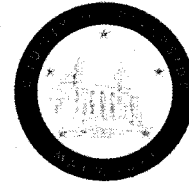


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.6
(ID # 5030)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33926 – Applicant: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Open Space: Conservation (OS-C) – Location: Northerly of Grand Avenue and easterly of Ethlene Drive – 3.15 Gross Acres – Zoning: One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33926, extending the expiration date to June 10, 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 June 21, 2017. The Tentative Tract Map No. 33926 will now expire on June 10, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Ashley Tavaglione
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 Tract Map No. 33926, along with Change of Zone No. 7249 and Variance No. 1793, was originally approved at Planning Commission on April 30, 2008. The project proceeded to the Board of Supervisors for final approval on June 10, 2008.

The first Extension of Time was received April 13, 2017, ahead of the expiration date of June 10, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 5, 2017.

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

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

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first Extension of Time for Tentative Tract Map No. 33926 on June 21, 2017. The Planning Commission approved the project by a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

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

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

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


Tina Grande, Principal Management Analyst 8/18/2017

Maxwell, Sue

From: Margaret Strachan <mstrachan951@gmail.com>
Sent: Sunday, August 27, 2017 6:16 PM
To: COB
Subject: Villages of Lakeview comments

30941 11th Street
 Nuevo, CA 92567
 August 27, 2017

Clerk
 Riverside County Board of Supervisors
 4080 Lemon Street
 Riverside CA 92502-1409

Dear Sir or Madam:

I am writing to express my OPPOSITION to the Villages of Lakeview project Specific Plan 342, General Plan Amendment 720, General Plan Amendment 721, Change of Zone 7055, Development Agreement 73 that is up for recommendation by the Riverside County Planning Commission.

I have lived in the Nuevo/Lakeview area for almost twenty-four years. I chose to live here because of my equestrian interest and desire for a rural lifestyle in a small community. The Nuevo/Lakeview area has been everything I wanted it to be—low traffic and quiet, but most importantly, a sense of community. I feel connected to other residents here.

The Nuevo/Lakeview area is not just a collection of haphazard dwellings occupied by "hicks" (wording used by Lewis Homes representative). No, it is a viable rural community with a variety of housing options from manufactured homes to large custom homes, and a town center with local shopping and restaurants that has served the community for years. What nearly every dwelling in Nuevo/Lakeview shares is a large lot zoned for light agriculture and virtually every home has room in the yard for families to play. Kids can toss a football back and forth in a yard after school in Nuevo/Lakeview or ride their horses on their property or throughout the community—for now... That will not be possible in the Villages of Lakeview project, nor will it be the simple matter it now is to ride horses across town and access BLM lands for recreation. I also have been informed that access to the San Jacinto Wildlife Area may be impacted by the project. I use this area for hiking and horseback riding. Absolutely no livestock will be allowed in the Villages of Lakeview project, and a Lewis Homes representative agreed with the statement that children could not toss a football back and forth in the "medium density" 5-8 DU areas of the project.

The Villages of Lakeview specific plan alternative 7 states that the plan "represents a comprehensive planning effort to redefine the pattern of community development in suburban southern California. Four cornerstones provide the foundation for the vision. The four are— environmental stewardship, healthy living, lifelong learning, and community involvement. To counter this, for one, the Nuevo/Lakeview area is NOT a suburban area—we are rural! After carefully reviewing the document, I see no guaranteed evidence the stated four cornerstones will be provided—just possible "opportunities". Those of us at the informational meeting received varying responses to the same queries.

