

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



**ITEM**  
1.2  
(ID # 3757)

**MEETING DATE:**

Tuesday, March 21, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291 – Applicant: Highgrove Property Owners, LLC - Second Supervisorial District - University Zoning District - Highgrove Area Plan: Community Development: Medium Density Residential (MDR) (2–5 du/ac) – Location: Northerly of Center Street, easterly of Oriole Avenue, southerly of Main Street - 27.16 Gross Acres - Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size of 7,200 square feet and three open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and one open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site. **REQUEST:** FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291, extending the expiration date to March 27, 2018. 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 November 16, 2016. The Tentative Tract Map No. 32291 will now expire on March 27, 2018.

**ACTION: (Consent)**

Juan C. Torres, Director of Transportation & Land Management

3/10/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione and Washington  
Nays: None  
Absent: Ashley  
Date: March 21, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Tract Map No. 32291 was originally approved at Planning Commission on November 8, 2006. It proceeded to the Board of Supervisors along with Change of Zone 7137 and General Plan Amendment 741 and all were approved on March 27, 2007.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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 first extension of time for Tentative Tract Map No. 32291 on November 16, 2016. The Planning Commission approved the project by a 3-0 vote (Chair Leach recused herself, Commissioner Hake 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.

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

**ATTACHMENTS:**

**A. PLANNING COMMISSION MINUTES**

**B. PLANNING COMMISSION STAFF REPORT**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 16, 2016**

**I. AGENDA ITEM 1.7**

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291** – Applicant: Highgrove Property Owners, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: Northerly of Center Street, easterly of Oriole Avenue, southerly of Main Street – 27.16 Gross Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size of 7,200 sq. ft. and three (3) open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 sq. ft. and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site.

**II. PROJECT DESCRIPTION:**

First Extension of Time for Tentative Tract Map No. 32291, extending the expiration date to March 27, 2018.

**III. PLANNING COMMISSION ACTION:**

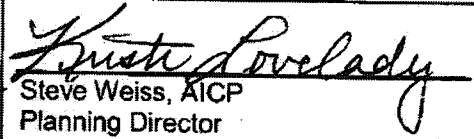
Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Valdivia  
A vote of 3-0 (Chair Leach recused herself, Commissioner Hake absent)

**APPROVED FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32291,**  
extending the expiration date to March 27, 2018.

**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).

Agenda Item No. 1.17.1  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Second  
Project Planner: Tim Wheeler  
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 32291  
FIRST EXTENSION OF TIME  
Applicant: Highgrove Property Owners,  
LLC.

*for*   
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 27.16 acres into 69 single family residential lots with a minimum lot size 7,200 square feet and three open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and one open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site.

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. 32291**

### BACKGROUND:

The Tentative Tract map No. 32291 was originally approved at Planning Commission on November 8, 2006. It proceeded to the Board of Supervisors along with Change of Zone 7137 and General Plan Amendment 741 and all were approved on March 27, 2007.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of nine (9) 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 September 27, 2016) indicating the acceptance of the nine (9) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

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

#### **RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32291**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 27, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley  
District 5  
DATE DRAWN: 10/13/06

