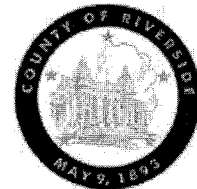


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
1.3  
(ID # 4350)

MEETING DATE:

Tuesday, June 6, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024 - Applicant: K & A ENGINEERING - First Supervisorial Districts - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Low Density Residential (LDR), Medium Density Residential (MDR), Open Space: Conservation (OS-C), Open Space: Recreation (OS-R), Rural Community: Estate Density Residential (RC-EDR) - Location: Easterly of the Retreat Parkway and Southerly of the Bedford Motorway - 3.48 Acres - Zoning: Specific Plan Zone (SP317) - APPROVED PROJECT DESCRIPTION: Schedule G - subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat) - REQUEST: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024, extending the expiration date to June 27, 2017. Applicant Fees 100%.

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

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Director's Hearing on April 3, 2017. The Tentative Parcel Map No. 31024 will now expire on June 27, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/15/2017

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Perez  
Nays: None  
Absent: Ashley  
Date: June 6, 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 Parcel Map No. 31024 was originally approved at the Director's Hearing dated June 27, 2005.

The first Extension of Time was at the Director's Hearing on May 3, 2010.

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 Parcel 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 second Extension of Time for Tentative Parcel Map No. 31024 on April 3, 2017. The Director's Hearing Officer approved the project.

**Board Action**

The Director's Hearing 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 Director's Hearing.


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



Tina Grande, Principal Management Analyst

5/30/2017



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
APRIL 3, 2017**

**1.0 CONSENT CALENDAR:**

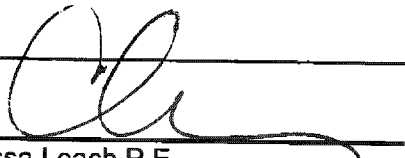
- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – **APPROVED SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024,** extending the expiration date to June 27, 2017.  
Applicant: K & A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) – Medium Density Residential (MDR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) – Location: Easterly of ORetreat Parkway and southerly of Bedford Motor Way – 3.48 Acres – Zoning: Specific Plan Zone (SP317) – Approved Project Description: Schedule "G" Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat) – **REQUEST:** Second Extension of Time for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1** – **APPROVED FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33683R1,** extending the expiration date to September 18, 2017.  
Applicant: Wayne Howard – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community-Very Low Density Residential (RC-VLDR) – Location: Southerly of Lincoln Street, westerly of Bellflower Avenue, easterly of Winesap Avenue, and northerly of Brookside Avenue – 7.34 Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – Approved Project Description: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four (4) with one (1) remainder to three (3) parcels with a minimum size of one (1) acre on a 7.34 gross acre lot. The previous cul-de-sac has also been removed – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33683r1, extending the expiration date to September 18, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

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

**NONE**

1.1  
Agenda Item No.  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First  
Project Planner: Tim Wheeler  
Directors Hearing: April 3, 2017

TENTATIVE PARCEL MAP NO. 31024  
SECOND EXTENSION OF TIME  
Applicant: K&A Engineering

  
Charissa Leach P.E.,  
Assistant TLMA 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 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat).

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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024**

### BACKGROUND:

The Tentative Parcel Map No. 31024 was originally approved at the Director's Hearing dated June 27, 2005.

The first Extension of Time was at the Director's Hearing on May 3, 2010.

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 February 16, 2017) 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 June 27, 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 PARCEL MAP NO. 31024**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 2nd Extension of Time for PM31024