The Mid County Parkway has not been built and is tied up in litigation—for good reason. Even if suits are settled, it is likely that the budgeted amount for construction will not be sufficient to complete the project. Lewis Homes is counting heavily on this parkway to provide access to the Villages of Lakeview. The plan states that "Circulation will be designed to direct anticipated traffic to Ramona Expressway and off existing rural roads"—that will not be possible without the Mid County Parkway. Recently, I was in Beaumont when a fire broke out and Lamb Canyon Road was closed. This was about 3:30 in the afternoon. I was forced to take the 60 east and planned to take Gilman Springs Road to Bridge St, and then Ramona Expressway west back to Nuevo. I was unable to get off the 60 at the Gilman Springs off ramp because traffic was backed up at least a quarter mile on the 60 at that ramp at that time of day! I continued to another ramp and headed south to Ramona Expressway. Traffic was heavy, and crawled from the fairgrounds over the hill into the Nuevo/Lakeview valley at walking speed. Given the time of day, I can only imagine the traffic the Villages of Lakeview project could generate at rush hour.

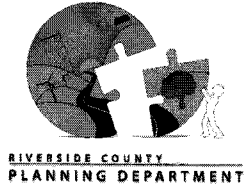
I have taken the day off work and will be at the planning meeting on September 6, 2017. I plan to speak, but want at least a few of my concerns noted prior to the meeting. I will also provide additional written comments at the meeting.

Your NO vote on the Villages of Lakeview project Specific Plan 342, General Plan Amendment 720, General Plan Amendment 721, Change of Zone 7055, Development Agreement 73 is necessary to preserve my existing rural community of Nuevo/Lakeview and the surrounding wildlife area. The general plan calls for development to be "next to existing suburban and urban area". The project violates the general plan for future growth by allowing a mega development literally on top of a thriving isolated rural community. This is unacceptable—you must vote NO.

Thank you for your consideration.

Regards,

Margaret Strachan



**PLANNING COMMISSION
MINUTE ORDER
JUNE 21, 2017**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33926 – Applicant: CJ Consulting – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS:C) – Location: Northerly of Grand Avenue and Easterly of Ethlene Drive – 3.15 Acres – Zoning: One-Family Dwellings (R-1) and Watercourse, Watershed and Conservation Areas (W-1) – Approved Project Description: Schedule “A” Subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 sq. ft. (net) and a 1.42 net acre Open Space Lot.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018.


III. PLANNING COMMISSION ACTION:

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Hake
A vote of 5-0

APPROVED - First Extension of Time Request for Tentative Tract Map No. 33926, extending the expiration date to June 10, 2018.

Agenda Item No. 1.1
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Arturo Ortuño
Planning Commission Hearing: June 21, 2017

TENTATIVE TRACT MAP NO. 33926
FIRST EXTENSION OF TIME
Applicant: CJ Consulting



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 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot.

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. 33926

BACKGROUND:

Tentative Tract Map No. 33926, along with Change of Zone No. 7249 and Variance No. 1793, was originally approved at Planning Commission on April 30, 2008. The project proceeded to the Board of Supervisors for final approval on June 10, 2008.

The first Extension of Time was received April 13, 2017, ahead of the expiration date of June 10, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on May 5, 2017.

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 May 5, 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.