CZ07137 TR32291 GPA00741  
VICINITY MAP

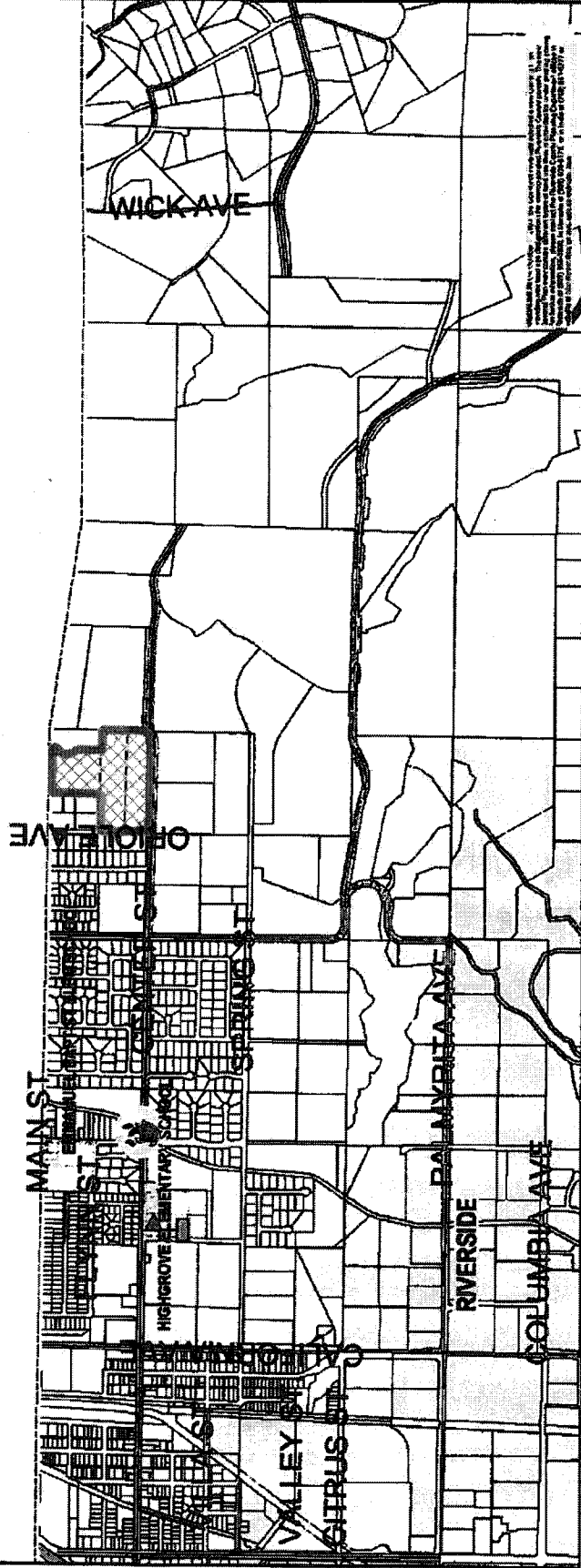
Planner: Russell Brady  
Date: 11/8/06  
VICINITY MAP

GRAND TERRACE ELEMENTARY SCH

AZURE HILLS MISSION ELEM SCH

TERRACE HILLS JUNIOR HIGH SCH

SAN BERNARDINO COUNTY

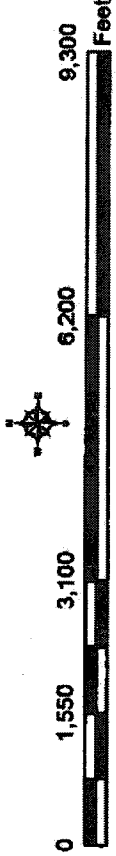


Map of the City of Riverside, California, showing the location of the subject property. The map is a vicinity map and is not intended to be used for any other purpose. The map is a vicinity map and is not intended to be used for any other purpose.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone University  
District  
Township/Range: T2SR4W  
Section : 9

