

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



ITEM  
1.2  
(ID # 5919)

**MEETING DATE:**

Tuesday, January 9, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum – APPROVED PROJECT DESCRIPTION: Schedule "H" Subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134, extending the expiration date to June 7, 2018. [Applicant Fees 100%.]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on at the Director's Hearing on November 13, 2017. The Tentative Parcel Map No. 36134 will now expire on June 7, 2018.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 12/19/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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: January 9, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 36134 was originally approved by the Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved by the Planning Commission on December 7, 2016.

The Second Extension of Time was received May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 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 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 Director's Hearing heard the Second Extension of Time request for Tentative Parcel Map No. 36134 on November 13, 2017. The Hearing Officer approved the project.

**Impact on Residents 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.

**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 MINUTES
- B. DIRECTOR'S HEARING STAFF REPORT

  
Melissa Noone, Associate Management Analyst 12/28/2017



## DIRECTOR'S HEARING REPORT OF ACTIONS NOVEMBER 13, 2017

### 1.0 CONSENT CALENDAR:

#### 1.1 **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 25311**

– Applicant: Coastal Business Group c/o Christine Kuta – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Sombrero Court, southerly of 42<sup>nd</sup> Avenue, easterly of Washington Street, and westerly of Yucca Lane – 1,225 sq. ft. – Zoning: One-Family Dwellings (R-1) – Approved Project Description: The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with 12 panel antennas, 24 remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 sq. ft. equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Three (3) live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property. Access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42 – **REQUEST:** First Extension of Time Request for Plot Plan No. 25311, extending the expiration date to November 5, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**APPROVED** First Extension of Time Request for Plot Plan No. 25311, extending the expiration date to November 5, 2018.

#### 1.2 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE**

**PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Pass View Drive, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" Subdivision of 3.7 gross acres into three (3) residential parcels with a minimum lot size of 1 gross acre – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2018.

#### 1.3 **ADOPTION OF THE 2018 DIRECTOR'S HEARING CALENDAR**

**ADOPTED** the 2018 Director's Hearing Calendar.

### 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. 25843 – Intent to Adopt a Negative Declaration –**

EA42808 – Applicant: Verizon Wireless – Engineer/ Representative: Spectrum Services, Inc. – Owner: Southern California Edison – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Open Space: Mineral Resources (OS-MIN) – Location: Southerly of Temescal Canyon Road, westerly of Campbell Ranch Road, and easterly of Maitri Road, within the unincorporated area of Riverside County – Zoning: Wildrose Specific Plan, Planning Area IV-2 (SP 176, PA IV-2) – **REQUEST:** The plot plan proposes to construct a new wireless telecommunication facility disguised as a pine tree (monopine), consisting of a 70 foot tall tower, 12 panel antennas, 12 remote radio units, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) global positioning satellite antennas enclosed within a 300 sq. ft. lease area. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

#### Staff Report Recommendation:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42808; and

**APPROVE** Plot Plan No. 25843.

#### Staff's Recommendation:

**ADOPTION** of a Negative Declaration for Environmental Assessment No. 42808; and

**APPROVAL** of Plot Plan No. 25843.

#### Planning Director's Actions:

**ADOPTED** a Negative Declaration for Environmental Assessment No. 42808; and

**APPROVED** Plot Plan No. 25843, subject to the conditions of approval.

### 4.0 PUBLIC COMMENTS:

**NONE**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**

**Agenda Item No.:**

**1.2**

**Director's Hearing: November 13, 2017**

**PROPOSED PROJECT**

**Case Number(s):** PM36134

**Applicant(s):** Grant Becklund

**Area Plan:** The Pass

**Zoning Area/District:** Cherry Valley District

**Representative(s):** N/A

**Supervisory District:** Fifth District

**Project Planner:** Arturo Ortuno

A handwritten signature in black ink, appearing to read 'Charissa Leach', written over a horizontal line.

