consent

Steven Weiss
Steven Weiss, Director

10/31/2016

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 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

1.13

**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 Commission Notice of Decision for the above referenced case acted on by the Planning Commission on September 7, 2016. The Tentative Tract Map No. 31583 will now expire on June 13, 2017.

BACKGROUND:

Summary

The Tentative Tract Map 31583 was originally approved at Planning Commission on March 1, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6889 and both were approved on June 13, 2006.

The County Planning Department, as part of the review for this Extension of Time request 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.

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. 31583 on September 7, 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.

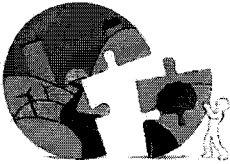
**Supplemental
Additional Fiscal Information**

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

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

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 7, 2016**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31583 – Applicant: William Dye – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) – Location: Northerly of Ellis Avenue, southerly of Central Avenue, easterly of Pico Avenue, and westerly of Menifee Road – 57.81 Gross acres – Zoning: One Family Dwellings (R-1) – **APPROVED PROJECT DESCRIPTION:** Schedule A – to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 sq. ft. The project also proposes to create seven (7) (lots 156-162 as shown on the TENTATIVE MAP) pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site (lot 163) and a 1.83 acre detention basin (lot 164).

II. PROJECT DESCRIPTION:

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31583, extending the expiration date to June 13, 2017.

III. PLANNING COMMISSION ACTION:

Motion by Chairman Leach, 2nd by Commissioner Valdivia
A vote of 5-0


APPROVED FIRST EXTENSION OF TIME TO JUNE 13, 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: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 31583
FIRST EXTENSION OF TIME
Applicant: SCN Partners, LLC c/o William
Dyer


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 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site and a 1.83 acre detention basin.

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. 31583

BACKGROUND:

The Tentative Tract Map 31583 was originally approved at Planning Commission on March 1, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6889 and both were approved on June 13, 2006.

The County Planning Department, as part of the review for this Extension of Time request 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.

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 July 25, 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 June 13, 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.

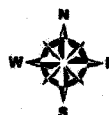
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31583, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Nuevo**
Township/Range: T4SR3W
SECTION: 35



ASSESSORS 309-29
BK. PG.