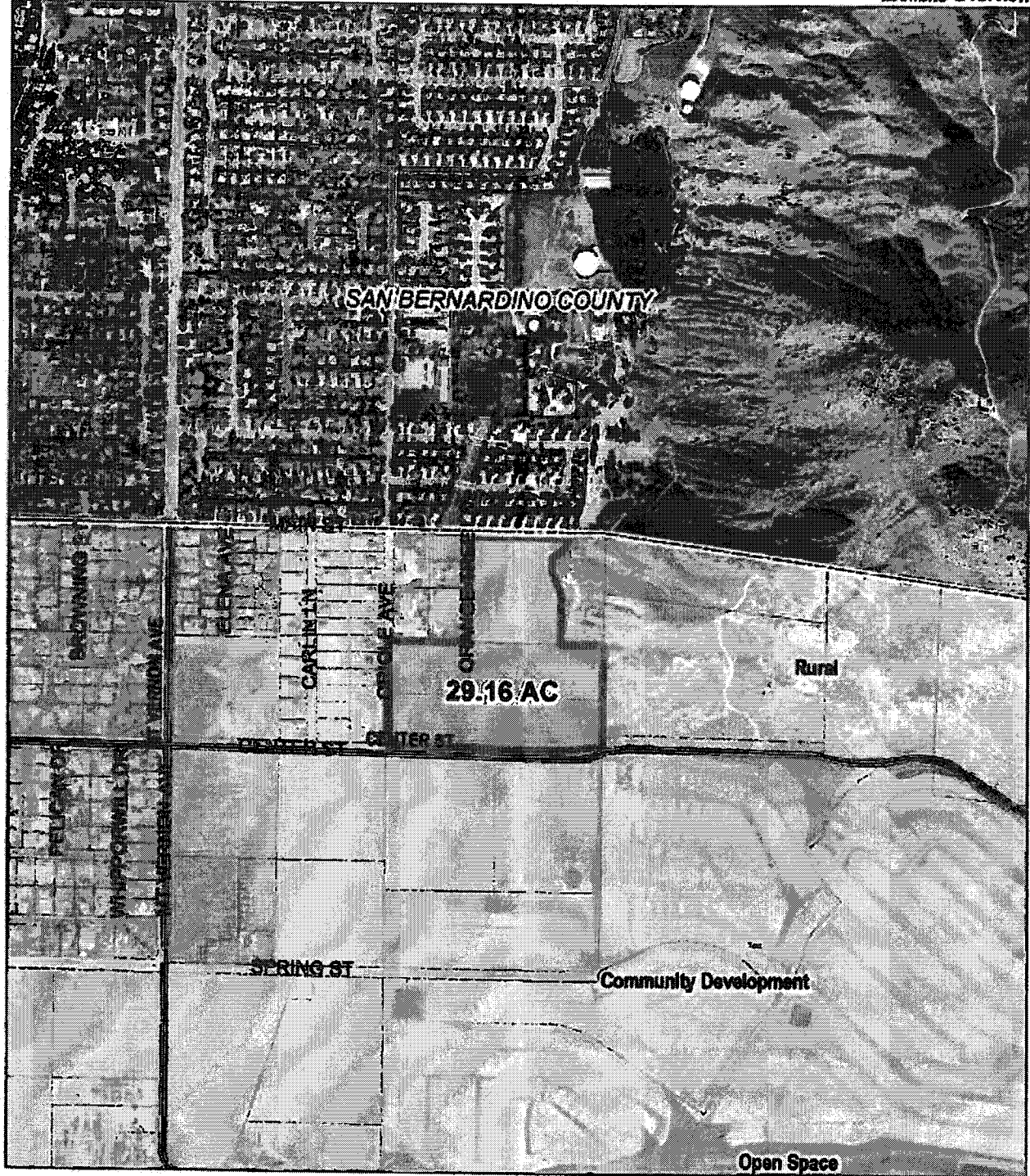
ASSESSORS 255-15  
BK. PG. THOMAS 646 F6  
BROS. PG.



Supervisor Ashley  
District 5  
DATE DRAWN 10/13/06

**CZ07137 TR32291 GPA00741**  
**DEVELOPMENT OPPORTUNITY**

Planner: Russell Brady  
Date: 11/8/06  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: **University**  
Township/Range: T2SR4W  
SECTION: 9