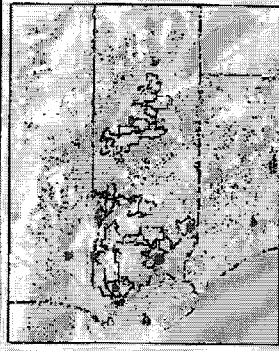
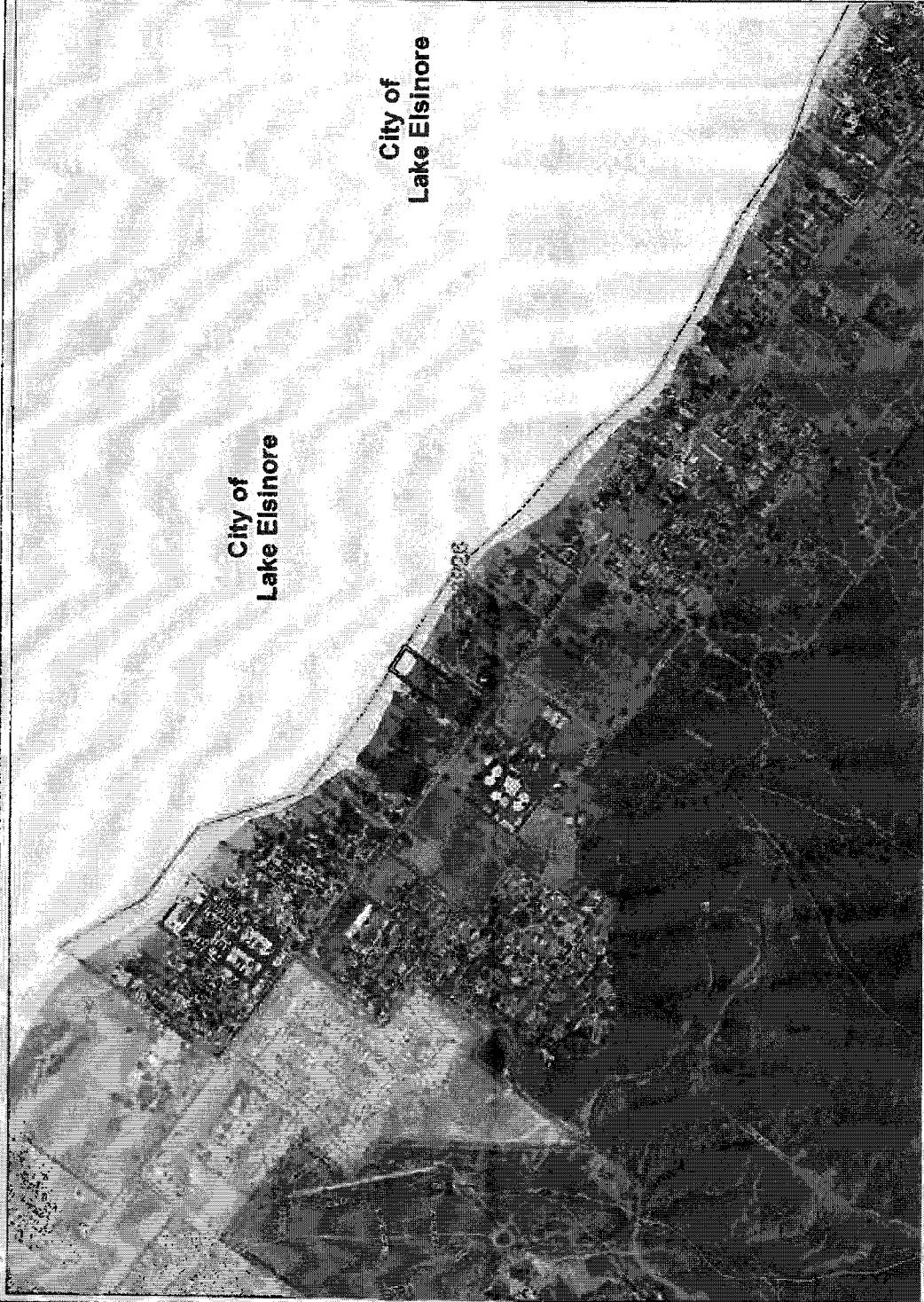
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 10, 2018. If a final map has not been recorded prior this date, a second 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. 33926**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 10, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

1st EOT for TR33926

Vicinity Map



- Legend**
- Display Parcels
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 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
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 - waterbodies
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 - 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.

