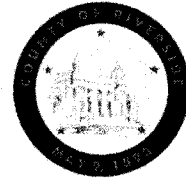


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.5
(ID # 5466)

MEETING DATE:

Tuesday, October 17, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024 – Applicant: K & A Engineering – First and Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (1-2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 DU/AC), Open Space: Conservation (OS-C), Open Space: Recreation (OS-R), and Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Easterly of the Retreat Parkway and southerly of the Bedford Motorway – 3.48 Gross Acres – Zoning: Specific Plan (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 – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024, extending the expiration date to June 27, 2018. 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 at the Director's Hearing on August 21, 2017. The Tentative Parcel Map No. 31024 will now expire on June 27, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

10/2/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 17, 2017
xc: Transp., Applicant
Page 1 of 3

ID# 5466

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy
1.5

**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 No. 31024 was originally approved at the Director's Hearing on June 27, 2005.

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

The second Extension of Time was approved at the Director's Hearing on April 3, 2017.

The third Extension of Time was received June 16, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 6, 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 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 third Extension of Time for Tentative Parcel Map No. 31024 on August 21, 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.

ATTACHMENTS:

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

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



Tina Grande, Principal Management Analyst

10/8/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 21, 2017**

1.0 CONSENT CALENDAR:

1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024 – Applicant: K & A Engineering – First and Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (1-2 Acre Minimum) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Easterly of Retreat Parkway and southerly of Bedford Motorway – 3.48 Gross Acres – Zoning: Specific Plan (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 – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Third Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2018.

1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312 – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 ac min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

APPROVED Third Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2018.

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

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 PLOT PLAN NO. 25768 – Intent to Adopt a Negative Declaration – Applicant: Paul Cramer, Star Milling Company – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Westerly of Interstate 215 (I-215) freeway, easterly of Harvill Avenue, and northerly of Rider Street – 13.27 Gross Acres – Zoning: Manufacturing Heavy (M-H) – **REQUEST:** Plot Plan No. 25768 proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:

ADOPT of a Negative Declaration for Environmental Assessment No. 42775; and

APPROVE Plot Plan No. 25768.

Staff's Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 42775; and

APPROVAL of Plot Plan No. 25768.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 42775; and

APPROVED Plot Plan No. 25768, subject to the conditions of approval, as modified at hearing.

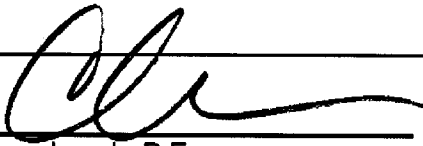
4.0 PUBLIC COMMENTS:

NONE

1.1

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First and Second
Project Planner: Arturo Ortuño
Directors Hearing: August 21, 2017

TENTATIVE PARCEL MAP NO. 31024
THIRD 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.

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024

BACKGROUND:

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

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

The second Extension of Time was approved at the Director's Hearing on April 3, 2017.

The third Extension of Time was received June 16, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 6, 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 July 6, 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.

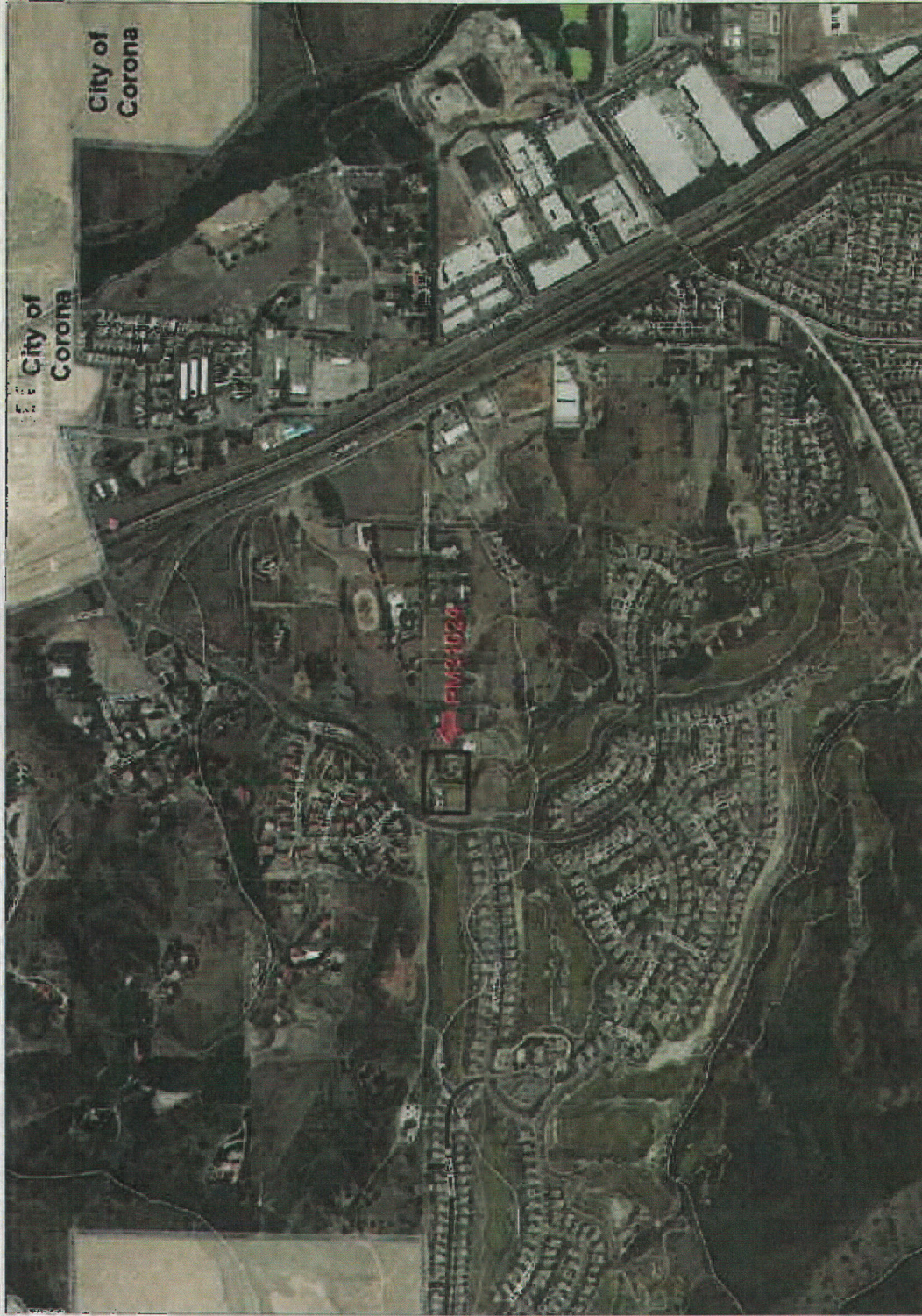
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 27, 2018. If a final map has not been recorded prior this date, a fourth extension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