THOMAS 808 F3
BROS.PG

Supervisor Ashley
District 5

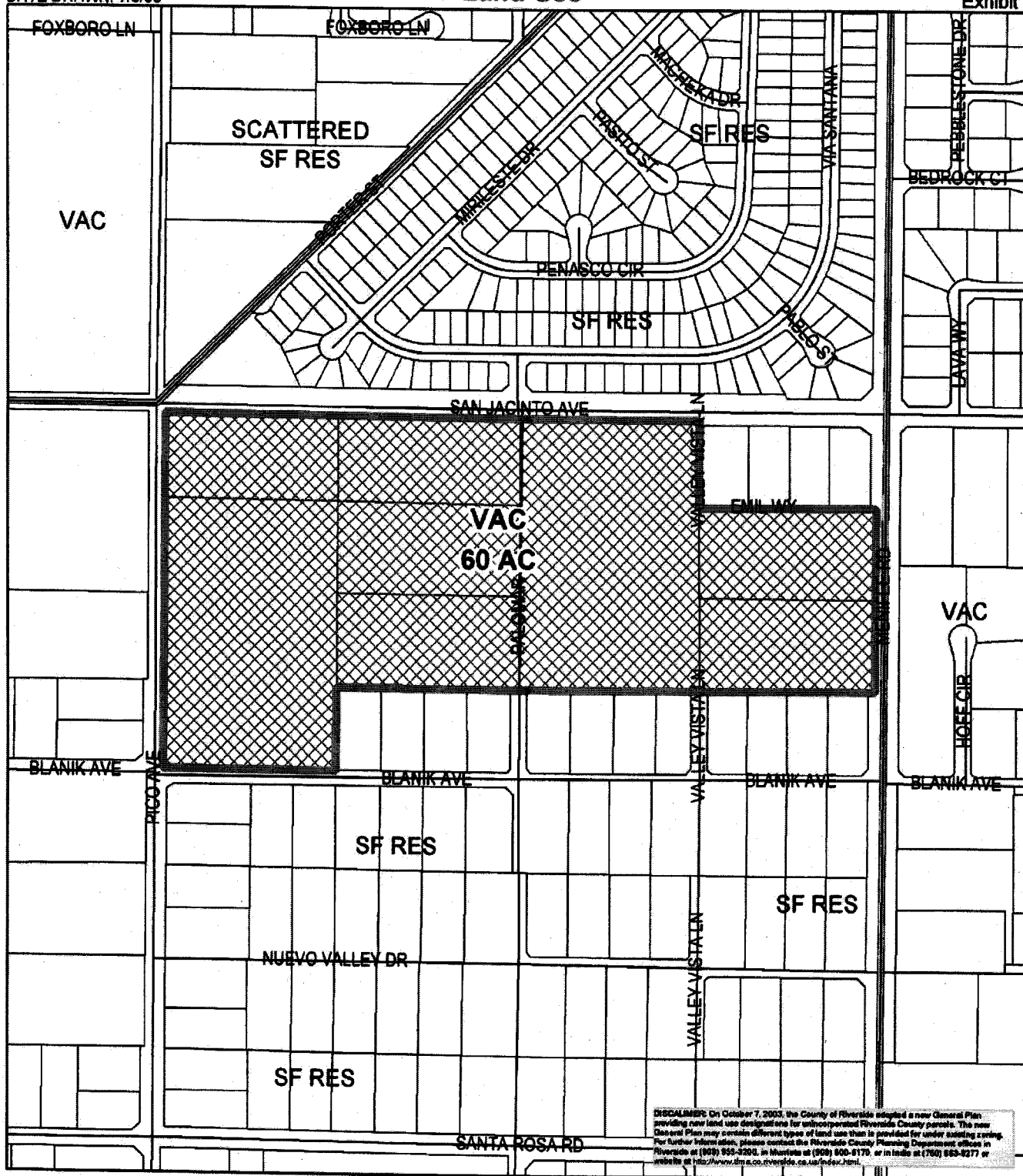
TR31583

Land Use

Planner: Adam Rush
Date: 7/20/05

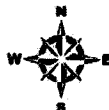
DATE DRAWN: 7/5/05

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: T4SR3W
Section : 5



ASSESSORS 309-29
BK. PG.
THOMAS 808 F3
BROS.PG

Supervisor Ashley
District 5

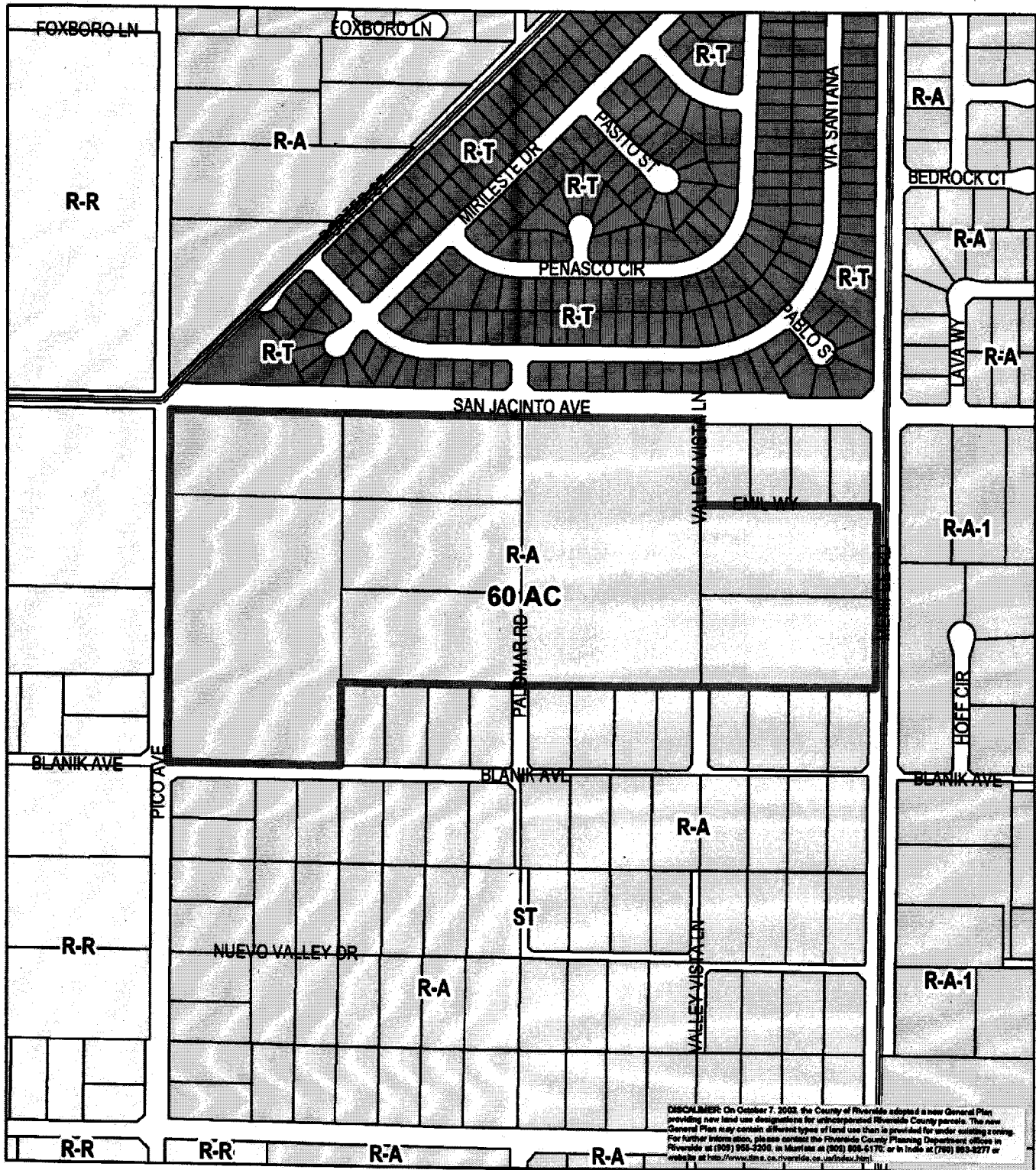
DATE DRAWN: 7/5/05

TR31583 EXISTING ZONING

Planner: Adam Rush

Date: 7/20/05

Exhibit 3

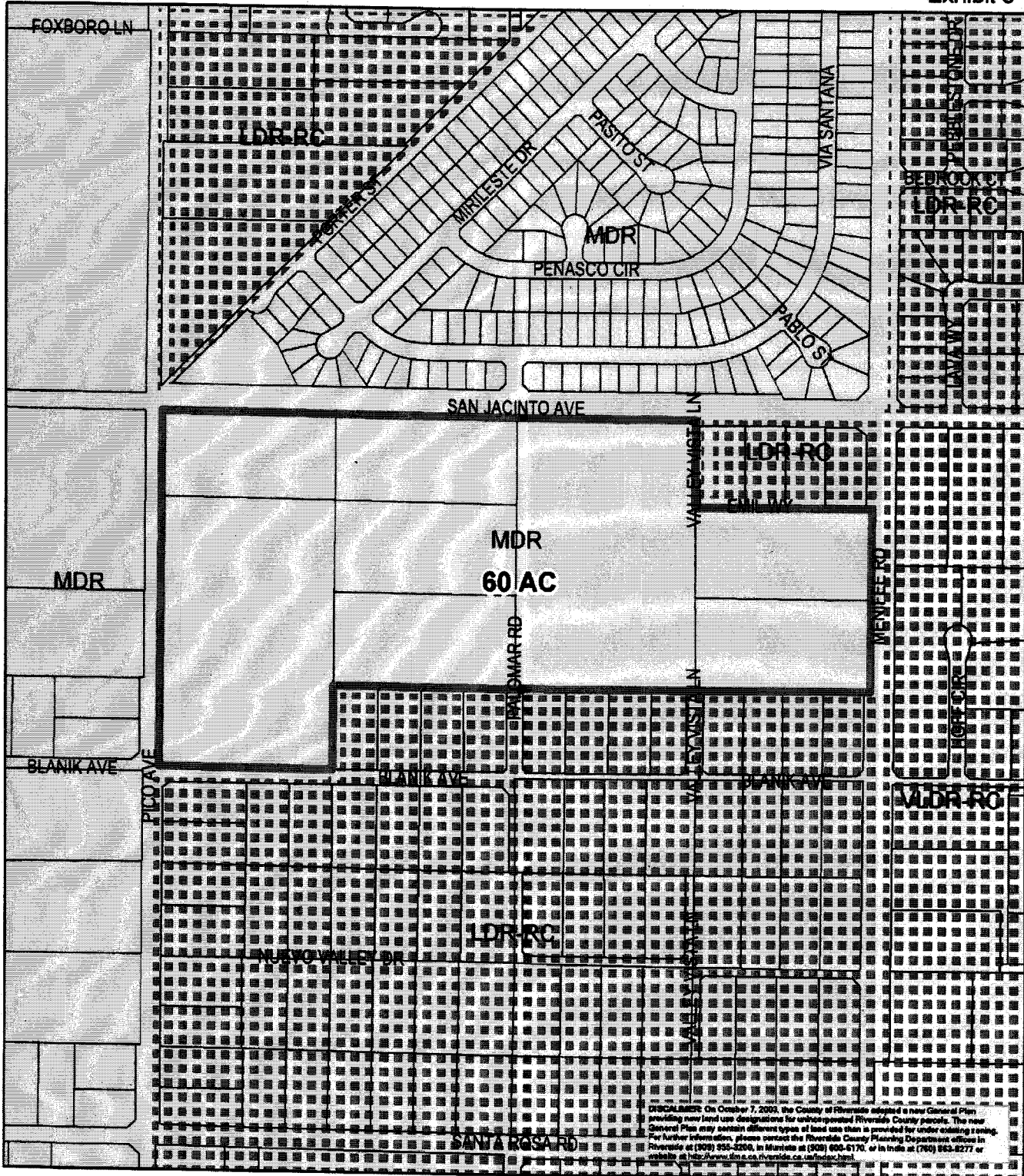


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: T4SR3W
Section : 35



ASSESSORS
BK. PG. 309-29
THOMAS
BROS.PG 808 F3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: **T4SR3W**
 Section : **35**



ASSESSORS
 BK. PG. **309-29**
 THOMAS
 BROS.PG **808 F3**

LAND OWNERS:
 THE COUNTY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 COUNTY OF RIVERSIDE

ENGINEER/REPRESENTATIVE:
 H & A
 1000 N. GARDEN ST.
 ANAHEIM, CALIF. 92805

GENERAL NOTES:
 1. THIS PLAN IS FOR THE DEVELOPMENT OF THE COUNTY OF RIVERSIDE.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL EROSION CONTROL MEASURES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL TRAFFIC CONTROL MEASURES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL LANDSCAPING MEASURES.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL FLOOD CONTROL MEASURES.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL OTHER NECESSARY MEASURES.

LAND USE SUMMARY

LAND USE	ACRES	PERCENT
RESIDENTIAL	100.00	100.00
COMMERCIAL	0.00	0.00
INDUSTRIAL	0.00	0.00
AGRICULTURAL	0.00	0.00
UNDEVELOPED	0.00	0.00
TOTAL	100.00	100.00