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36134**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2018, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### *Background*

Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 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 (September 26, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

### *State Bills*

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 7, 2018. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

#### ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

#### FINDINGS

**In order for the County to approve a proposed project, the following findings are required to be made:**

##### *Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



# Vicinity Map

## 2nd EOT for PM36134



- Legend**
- City Boundaries
  - Cities
  - roads
  - INTERCHANGE
  - HIGHWAY
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lakes
  - Rivers

**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

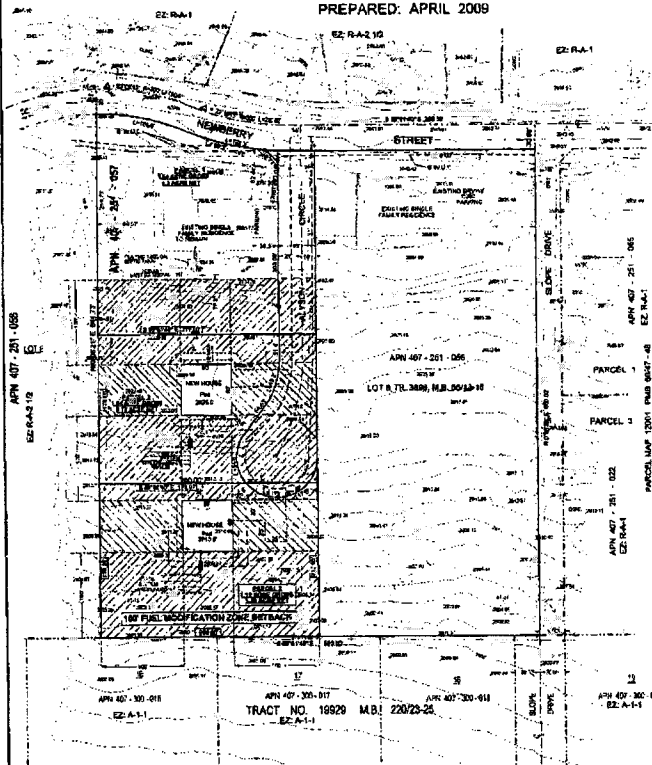


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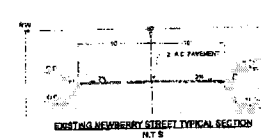
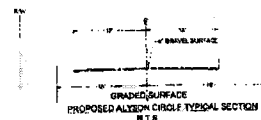
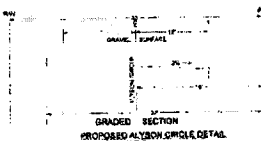


**TENTATIVE PARCEL MAP 36134**  
 BEING A SUBDIVISION OF LOT 7 OF  
 TRACT 3888, M.B. 66/13-16, SECTION 21,  
 T.2S., R.1W., S.B.B.&M.  
 PREPARED: APRIL 2009



**LEGEND**

- EX EXISTING ZONE
- EX EXISTING GROUND CONTOURS
- EX EXISTING FENCE
- EX EXISTING STRUCTURES
- EX EXISTING WALL
- EX BRUSH OR SHRUB
- EX TREES
- EX CENTERLINE
- EX POWER POLES
- EX WATER METER
- EX PROPOSED LEACH LINES
- EX 100' FUEL MODIFICATION ZONE SETBACK



**LEGAL DESCRIPTION**

LOT 7 OF TRACT 3888, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86, PAGES 73 THRU 118 OF THE OFFICE OF THE COUNTY RECORDER.

**APPLICANT / LAND OWNER**

ANGELO M. MIGLIACCIO  
 TRACY S. MIGLIACCIO  
 38731 NEWBERRY ST  
 CHERRY VALLEY, CA 92222  
 951-448-1108

**PROPERTY ADDRESS**

APN 407-251-087  
 AREA: 3.7 ACRES GROSS, 3.3 ACRES NET  
 38731 NEWBERRY STREET  
 CHERRY VALLEY, CA 92222

**ENGINEER / SURVEYOR / EXHIBIT PREPARER**

D.M. RICHMAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.  
 13333 ROADRUNNER TRAIL  
 BANNING, CA 92220  
 951-945-3600

ASSESSOR'S PARCEL NO. 407-251-087  
 AREA: 3.7 ACRES GROSS, 3.3 ACRES NET.