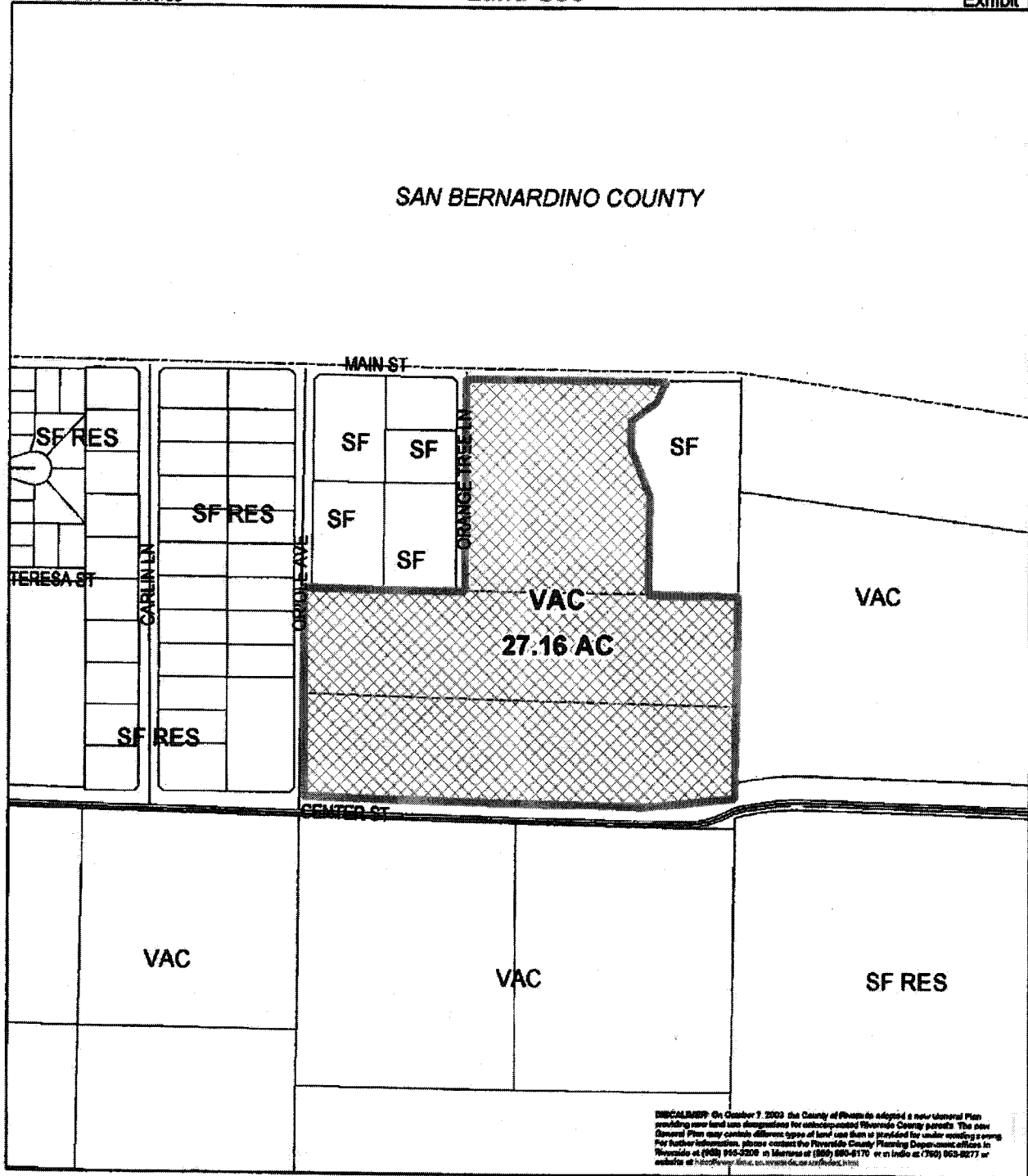
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BK. PG. 255-15  
THOMAS  
BROS.PG 646 F6



Supervisor Ashley  
District 5  
DATE DRAWN: 10/13/06

**CZ07137 TR32291 GPA00741**  
Land Use

Planner: Russell Brady  
Date: 11/08/06  
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 (951) 945-5200 or in Menards at (951) 890-8170 or in Indio at (760) 933-8277 or website at <http://www.riverside.ca.gov/planning>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **University**  
Township/Range: T2SR4W  
Section : 9