## Vicinity Map



### Legend

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

### 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.

565

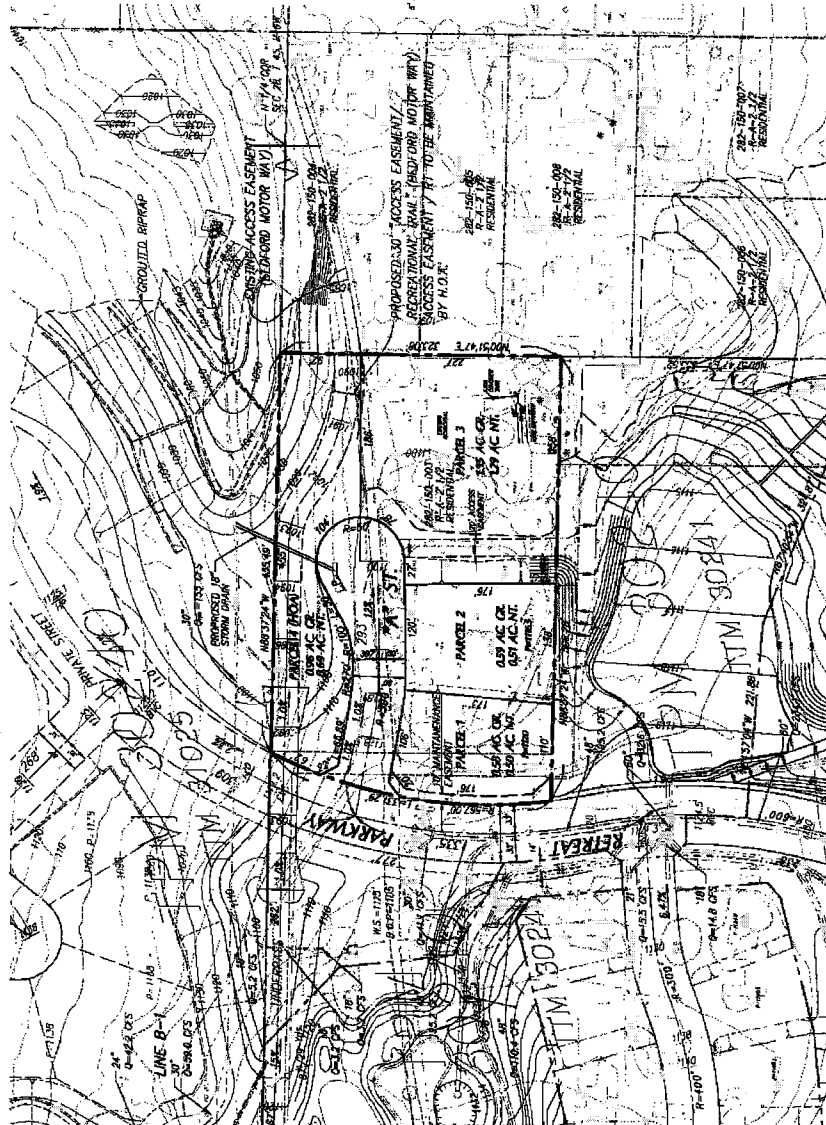
1,130 Feet



REPORT PRINTED ON... 3/8/2017 5:33:03 PM

© Riverside County RCIT GIS

# **TENTATIVE PARCEL MAP NO. 31024** **COUNTY OF RIVERSIDE** **PLANNING AREA 3 OF THE RETREAT SP. 317**



**OWNER**  
 K.A. ENGINEERING, INC.  
 1000 S. GARDEN STREET, SUITE 117  
 P.O. BOX 1000  
 RIVERSIDE, CALIF. 92502-0001  
**DATE**  
 JAN 11, 2003

**APPLICANT**  
 K.A. ENGINEERING, INC.  
 1000 S. GARDEN STREET, SUITE 117  
 P.O. BOX 1000  
 RIVERSIDE, CALIF. 92502-0001  
**DATE**  
 JAN 11, 2003

**COMMISSIONER'S COMMENTS**  
 THE COMMISSIONER HAS REVIEWED THE PARCEL MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS. THE COMMISSIONER HAS THEREFORE APPROVED THE PARCEL MAP FOR RECORDATION.

**LEGAL DESCRIPTION**  
 PARCEL 1: 0.45 AC. OF LAND, MORE OR LESS, BEING A PORTION OF THE 1/4 SECTION 31, T4N, R3E, S17E, COUNTY OF RIVERSIDE, CALIFORNIA.  
 PARCEL 2: 0.45 AC. OF LAND, MORE OR LESS, BEING A PORTION OF THE 1/4 SECTION 31, T4N, R3E, S17E, COUNTY OF RIVERSIDE, CALIFORNIA.  
 PARCEL 3: 0.45 AC. OF LAND, MORE OR LESS, BEING A PORTION OF THE 1/4 SECTION 31, T4N, R3E, S17E, COUNTY OF RIVERSIDE, CALIFORNIA.

**ADDITIONAL COMMENTS**  
 THE PARCEL MAP WAS PREPARED BY K.A. ENGINEERING, INC. AND WAS REVIEWED BY THE COMMISSIONER OF THE COUNTY OF RIVERSIDE. THE COMMISSIONER HAS DETERMINED THAT THE PARCEL MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

**RECORDING INFORMATION**  
 THE PARCEL MAP WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON JANUARY 11, 2003, AT 10:00 AM. THE RECORDING FEE WAS \$100.00.

**ADDITIONAL COMMENTS**  
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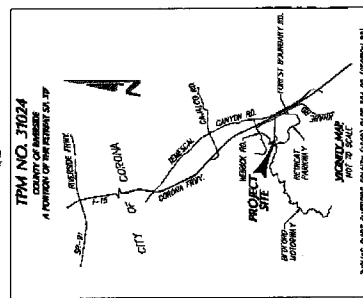
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**AMENDED NO. 1**  
**COUNTY OF RIVERSIDE**  
**PLANNING AREA 3 OF THE RETREAT SP. 317**  
**TENTATIVE PARCEL MAP**  
**NO. 31024**  
**FORM 100-1**

**NOTES**  
 1. THE PROJECT SITE IS LOCATED IN THE SOUTHWEST CORNER OF THE 1/4 SECTION 31, T4N, R3E, S17E, COUNTY OF RIVERSIDE, CALIFORNIA.  
 2. THE PROJECT SITE IS 0.45 AC. OF LAND, MORE OR LESS.  
 3. THE PROJECT SITE IS BOUNDARY BY THE 1/4 SECTION 31, T4N, R3E, S17E, COUNTY OF RIVERSIDE, CALIFORNIA.

