

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



ITEM
1.9
(ID # 4355)

MEETING DATE:

Tuesday, June 6, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33683R1 - 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 with a remainder to three parcels with no remainder, with a minimum lot size of one 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. 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. 33683R1 will now expire on September 18, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/15/2017

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**

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 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map 33683 was originally approved at the Director's Hearing on September 18, 2006. Tentative Parcel Map 33683R1 was approved at the Director's Hearing on April 18, 2016. The purpose of the revision was to reduce the number of approved parcels from four parcels with a remainder to three parcels with no remainder.

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 first Extension of Time for Tentative Parcel Map No. 33683R1 on April 3, 2017. The 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

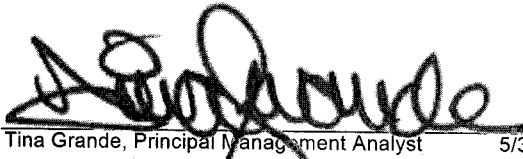
Additional Fiscal Information

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

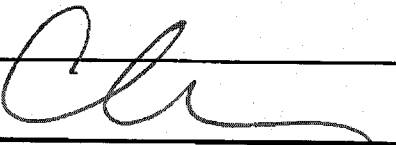


Tina Grande, Principal Management Analyst

5/30/2017

1.2
Agenda Item No.
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: Tim Wheeler
Directors Hearing: April 3, 2017

TENTATIVE PARCEL MAP NO. 33683R1
FIRST EXTENSION OF TIME
Applicant: Wayne and Marian Howard


Charissa Leach
Assistant Director of TLMA

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 a 7.34 Gross Acre lot. The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre. The previous cul-de-sac has also been removed.

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. 33683R1

BACKGROUND:

Tentative Parcel Map 33683 was originally approved at the Director's Hearing on September 18, 2006. Tentative Parcel Map 33683R1 was approved at the Director's Hearing on April 18, 2016. The purpose of the revision was to reduce the number of approved parcels from four parcels with a remainder to three parcels with no remainder.

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 March 17, 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 September 18, 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. 33683R1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 18, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

First EOT for PM33683R1

Vicinity Map



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



0 1,635 3,270 Feet



REPORT PRINTED ON... 3/22/2017 11:12:25 AM

© Riverside County RCT GIS

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.

Notes

REVISED TENTATIVE PARCEL MAP NO. 33683

PREPARED MARCH 1.

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1 & 4 IN BLOCK 9 OF APPLE VALLEY WEST ADDITION, MAP RECORDED IN BOOK 5, PAGE 58 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA (IN SEC. 26, T.2S., R.1E., S.B.M.)

ENGINEER:

HERALD R. LARSEN, PCE 33220
HILAND DEVELOPMENT
ENGINEERING & SURVEYING
3910 GUTHRIE STREET
CHERRY VALLEY, CA 92223
(760) 807-7730

OWNER/APPLICANT:

WAYNE HOWARD
40721 LINCOLN STREET
CHERRY VALLEY, CA 92223
(909) 227-3904

UTILITIES/SERVICE:

GAS:
THE GAS COMPANY
1981 W. LUCOMA AVENUE
RELANDS, CA 92370
(909) 783-2886

TELEPHONE:

VERIZON
1500 CHAFFIN AVENUE, BLDG. 1
MONTROSE, CA 92356
(909) 794-8277

FIRE PROTECTION:

RIVERSIDE COUNTY FIRE DEPT #1
700 N. G ST. JASPER AVENUE
PITERS, CA 92510
(909) 940-4990

WATER:

STANFORD-CHERRY VALLEY NAT
580 MADRIDIA
BIRMINGHAM, CA 92223
(909) 845-8686

ELECTRIC:

SOUTHERN CALIFORNIA EDISON
3000 E. LINCOLN STREET
RELANDS, CA 92373
(909) 830-1101

CABLE TELEVISION:

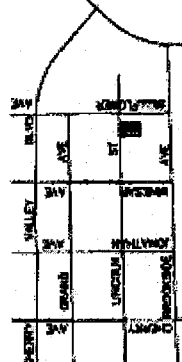
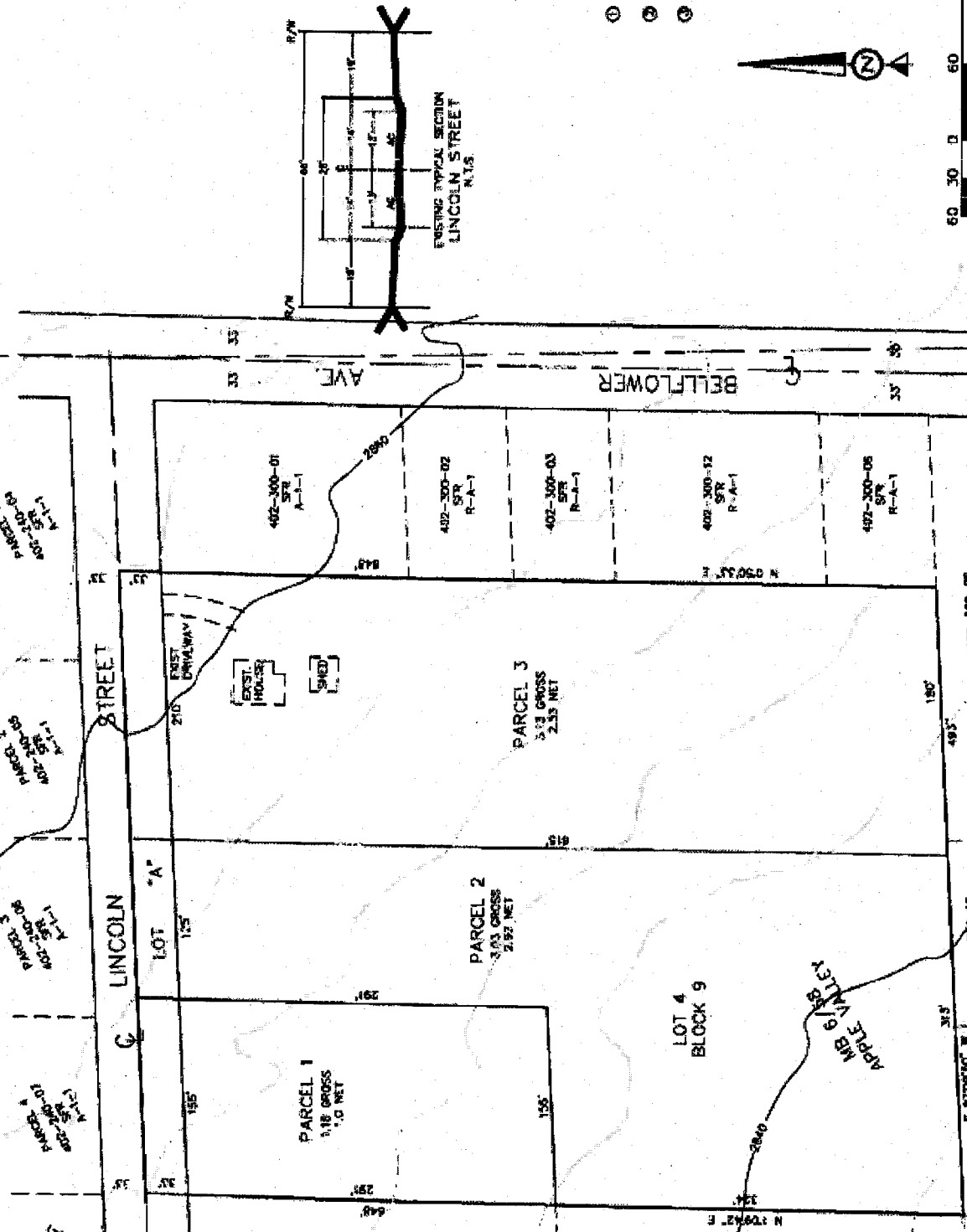
ADELPHI
1722 ORANGE TREE LANE
RELANDS, CA 92373
(909) 888-1400