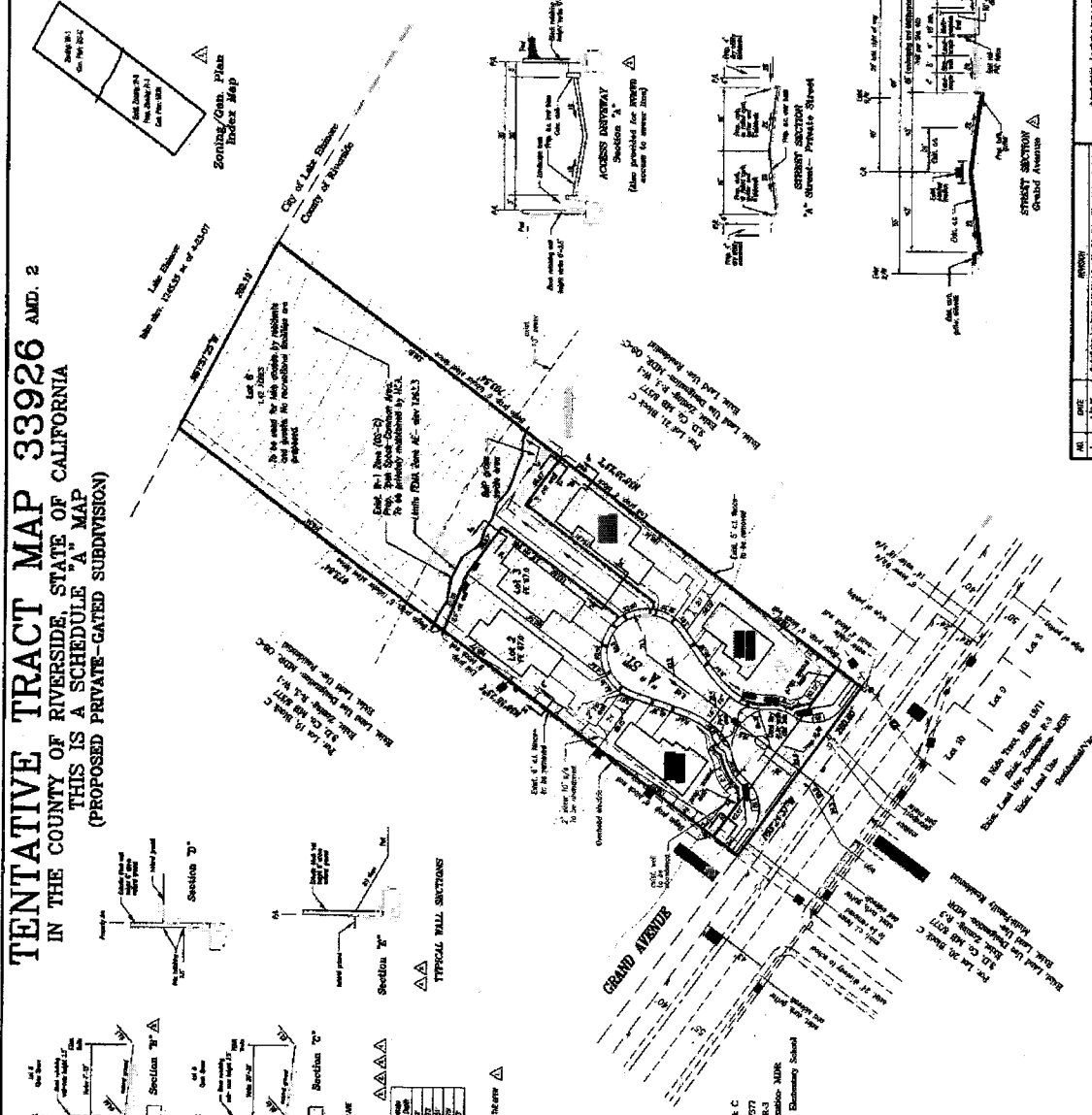
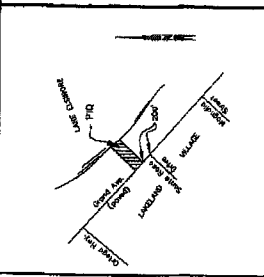
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REPORT PRINTED ON... 5/12/2017 11:11:41 AM

© Riverside County RCIT GIS

TENTATIVE TRACT MAP 33926 AMD. 2

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
THIS IS A SCHEDULE "A" MAP
(PROPOSED PRIVATE-GATED SUBDIVISION)