ASSESSORS 255-15  
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THOMAS 646 F6  
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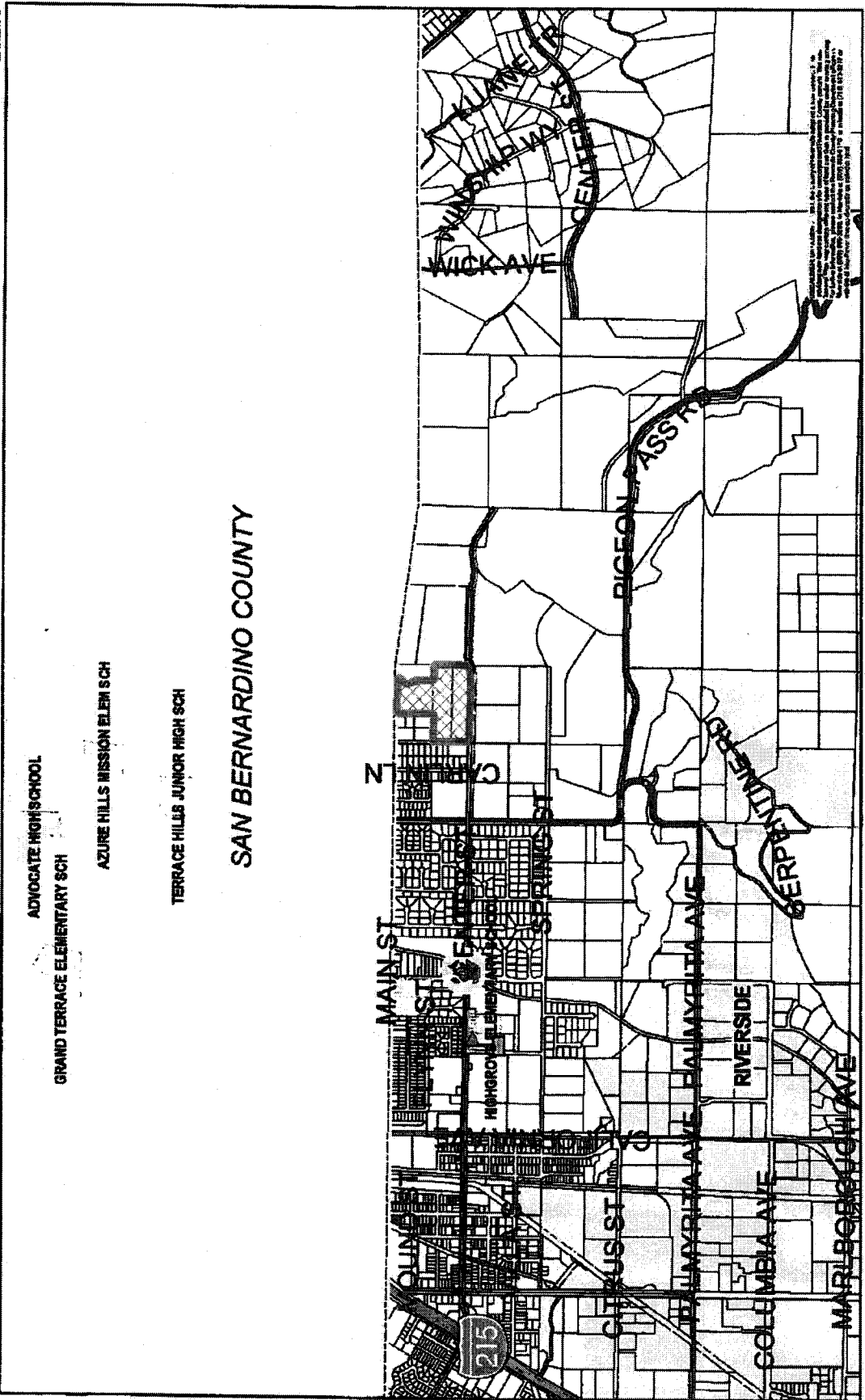
Supervisor Ashley  
 District 5  
 DATE DRAWN: 10/13/08

**CZ07137 TR32291 GPA00741**  
**POLICY AREAS**

Planner: Russell Brady  
 Date: 11/8/06  
 Exhibit 8

- ADVOCATE HIGH SCHOOL
- GRAND TERRACE ELEMENTARY SCH
- AZURE HILLS MISSION ELEM SCH
- TERRACE HILLS JUNIOR HIGH SCH

**SAN BERNARDINO COUNTY**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: University  
 Township/Range: T2SR4W  
 Section: 9



