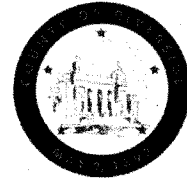


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
1.5  
(ID # 5527)

**MEETING DATE:**

Tuesday, October 24, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 36417 – Applicant: Robert Love – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Gross Acres – Zoning: Specific Plan (SP293) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417, extending the expiration date to August 5, 2018. [Applicant Fees 100%.]

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

**RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on September 6, 2017. The Tentative Tract Map No. 36417 will now expire on August 5, 2018.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 10/11/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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 24, 2017  
**xc:** Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 36417, along with Specific Plan No. 293, Substantial Conformance No. 6 (to SP293A5), and Change of Zone No. 7773, was approved by the Board of Supervisors on August 5, 2014.

The first Extension of Time was received on June 22, 2017, ahead of the expiration date of August 5, 2017. The applicant and the County have been negotiating conditions of approval and reached a consensus on August 1, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) 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. 36417 on September 6, 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 Planning Department and the Planning Commission.

**Supplemental**

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

**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**

  
Alex Gann 10/17/2017



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 6, 2017**

**I. AGENDA ITEM 1.18**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417** – Applicant: Robert Love – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Olive Avenue and westerly of Leon Road – 51.43 Gross Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots.

**II. PROJECT DESCRIPTION:**

First Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2018.

**III. PLANNING COMMISSION ACTION:**


Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Kroencke  
A vote of 5-0

**APPROVED** - First Extension of Time Request for Tentative Tract Map No. 36417, extending the expiration date to August 5, 2018.

1.18

Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisorial District: Third  
Project Planner: Arturo Ortuño  
Planning Commission Hearing: September 6, 2017

TENTATIVE TRACT MAP NO. 36417  
FIRST EXTENSION OF TIME  
Applicant: Robert Love



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 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots.

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. 36417**

### BACKGROUND:

Tentative Tract Map No. 36417, along with Specific Plan No. 293, Substantial Conformance No. 6 (to SP293A5), and Change of Zone No. 7773, was approved at Board of Supervisors on August 5, 2014.

The first Extension of Time was received June 22, 2017, ahead of the expiration date of August 5, 2017. The applicant and the County have been negotiating conditions of approval and reached a consensus on August 1, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a

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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 August 1, 2017) indicating the acceptance of the six (6) 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 August 5, 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:**

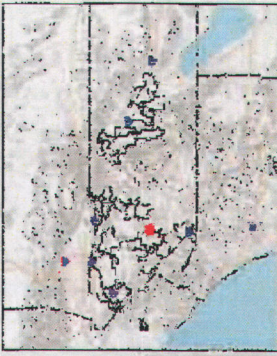
**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36417, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 5, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

# 1st EOT for TR36417 Vicinity Map



City of  
Menifee

- Legend**
- Display Parcels
  - City Boundaries
  - Cities
  - roads
  - 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.



0 1,457 2,914 Feet

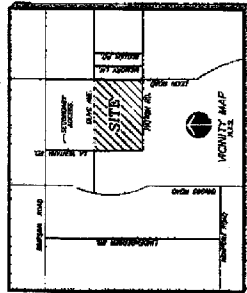


REPORT PRINTED ON... 8/4/2017 9:47:10 AM

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA  
 IN THE COUNTY OF RIVERSIDE  
**TENTATIVE TRACT**  
**MAP NO. 36417**

THIS IS A TENTATIVE MAP OF A TRACT OF LAND BEING OFFERED FOR SALE, AND THE BOUNDARIES AND DIMENSIONS THEREON ARE SUBJECT TO SURVEY AND RECORDING IN THE PUBLIC RECORDS.