**CONTINGUOUS OWNERSHIP**

THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY  
 EXISTING & PROPOSED ZONING: R-4.2 1/2, R-4-1  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS

**EXISTING LAND USE OF SURROUNDING PROPERTIES**

NORTH - SINGLE FAMILY RESIDENCE  
 EAST - SINGLE FAMILY RESIDENCE  
 WEST - SINGLE FAMILY RESIDENCE  
 SOUTH - VACANT LOTS

**UTILITY FUNCTIONS**

ELECTRIC - SDG CALIF. EDISON  
 TELEPHONE - VERIZON  
 SEWER - ON SITE DISPOSAL  
 WATER - BEAUMONT-CHERRY VALLEY WATER DIST.  
 GAS - SD CALIF GAS CO.  
 SCHOOL DIST - BEAUMONT UNIFIED SCHOOL DIST.  
 CABLE TV - ADOLPHIA

**EXISTING STRUCTURES**

ALL EXISTING STRUCTURES ON EXISTING PARCELS  
 WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED  
 BY THIS SUBDIVISION.

**CONTOUR BOUNDARY**

FIELD AND AERIAL TOPO PREPARED BY DM AND  
 H.S. HACKER ON 10/05/08  
 FLOOD CONTROL ZONE: 10'

PROJECT IMPROVEMENT: SCHEDULE 10'

PROJECT NOT WITHIN A SPECIFIC PLAN

PROJECT IS WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT

PROJECT NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT

NO LANDS OFFERED FOR DEDICATION TO PUBLIC OR OTHER USES.

NO EXISTING WATER WELLS ON PROPERTY OR WITHIN 300' OF PROPERTY BOUNDARY.

NO PRELIMINARY GRADING PROPOSED.

LAND NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC HAZARD.

NO FLOOD PLAIN MAP 800840000 A, ZONE 10'

NO OPEN CHANNELS ON PROPERTY.

NO COMMON AREAS, OPEN SPACE OR RECREATIONAL AREAS.

ALL NEW STRUCTURES WILL BE LESS THAN 26' IN HEIGHT.

#	DATE	BY	REVISIONS
1	11/04/08	DM	COLLECTED TO NEW APN'S


# Extension of Time Environmental Determination

Project Case Number: PM36134  
Original E.A. Number: 42041  
Extension of Time No.: Second  
Original Approval Date: June 7, 2011  
Project Location: North of Pass View Drive, South of Newberry Street and West of Slope Drive

Project Description: Schedule "H" Subdivision of 3.7 gross acres into three residential parcels with a minimum lot size of 1 gross acre.

On June 7, 2011, 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:   
Arturo Ortuño, Project Planner

Date: October 19, 2017  
For Charissa Leech, Assistant TLMA Director

# Grant Becklund

Civil Engineering  
RCE 23737

To: Arturo Ortuno

From: Grant Becklund

Date: September 26th, 2017

Re: Acceptance of EOT-2 Conditions of Approval  
Case Tentative Parcel Map No. 36134.

Mr. Ortuno:

I am the applicant for the EOT Case TR.36134. I accept the following conditions of approval associated with this Extension of Time Request.

- 1) Prior to Map Recordation:
  - 50. E HEALTH.1 EOT2 - REQ E HEALTH DOCUMENTS
  - 50. TRANS.30 EOT2 - FINAL ACCESS AND MAINT
- 2) Prior to Grading Permit — Issuance:
  - 60. BS-GRADE.6 EOT2 - REQ BMP SWPPP WQMP
  - 60. TRANS.1 EOT2 - FINAL WQMP FOR GRADING
- 3) Prior to Building Permit- Issuance:
  - 80. TRANS.2 EOT2 - WQMP AND MAINTENANCE
- 4) Prior to Building Final Inspection:
  - 90. BS-GRADE.2 EOT2 - WQMP REQUIRED
  - 90. TRANS.2 EOT2 - WQMP COMP AND BNS REG

Respectfully Submitted



Grant Becklund

30811 Garbani Road  
Winchester, CA 92596  
(909) 288-0801

05/22/17  
15:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

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. 30

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

05/22/17  
15:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

50. PRIOR TO MAP RECORDATION

50.TRANS. 30

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. 6

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)

05/22/17  
15:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

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](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

(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. 2

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. 2 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



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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)