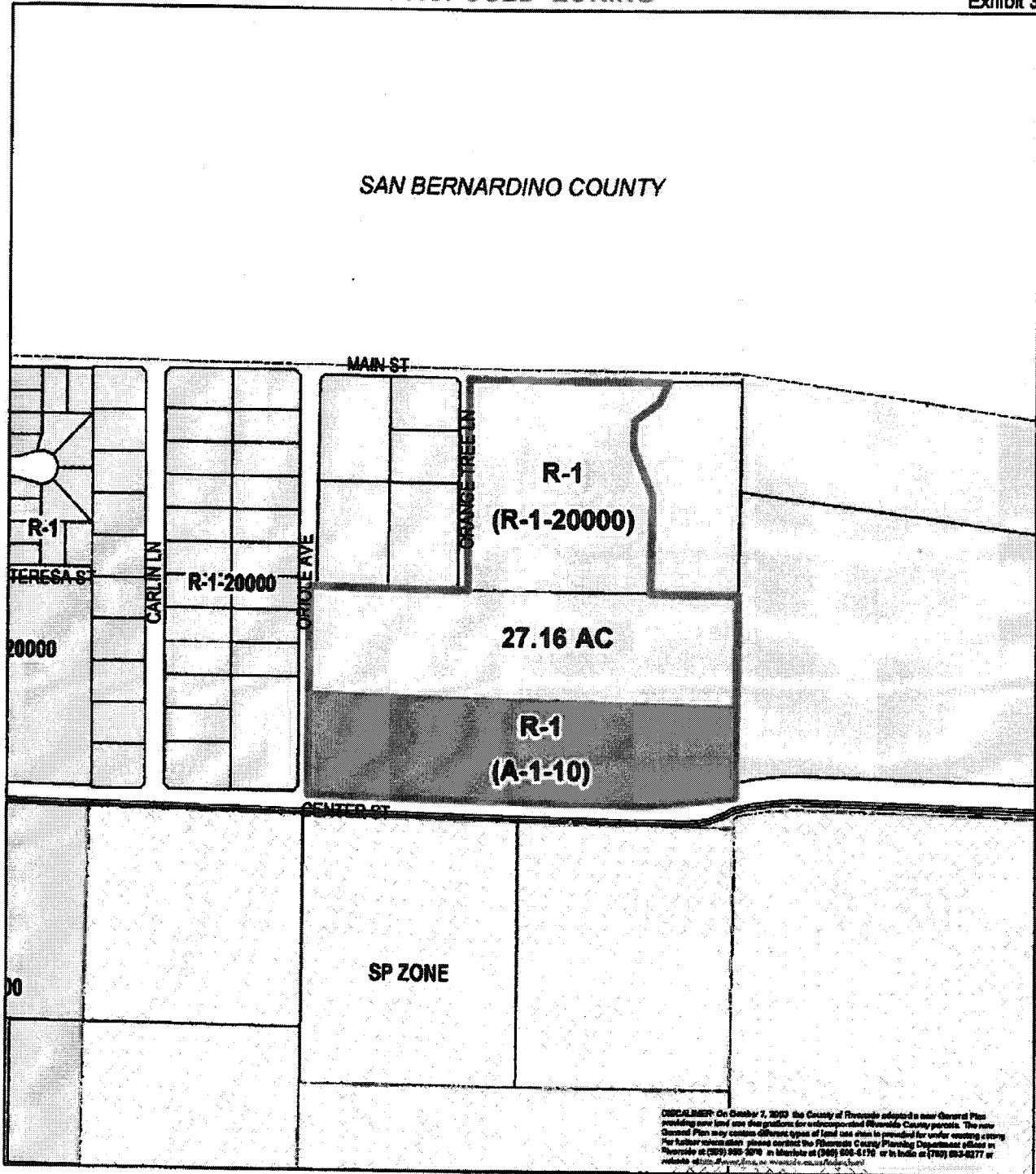
ASSESSORS 255-16  
 BK. PG. THOMAS  
 646 F6  
 BROS.PG

This map is a reproduction of the original map on file in the office of the Assessor-Recorder, San Bernardino County, California. The original map was prepared by the Assessor-Recorder, San Bernardino County, California, and is subject to the provisions of the Assessor-Recorder's Act, Chapter 4, Article 10, of the California Constitution, and the Assessor-Recorder's Act, Chapter 4, Article 10, of the California Constitution, and the Assessor-Recorder's Act, Chapter 4, Article 10, of the California Constitution.