**OWNER/APPLICANT/DEVELOPER**  
 WINCHESTER MEADOWS, LLC  
 3150 UNIVERSITY AVENUE, SUITE E  
 RIVERSIDE, CALIFORNIA 92506

**ASSESSORS PARCEL NUMBERS**  
 440-303-0100-0100  
 440-303-0100-0101  
 440-303-0100-0102  
 440-303-0100-0103  
 440-303-0100-0104  
 440-303-0100-0105  
 440-303-0100-0106  
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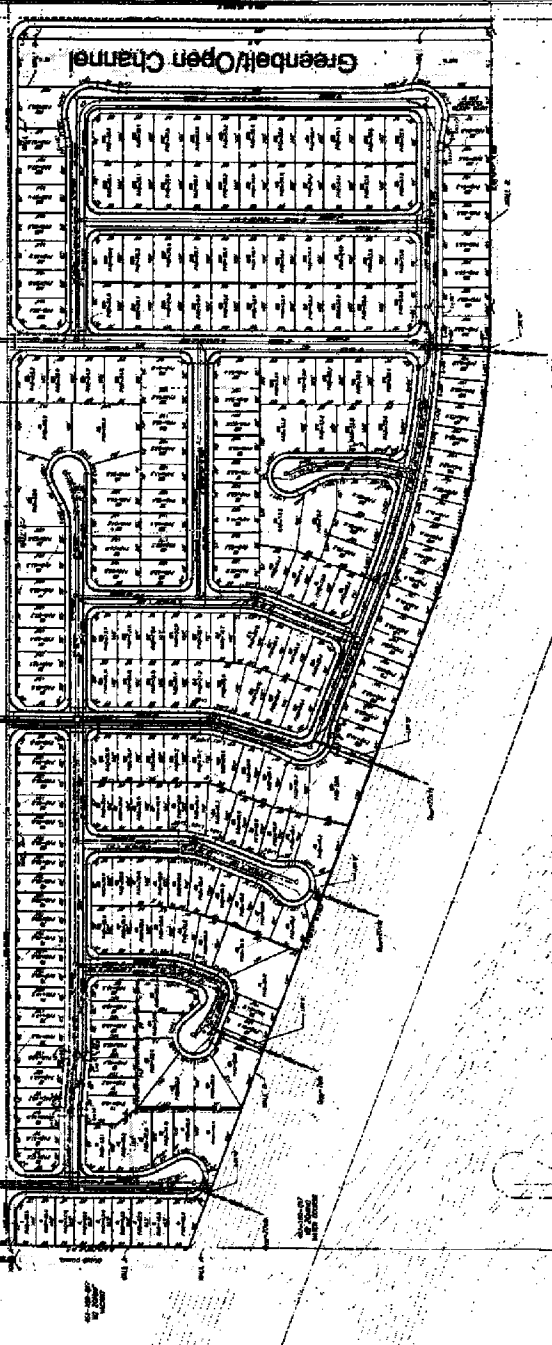
**CONTIGUOUS OWNERSHIP**  
 ALL INTERESTS IN THE TRACT ARE OWNED BY WINCHESTER MEADOWS, LLC.

**ZONING/LANDUSE**  
 R-1, AND RESIDENTIAL PLAN 202  
 R-1 AND RESIDENTIAL PLAN 203  
 R-1 AND RESIDENTIAL PLAN 204  
 R-1 AND RESIDENTIAL PLAN 205  
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 R-1 AND RESIDENTIAL PLAN 220

**UTILITY PARTIERS**  
 WATER: CALIFORNIA WATER SERVICE COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY  
 TELEPHONE: PACIFIC BELL TELEPHONE COMPANY  
 CABLE: CABLE NEWS NETWORK  
 SANITATION: RIVERSIDE COUNTY SANITATION DEPARTMENT  
 SEWER: RIVERSIDE COUNTY SEWER DEPARTMENT

**LOT INFORMATION**

LOT NO.	ACRES	AREA (SQ FT)	PERCENTAGE OF TOTAL AREA
1	0.01	1,367	0.0027
2	0.01	1,367	0.0027
3	0.01	1,367	0.0027
4	0.01	1,367	0.0027
5	0.01	1,367	0.0027
6	0.01	1,367	0.0027
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**GENERAL NOTES**