PUBLIC UTILITIES/ SERVICES:
 ELECTRIC
 WATER
 GAS
 TELEPHONE
 CABLE

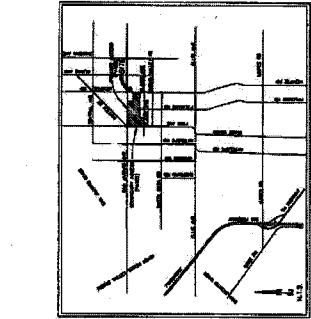
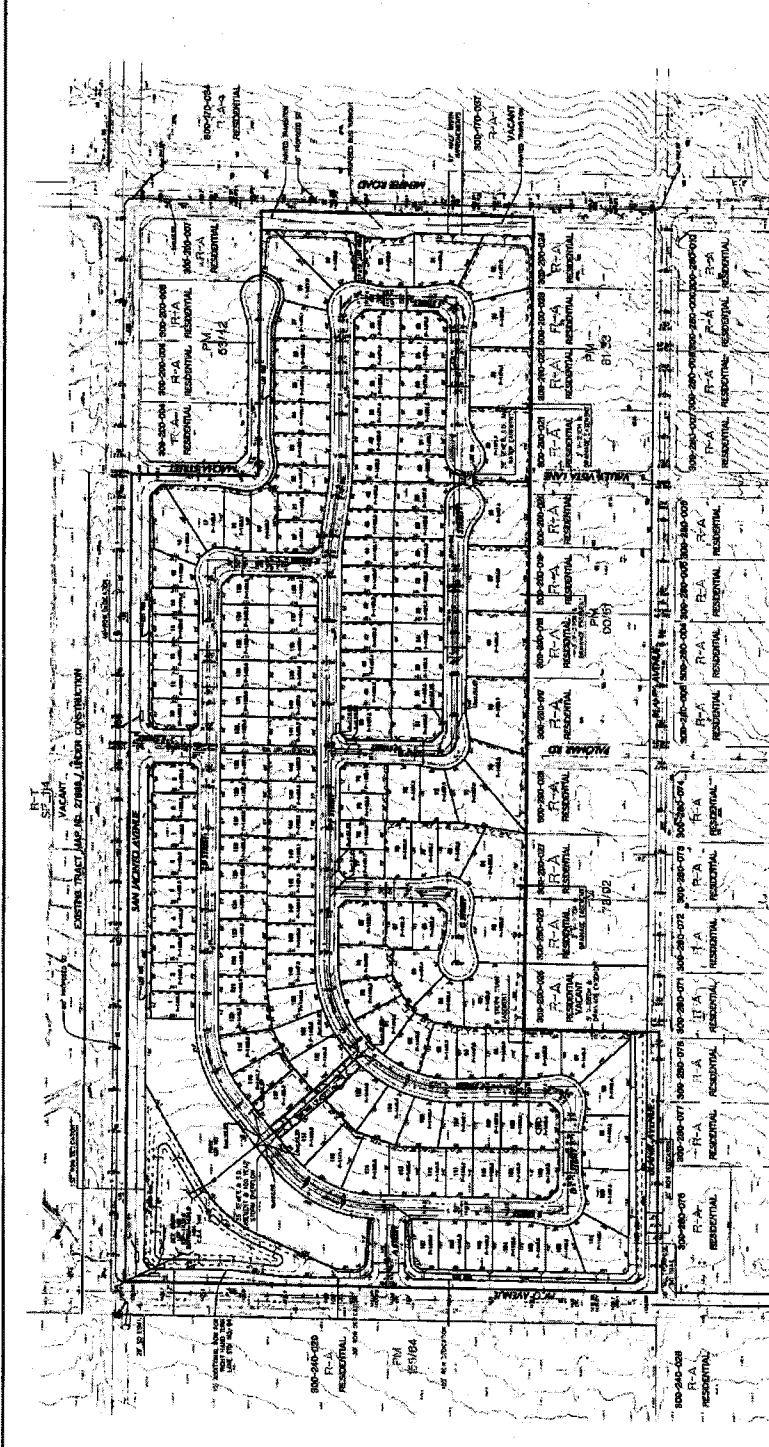
UTILITIES	TYPE	LOCATION
ELECTRIC	120V/240V	ALONG STREETS
WATER	1/2" DIA.	ALONG STREETS
GAS	1/2" DIA.	ALONG STREETS
TELEPHONE	1/2" DIA.	ALONG STREETS
CABLE	1/2" DIA.	ALONG STREETS

PREPARED FOR:
 H & A
 1000 N. GARDEN ST.
 ANAHEIM, CALIF. 92805

PREPARED BY:
 H & A
 1000 N. GARDEN ST.
 ANAHEIM, CALIF. 92805

TENTATIVE TRACT
MAP 31583
COUNTY OF RIVERSIDE, CA

AMENDED #5



LEGEND

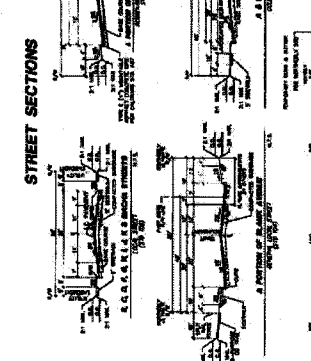
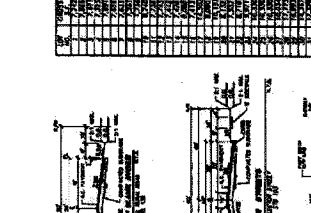
- 1. LOT BOUNDARIES
- 2. LOT DIMENSIONS
- 3. LOT AREA
- 4. LOT PERCENTAGE
- 5. LOT NUMBER
- 6. LOT ZONING
- 7. LOT STATUS
- 8. LOT TYPE
- 9. LOT VALUE
- 10. LOT TAXES

LOT STATISTICS

LOT NO.	ACRES	PERCENT	ZONING	STATUS	TYPE	VALUE	TAXES
1	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
2	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
3	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
4	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
5	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
6	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
7	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
8	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
9	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
10	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100