Supervisor Ashley  
District 5  
DATE DRAWN: 10/13/06

**CZ07137 TR32291 GPA00741**  
**PROPOSED ZONING**

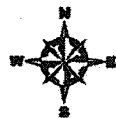
Planner: Russell Brady  
Date: 11/08/06  
Exhibit 3



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 located at Riverside at (951) 955-5070 or Marikate at (951) 955-4170 or in traffic at (760) 953-8277 or website at <http://www.riverside.ca.gov/development>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: **University**  
District:  
Township/Range: T2SR4W  
Section : 9



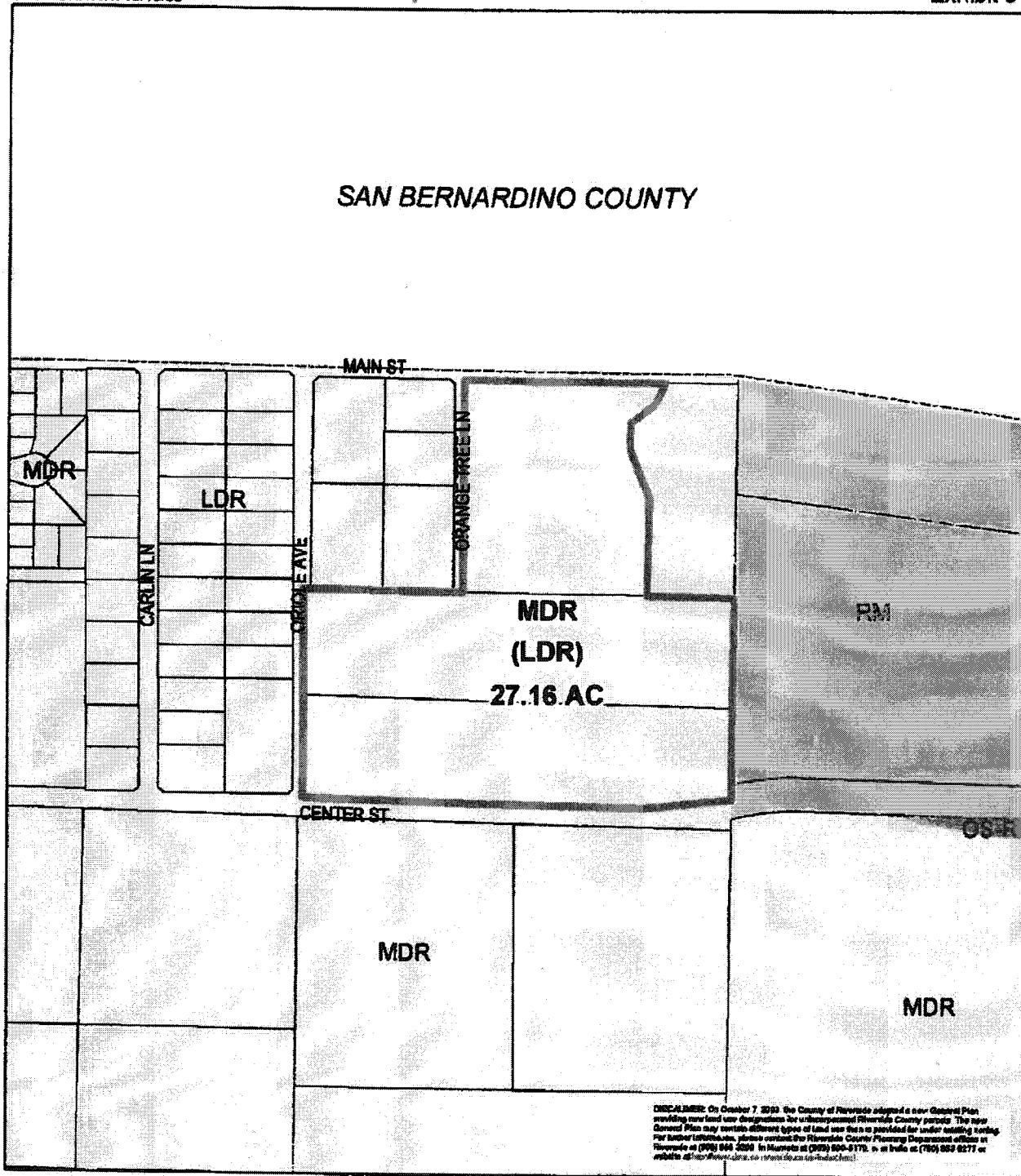
**ASSESSORS**  
BK. PG. 255-15  
**THOMAS**  
BROS.PG 646 F6