1. THIS TENTATIVE MAP IS A PRELIMINARY MAP AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE BOUNDARIES AND DIMENSIONS OF THE TRACT ARE SUBJECT TO SURVEY AND RECORDING IN THE PUBLIC RECORDS.
3. THE AREA OF THE TRACT IS APPROXIMATELY 100 ACRES.
4. THE TRACT IS BOUND BY OLIVE AVENUE TO THE NORTH, GREENBELT/OPEN CHANNEL TO THE EAST, AND SALT CREEK CHANNEL TO THE SOUTH.
5. THE TRACT IS DIVIDED INTO SEVERAL PHASES (PHASE 1, PHASE 2, PHASE 3).
6. THE TRACT IS SUBJECT TO THE ZONING AND LAND USE REGULATIONS OF THE COUNTY OF RIVERSIDE.
7. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PUBLIC.
8. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE ADJACENT OWNERS.
9. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE UTILITY COMPANIES.
10. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE RIVERSIDE COUNTY.
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90. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE ENTITIES.
91. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE INSTITUTIONS.
92. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE FOUNDATIONS.
93. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE TRUSTS.
94. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE PARTNERSHIPS.
95. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE JOINT VENTURES.
96. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE ASSOCIATIONS.
97. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE UNIONS.
98. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE COOPERATIVES.
99. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE SOCIETIES.
100. THE TRACT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF THE PRIVATE CLUBS.

**WINCHESTER MEADOWS, LLC**  
 3150 UNIVERSITY AVENUE, SUITE E  
 RIVERSIDE, CALIFORNIA 92506  
 TEL: (951) 580-2000 FAX: (951) 580-2000

**TENTATIVE TRACT MAP**  
 No. 36417  
 RIVERSIDE COUNTY  
 CALIFORNIA

DATE: JUNE 20, 2011

BY: [Signature]



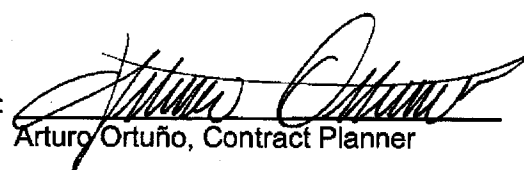
# Extension of Time Environmental Determination

Project Case Number: TR36417  
 Original E.A. Number: 42500  
 Extension of Time No.: First  
 Original Approval Date: August 5, 2014  
 Project Location: South of Olive Avenue and West of Leon Road

Project Description: Schedule "A" Subdivision of 51.43 gross acres into 228 residential lots with a minimum lot size of 5,000 sq. ft. and six (6) open space lots.

On August 5, 2014, 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: August 4, 2017  
 For Charissa Leech, Assistant TLMA Director

Robert Love  
1064 Pescador Drive  
Newport Beach, CA 92660  
August 1, 2017

Arturo Ortuno  
Contract Planner  
Riverside County Planning Department  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, CA 92660

Dear Arturo Ortuno:

I, Robert Love, the Extension of Time Applicant for Tentative Tract Map 36417, accept the following new conditions imposed on approval of said map for an extension of time of one-year:

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

Sincerely,



Robert Love  
Winchester Meadows LLC

Enclosure

08/10/17  
11:41

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36417

Parcel: 461-160-029

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. 20

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](http://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  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36417

Parcel: 461-160-029

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 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. 15 EOT1 - REQ BMP SWPPP WQMP RECOMMND

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.

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

TRANS DEPARTMENT

60.TRANS. 2 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](http://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"

08/10/17  
11:41

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36417

Parcel: 461-160-029

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                    EOT1 - FINAL WQMP FOR GRADING (cont.)                    RECOMMND

if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3                    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)

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8                    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 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)