OPEN SPACE LOT SUMMARY TABLE

LOT NO.	ACRES	PERCENT	ZONING	STATUS	TYPE	VALUE	TAXES
1	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
2	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
3	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
4	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
5	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
6	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
7	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
8	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
9	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100
10	0.10	0.10	R-1	RESERVED	RESIDENTIAL	1000	100



WITH MINIMUM LOT DIMENSIONS AND YARD SETBACKS

SCALE
 1" = 100'

DATE
 10/1/83

BY
 H & A

CHECKED BY
 H & A

APPROVED BY
 H & A

PROJECT NO.
 31583

TRACT NO.
 31583

SECTION NO.
 1

TOTAL SHEETS
 1

DATE
 10/1/83

BY
 H & A

CHECKED BY
 H & A

APPROVED BY
 H & A

PROJECT NO.
 31583

TRACT NO.
 31583

SECTION NO.
 1

TOTAL SHEETS
 1

Extension of Time Environmental Determination


Project Case Number: TR31583
 Original E.A. Number: EA39178
 Extension of Time No.: First
 Original Approval Date: June 13, 2006

Project Location: North of Ellis Avenue, South of Central Avenue, East of Pico Avenue, and West of Menifee Road

Project Description: Schedule A map to subdivide 57.81 gross acres into 155 residential lots with a minimum lot size of 7,200 square feet. The project also proposes to create 7 pedestrian access lots, trail lots, open space lots, and drainage lots. The project also includes a 2.54 acre park site and a 1.83 acre detention basin.

On June 13, 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:  Date: July 25, 2016
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Wheeler, Timothy

From: William Dyer <bill_ifa@yahoo.com>
Sent: Monday, July 25, 2016 10:58 AM
To: Wheeler, Timothy; Harris, Dionne
Subject: Re: 1st EOT for TR31583 recommended COA for acceptance

Categories: Green Category

Tim/Dionne: Thank you. We approve the revised COAs. Please let me know if you are able to get the extension request heard on August 3.

Bill Dyer
Integrated Financial Associates, Inc.
3311 S. Rainbow Blvd., Suite 209
Las Vegas, NV 89146
(702) 257-0021
(702) 257-0031 Fax

From: "Wheeler, Timothy" <TWHEELER@rctlma.org>
To: 'William Dyer' <bill_ifa@yahoo.com>; "Harris, Dionne" <DHarris@rctlma.org>
Sent: Monday, July 25, 2016 10:37 AM
Subject: RE: 1st EOT for TR31583 recommended COA for acceptance

Good Morning William,

The EOT for TR31583 didn't go on July 20th. I am trying to get it on for August 3rd or August 17th. Reason being is that I have been tasked by upper management to reduce and delete unnecessary COA on extension of times. Also there were additional COA added to the EOT after your approval. I have been able to remove most of them and reduce a few others to a total of seven (7) recommended COA. One of the COA is a new one from B&S Grading Division in relations to WQMP. Please review the revised seven (7) COA for this EOT. If I can get your approval within a few hours and I try to make the August 3rd. PC agenda date. If not I will go to the next one dated August 17th. I got these approved by my supervisor this morning. Please see the attached and below:

Attn: William Dyer
SCN Partners, LLC
3311 S. Rainbow Blvd., STE
Las Vegas, NV 89146

RE: FIRST EXTENSION OF TIME REQUEST for
TENTATIVE TRACT MAP No. 31583.

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:

- 50. Health #5
- 50. Health #6
- 50. Health #7
- 50. Health #8
- 50. Flood #15
- 60. EPD #2
- 90. BS Grade #8

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.

Thank you,

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

07/25/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31583

Parcel: 309-290-029

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation showing that water and sewer service are available to this project.

50.E HEALTH. 6 EOT1- 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. 7 EOT1- NOISE STUDY REQUIRED 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

50.E HEALTH. 8 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 15 MAP WQMP REQUIRED FOR EOT1 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 preliminary 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

EPD DEPARTMENT

60.EPD. 2 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

07/25/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31583

Parcel: 309-290-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - EOT MBTA SURVEY (cont.)

RECOMMND

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 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

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.

07/25/16
10:31

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31583

Parcel: 309-290-029

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

MAP - EOT1 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.