1. LEGAL DESCRIPTION: REFERENCE TO THE SCHEDULE "A" MAP 33926, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND TO THE SCHEDULE "A" MAP 33926, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND TO THE SCHEDULE "A" MAP 33926, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
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17. PROPERTY ADDRESS/LOCATION: [Blank]
18. SOURCE OF INFORMATION: [Blank]
19. ALL PROPOSED DIMENSIONS SHALL BE ASSIGNED TO ACCOMMODATE 100 YEAR STORM FLOOD, ALL 67.5 ARE APPROXIMATE.
20. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE AN (CLASS FLOOD REVISION (SCHEDULE) AND ZONE X AND IS SUBJECT TO FLOOD HAZARD.
21. THIS PROJECT IS NOT IN A SPONGIC FIRM.
22. THIS PROPERTY IS NOT WITHIN A SPONGIC FIRM.
23. THIS PROPERTY IS NOT WITHIN A SPONGIC FIRM.
24. THE LOCATION OF ALL EXISTING STRUCTURES ADJACENT TO PROPERTY IS SHOWN.
25. THIS PROPERTY IS WITHIN CALIFORNIA FLOOD AND OPEN SPACES DISTRICT.
26. THIS PROJECT IS TO ACCOMMODATE THE DESIGN BEST MANAGEMENT PRACTICES (BMP) AND SOURCE CONTROL. THE BMP'S THROUGHOUT THE CONSTRUCTION OF APPROVAL. THE BMP'S SHALL BE LIMITED THROUGHOUT THE CONSTRUCTION OF APPROVAL.
27. THIS PROPERTY IS WITHIN RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACES DISTRICT.
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99	12/15/20	REVISIONS TO PRELIMINARY MAP
100	12/15/20	REVISIONS TO PRELIMINARY MAP

OWNER/APPLICANT
Donato DeLeonardi
39881 Blackhawk Blvd
Lake Blenheim, CA 92530
Tel: 951-678-5776
Fax: 951-678-0177

PREPARED BY: [Blank]
CHECKED BY: [Blank]
DATE: [Blank]

SCALE: 1" = 20'
SHEET: [Blank]

THIS MAP IS A TENTATIVE TRACT MAP AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE APPLICANT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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Extension of Time Environmental Determination

Project Case Number: TR33926
 Original E.A. Number: 40552
 Extension of Time No.: First
 Original Approval Date: June 10, 2008
 Project Location: North of Grand Avenue and East of Ethlene Drive

Project Description: Schedule A - subdivision of a 3.15 net acre parcel into five (5) residential lots with a minimum lot size of 7,200 square feet (net) and a 1.42 net acre Open Space Lot.

On June 10, 2008, 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: 
 Arturo Ortuño, Contract Planner

Date: May 12, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: CJConsult1 <CJConsult1@verizon.net>
Sent: Friday, May 05, 2017 11:38 AM
To: Ortuno, Arturo
Subject: RE: 1st EOT TR33926 Recommended Conditions

Arturo,

The EOT additional Conditions of Approval for Tr. 33926 are acceptable.

John Johnson
CJ Consulting
17837 Brightman Ave.
Lake Elsinore, Ca. 92530
951-285-5146

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Monday, May 01, 2017 10:07 AM
To: CJConsult1@verizon.net
Subject: 1st EOT TR33926 Recommended Conditions

Good morning,

I will be taking over all of the EOT applications and the County has adopted a few changes to better streamline the process. The County has determined the following conditions applicable to all tract/parcel EOT applications. Some conditions may have already been "met" if similar to previous conditions. As soon as you can accept the following conditions I will be able to draft a staff report and send it for manager review. Feel free to contact me if you have further questions.

Thank you,

Attn: John Johnson
CJ Consulting
17837 Brightman Avenue
Lake Elsinore, CA 92530

RE: EXTENSION OF TIME REQUEST for No. 33926.

The County Planning Department has determined it necessary to recommend the addition of 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. REQ E HEALTH DOCUMENTS

80. WQMP AND MAINTENANCE

50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING

90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

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 . 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.

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314



PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

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County of Riverside California

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09:02

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 381-091-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

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. 39

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

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Riverside County LMS
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50. PRIOR TO MAP RECORDATION

50.TRANS. 39

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. 14

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)

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Riverside County LMS
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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. 4

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)

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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. 10 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

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)