Supervisor Ashley  
District 5  
DATE DRAWN: 10/13/06

# CZ07137 TR32291 GPA00741

Proposed General Plan

Planner: Russell Brady  
Date: 11/8/06  
Exhibit 6



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) 846-3200, in Hemet at (951) 890-8178, or in Indio at (760) 852-8277 or website at <http://www.lara.ca.gov/riverside-ca-planning.html>.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: University  
District:  
Township/Range: T2SR4W  
Section: 9



ASSESSORS BK. PG. 255-15  
THOMAS BROS.PG 646 F6




# Extension of Time Environmental Determination

Project Case Number: TR32291  
 Original E.A. Number: EA40101  
 Extension of Time No.: First  
 Original Approval Date: March 27, 2007  
 Project Location: North of Center Street, east of Oriole Avenue, south of Main Street \_\_\_\_\_

Project Description: Schedule A subdivision of 27.16 acres into 69 single family residential lots with a minimum lot size 7,200 square feet and three open space lots for an overall density of 2.54 dwelling units per acre. Phase I proposes to subdivide 13.2 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and two open space lots for a paseo and a detention basin. Phase II proposes to subdivide 13.96 acres into 32 single family residential lots with a minimum lot size of 7,200 square feet and one open space lot. Phase II will not be recorded until a decision is made regarding the CETAP Corridor that is planned across this site. \_\_\_\_\_

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

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

Signature:  \_\_\_\_\_ Date: November 2, 2016 \_\_\_\_\_  
 Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

Tue 9/27/2016 7:27 PM

Jo Faris <jo@alcasainc.com>

Re: 1st EOT TR32291 recommended COA

Tim.

The additional conditions of approval are acceptable. Please process the extension of time.

Thank you!

Jo Faris

On Wed, Sep 14, 2016 at 5:10 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: HIGHGROVE PROP OWNER

4590 Macarthur Blvd. #600

Newport Beach CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32291.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 25, 2016. The LDC has determined it necessary to recommend the addition of nine (9) 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 E Health #6, 50 E Health #7, 50 E Health #8, 60 BS Grade #14, 60 EPD #2, 60 EPD #3, 90 BS Grade #7

90 BS Grade #8, 90 BS Grade #9

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



09/14/16  
16:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 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.

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

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

50.E HEALTH. 8 EOT1- SOLID WASTE SERVICE RECOMMND

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

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.

EPD DEPARTMENT

60.EPD. 2 EPD - 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

09/14/16  
16:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - MBTA SURVEY (cont.)

RECOMMND

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.

60.EPD. 3

EPD - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7

EOT1- REQ'D GRDG INSP'S

RECOMMND

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

09/14/16  
16:33

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32291

Parcel: 255-150-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

EOT1- REQ'D GRDG INSP'S (cont.)

RECOMMND

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8

EOT1- PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

09/14/16  
16:33

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32291

Parcel: 255-150-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8                    EOT1- PRECISE GRDG APPROVAL (cont.)                    RECOMMND

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

90.BS GRADE. 9                    EOT1- WQMP ANNUAL INSP FEE                    RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.