RECOMMENDATION:

APPROVAL of the **THIRD 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, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for PM31024

Vicinity Map



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - 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.

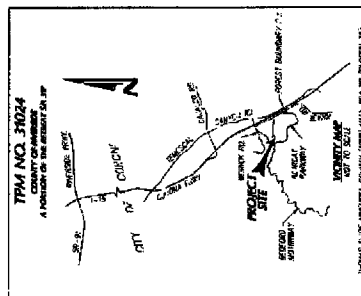
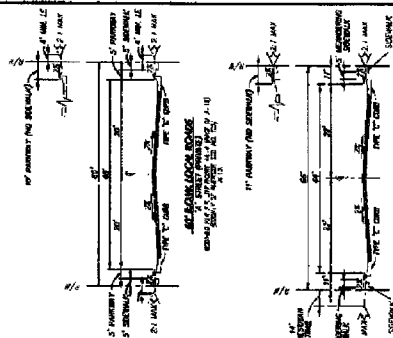


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© Riverside County RCIT GIS

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AMENDED NO. 1	COUNTY OF RIVERSIDE	PLANNING AREA 3 OF THE RETREAT S.P. 37 TENTATIVE PARCEL MAP NO. 31024 BORNEALE '67	Sheet No. 67	Scale 1" = 400'
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[illegible]

BOOKING
LAND PLANNING
SAVING

37 N. SARDON TRST
SEE #17
CHINA CATHEDRAL GARD
BL. 1531 129-160
PL. 1983 279-4390

[illegible][illegible]

Extension of Time Environmental Determination

Project Case Number: PM31024
Original E.A. Number: 39186
Extension of Time No.: Third
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.

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: _____

Arturo Ortuño, Contract Planner

Date: August 3, 2017

For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Don Bergh <DonB@kaengineering.com>
Sent: Thursday, July 06, 2017 3:28 PM
To: Ortuno, Arturo
Subject: RE: 3rd EOT PM31024 Recommended Conditions

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 recommended conditions.

With this email we hereby accept the following conditions for the 3rd Extension of Time for Parcel Map 31024:

50. REQ E HEALTH DOCUMENTS
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP
60. FINAL WQMP FOR GRADING
80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
90. WQMP COMP AND BNS REG

Applicant for PM31024 3rd Extension of Time,

Donald Bergh
Vice President / Project Manager

K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880
Email: DonB@kaengineering.com
Phone: (951) 279-1800 ext. 155
Fax: (951) 279-4380



Engineering
Land Planning
Surveying

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, July 05, 2017 5:06 PM
To: Don Bergh <DonB@kaengineering.com>
Subject: 3rd EOT PM31024 Recommended Conditions

Good afternoon Don,

Earlier this year the County made some changes to better streamline the EOT process. One of those changes was to cancel the LDC meeting in order to determine conditions and rather determined the following 7 conditions as the set standard conditions that will be applicable to all tract/parcel maps. Though there are circumstances that some conditions may not be applicable, which then can be revised after initial issuance. Also, there will be a clause at the end of each conditions stating that the said condition may have already been "met" if similar to previous conditions. Please read through the conditions and if you have any questions, please contact me so we can resolve those issues or concerns.

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT3 - 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. 28

EOT3 - 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

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 28

EOT3 - 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

EOT3 - 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)

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT3 - 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.

atersheds: 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. 3

EOT3 -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)

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT3 - 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. 3 EOT3 - 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

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT3 - 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)