FLOOD CONTROL:

RIVERSIDE COUNTY FLOOD CONTR
1945 MARKET STREET
RIVERSIDE, CA 92501
(909) 955-1700

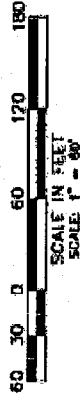
NOTES:

1. THIS MAP SHOWS THE EXISTING LAND DIVISION.
2. THIS SITE IS NOT SUBJECT TO GEOLOGIC HAZARD OR FLOOD HAZARD.
3. THIS SITE DOES NOT LIE IN A COMMUNITY SERVICES TRAIL.



VICINITY MAP

THOMAS BROTHERS (2004 EDITION)
PAGE 68, B-5



REVISIONS	DATE	REVISION

Extension of Time Environmental Determination

Project Case Number: PM33683R1

Original E.A. Number: 42418

Extension of Time No.: First

Original Approval Date: September 18, 2006

Project Location: South of Lincoln Street, West of Bellflower Avenue, East of Winesap Avenue, North of Brookside Avenue

Project Description: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed.

On September 18, 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 checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: March 22, 2017

For Charissa Leach, Asst. Director of TLMA

Banda, Victoria

From: Wayne Howard <wayne.howards@yahoo.com>
Sent: Friday, March 17, 2017 8:26 AM
To: Banda, Victoria
Subject: Re: Corrected First EOT for PM33683R1-Recommended COA

I Wayne Howard will accept the conditions added to parcel map# 33683R . For the first extension of time request .

Sent from my iPhone

On Feb 21, 2017, at 10:13 AM, Banda, Victoria <VBanda@RIVCO.ORG> wrote:

Good Morning,

I apologize for the error. The conditions written below now match those in the attached PDF. We are currently checking on the applicability of each condition as it pertains to this particular project.

Attn: Wayne Howard
40721 Lincoln St.
Beaumont, CA 92223

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33683R1.

The County Planning Department for this extension of time has determined it necessary to recommend the addition of fifteen (15) 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 #1, 50 E HEALTH #2, 50 E HEALTH #3, 50 FLOOD #3, 50 TRANS #7, 50 TRANS #8, 60 BS GRADE #10, 60 BS GRADE #11, 60 BS GRADE #12, 60 TRANS #1, 80 TRANS #1, 80 TRANS #2, 90 BS GRADE #3, 90 TRANS #2, 90 TRANS #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.

Victoria Banda

Professional Student Intern
TLMA-Planning
County of Riverside
Ph: (951) 955-9721
Email: ybanda@rivco.org

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County of Riverside California

<RECOMMENDED COA FOR 1ST EOT PM33683R1.pdf>

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Beaumont, CA 92223

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33683R1.

The County Planning Department for this extension of time has determined it necessary to recommend the addition of ~~fifteen (15)~~ ^{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 E HEALTH #1, ~~50 E HEALTH #2~~, ~~50 E HEALTH #3~~, ~~50 FLOOD #3~~, 50 TRANS #7, ~~50 TRANS #8~~, 60 BS GRADE #10, ~~60 BS GRADE #11~~, ~~60 BS GRADE #12~~, 60 TRANS #1, 80 TRANS #1, ~~80 TRANS #2~~, 90 BS GRADE #3, 90 TRANS #2, ~~90 TRANS #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

*Planning
copy
Edits
C -*

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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:

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- 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.

Victoria Banda

Professional Student Intern
TLMA-Planning
County of Riverside
Ph: (951) 955-9721
Email: ybanda@rivco.org

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County of Riverside California

<RECOMMENDED COA FOR 1ST EOT PM33683R1.pdf>

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951) 955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 7

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 7

EOT1 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10

EOT1 - REQ BMP SWPPP WQMP

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.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1 - 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.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**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,**
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 Retreat 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.

- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1 –** **APPROVED FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 33683R1,**
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.

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

NONE