**LEGAL DESCRIPTION**  
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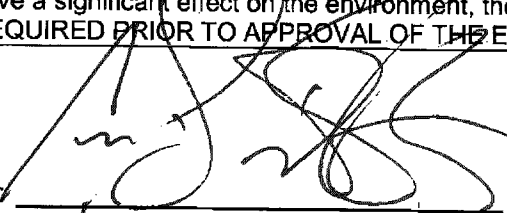
# Extension of Time Environmental Determination

Project Case Number: PM31024  
Original E.A. Number: Exempt  
Extension of Time No.: Second  
Original Approval Date: June 27, 2005  
Project Location: East of the Retreat Parkway and south of the Bedford Motorway

Project Description: Schedule G - subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat).

On June 27, 2005, 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 III

Date: March 8, 2017  
For Juan C. Perez, TLMA Director

## **Wheeler, Timothy**

---

**From:** Don Bergh <DonB@kaengineering.com>  
**Sent:** Thursday, February 16, 2017 1:57 PM  
**To:** Wheeler, Timothy  
**Subject:** RE: PM31024 2nd EOT Recommended Conditions

**Categories:** Green Category

Hello Tim,

Being the Applicant for this Extension of Time request and having just completed reviewing the recommended conditions with the property owner we are now ready to accept the revised recommended conditions.

With the email we hereby accept the following conditions for the 2<sup>nd</sup> Extension of Time for Parcel Map 31024:  
10 E Health #1, 50 E Health #3, 60 BS Grade #9, 60 EPD #1, 80 EPD #1, 90 BS Grade #1, 90 BS Grade #3

Applicant for PM31024 2<sup>nd</sup> Extension of Time,

Donald Bergh  
Vice President

K&A Engineering, Inc.  
357 N. Sheridan Street, Suite 117  
Corona, CA 92880

Email: [donb@kaengineering.com](mailto:donb@kaengineering.com)  
Phone: (951) 279-1800 ext. 155  
Fax: (951) 279-4380



**From:** Wheeler, Timothy [mailto:TWHEELER@rctlma.org]  
**Sent:** Friday, February 03, 2017 4:19 PM  
**To:** Don Bergh <DonB@kaengineering.com>  
**Subject:** RE: PM31024 2nd EOT Recommended Conditions

Afternoon Don,

Here is a list of the revised recommended COA for the 2<sup>nd</sup> EOT for PM31024:

Attn: K&A Engineering, Inc.  
357 N. Sheridan Street, Suite 117  
Corona, CA 92880  
Donald Bergh

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31024.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 11, 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 revised recommended conditions which are identified as follows:

10 E Health #1, 50 E Health #3, 60 BS Grade #9, 60 EPD #1, 80 EPD #1, 90 BS Grade #1, 90 BS Grade #3

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.

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

How are we doing? Click the Link and tell us

From: Don Bergh [mailto:DonB@kaengineering.com]  
Sent: Thursday, February 02, 2017 2:13 PM  
To: Wheeler, Timothy <TWHEELER@rctlma.org>  
Cc: Kim, Kristine <KAKim@rivcocha.org>; Martin, Michele <MMMARTIN@rcflood.org>  
Subject: PM31024 2nd EOT Recommended Conditions

Hello Timothy,

We have reviewed the recommended conditions and have contacted a number of County Departments regarding their proposed conditions.

It is our understanding that the following modifications will be made:

Per Michele Martin of RCFC&WCD: Condition 50.Flood RI.1 will now be shown as "not apply".

Per Kristine Kim of Environmental Health: Condition 50.E Health. 4 will be modified to not require a Phase 1 ESA prior to map recordation.

With these modifications will you now be issuing an updated list of proposed conditions for our acceptance so that we can move forward on the Extension of time?

Donald Bergh  
Vice President

K&A Engineering, Inc.  
357 N. Sheridan Street, Suite 117  
Corona, CA 92880

Email: [donb@kaengineering.com](mailto:donb@kaengineering.com)  
Phone: (951) 279-1800 ext. 155  
Fax: (951) 279-4380



Engineering  
Land Planning  
Surveying

**DISCLAIMER:**

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT2- 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 EOT2- IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA SURVEY (cont.)

RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

MAP - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits the biologist who conducted the MBTA Survey must submit a written report for review to EPD. At a minimum the report must include survey results and a description of any mitigation activities that may were employed to avoid take of any MBTA covered species if necessary.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

EOT2- PRECISE GRADE INSP

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1

EOT2- PRECISE GRADE INSP (cont.)

RECOMMND

1. Precise grade inspection.

i. 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, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 3

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.

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.