

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



ITEM
1.4
(ID # 6101)

MEETING DATE:

Tuesday, January 30, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 34252 – Applicant: Maria Calderon – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Southerly of Santa Rosa Mine Road and easterly of Via Refugio – 10.53 Acres – Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5) – APPROVED PROJECT DESCRIPTION: A Schedule H subdivision of 10.53 gross acres into 2 residential parcels. Parcel 1 is 5.17 gross acres and parcel 2 is 5.36 gross acres – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Director's Notice of Decision for the above referenced case acted on by the Planning Director on December 18, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

1/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Perez 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: January 30 2018
xc: Planning, Applicant

Kepia Harper-Ihem
Clerk of the Board
By:
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 34252 was originally approved at the Director's Hearing on October 22, 2007. It proceeded to the Board of Supervisors for receive and file on April 29, 2008.

The First Extension of Time was received on October 19, 2017, ahead of the expiration date of October 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 14, 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 Director's Hearing heard the First Extension of Time for Tentative Parcel Map No. 34252 on December 18, 2017. The Hearing Officer approved the project.

Board Action

The Hearing Officer'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.

Supplemental

Additional Fiscal Information

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

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

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



**DIRECTOR'S HEARING
REPORT OF ACTIONS
DECEMBER 18, 2017**

1.0 CONSENT CALENDAR:

1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32782 – Applicant: Daniel Rosa – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nuevo Valley Drive, easterly of Menifee Road, westerly of Olivas Avenue, and southerly of Blanik Avenue – 2.07 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule “H” Subdivision of 2.07 gross acres into two (2) – one (1) acre single family lots – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32782, extending the expiration date to April 17, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 32782, extending the expiration date to April 17, 2020.

1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34252 – Applicant: Maria Calderon – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Southerly of Santa Rosa Mine Road and easterly of Via Refugio – 10.53 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: A Schedule “H” Subdivision of 10.53 gross acres into two (2) residential parcels. Parcel one (1) is 5.17 gross acres and parcel two (2) is 5.36 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED First Extension of Time Request for Tentative Parcel Map No. 34252, extending the expiration date and to reflect SB1185 and AB333 benefits to October 22, 2020.

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

2.1 PLOT PLAN NO. 25776 – Intent to Adopt a Mitigated Negative Declaration – EA42777– Applicant: J7 Architecture – Engineer Representative: Terry Jacobson – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Land Use Designation: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Southerly of Lawson Road, westerly of Temescal Canyon Road, northerly of Trilogy Parkway, and easterly of Warm Springs Road – Zoning: Mountain Springs Specific Plan, Planning Area 18 (SP 221, PA 18) – **REQUEST:** Plot Plan to permit the phased development of a 14.53-acre site that will include the construction and operation of a 58-foot-tall 31,500 sq. ft. worship center (with a 50-foot roof height and an additional eight-foot architectural element), a two (2) story 17,500 sq. ft. multipurpose hall with classrooms and meeting space, a two (2) story 16,800 sq. ft. classroom and office building, a two (2) story 19,800 sq. ft. elementary school building, a two (2) story 16,250 sq. ft. preschool building with adult education classrooms, a parking lot with 605 parking stalls, a playground and separate tot lot area, and all other improvements necessary and required for the development of the project site, including three (3) water quality basins. Continued from November 27, 2017. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Staff Report Recommendation:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42777; and

APPROVE Plot Plan No. 25776.

Staff's Recommendation:
ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 42777; and

APPROVAL of Plot Plan No. 25776.

Planning Director's Actions:
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42777; and

APPROVED Plot Plan No. 25776, subject to the conditions of approval.

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

3.1 PLOT PLAN NO. 25987 – Intent to Adopt a Negative Declaration – EA42870 – Applicant: Verizon Wireless c/o Cortel – Engineer/Representative: Andrea Urbas – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Community Development: Medium Density Residential (CD-MDR) (2-5 dwelling units per acre) – Location: Northerly of South Circle Drive, southerly of North Circle Drive, easterly of Village Center Drive, and westerly of River Drive – 3.18 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Village Tourist Residential (R-3A) – **REQUEST:** Plot Plan No. 25987 proposes to install a 70-foot-high disguised wireless communication facility designed as a pine tree (monopine) with 12 antennas, 15 RRUs, one (1) 4-foot-diameter microwave dish, three (3) RAYCAPS, one (1) GPS antenna, and one (1) DC generator on a concrete pad with outdoor equipment cabinets enclosed inside a 568 sq. ft. lease area surrounded by a 6-foot-high block wall. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:
ADOPT a Negative Declaration for Environmental Assessment No. 42870; and

APPROVE Plot Plan No. 25987.

Staff's Recommendation:
ADOPTION of a Negative Declaration for Environmental Assessment No. 42870; and

APPROVAL of Plot Plan No. 25987.

Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 42870; and

APPROVED Plot Plan No. 25987, subject to the conditions of approval as modified at hearing.

3.2 TENTATIVE PARCEL MAP NO. 37172 – Exempt from the California Environmental Quality Act (CEQA), Section 15061 – Applicant: Robert Nicorici – Engineer/ Representative: Gomez Daneying & Mapping Inc. – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Betty Road, southerly of Mountain Avenue, easterly of Highway 74, and westerly of Sophie Street – 2.23 Gross Acres – Zoning: Rural Residential (R-R) **REQUEST:** The Parcel Map proposes a Schedule "H" Subdivision to create two (2) parcels. The parcels will be a minimum of 1.1 gross acres. **EXCEPTION** to Ordinance No. 460 is also proposed to allow lot depths of lots 1 and 2 to exceed four (4) times the lot width. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:
FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVE Tentative Parcel Map No. 37172.

Staff's Recommendation:
FINDING the project exempt from the California Environmental Quality Act (CEQA); and

APPROVAL of an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVAL of Tentative Parcel Map No. 37172.

Planning Director's Actions:
FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED an Exception to Section 3.8.C of Ordinance No. 460; and

APPROVED Tentative Parcel Map No. 37172, subject to the conditions of approval as modified at hearing.

4.0 PUBLIC COMMENTS:

NONE



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


Agenda Item No.:

1.2

Director's Hearing: December 18, 2017

PROPOSED PROJECT

Case Number(s):	PM34252	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Applicant(s):	Maria Gabaldon
Zoning Area/District:	Gavilan Hills Area	Representative(s):	
Supervisory District:	First District	Representative(s):	Ian Wilson Land Surveying
Project Planner:	Gabriel Villalobos		


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 10.53 gross acres into two residential parcels. Parcel 1 is 5.17 gross acres and parcel 2 is 5.36 gross acres.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 34252**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 22, 2020, 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. 34252 was originally approved at Director's Hearing on October 22, 2007. It proceeded to the Board of Supervisors for receive and file on April 29, 2008.

The First Extension of Time was received October 19, 2017, ahead of the expiration date of October 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 14, 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 (November 14, 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 October 22, 2020. 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

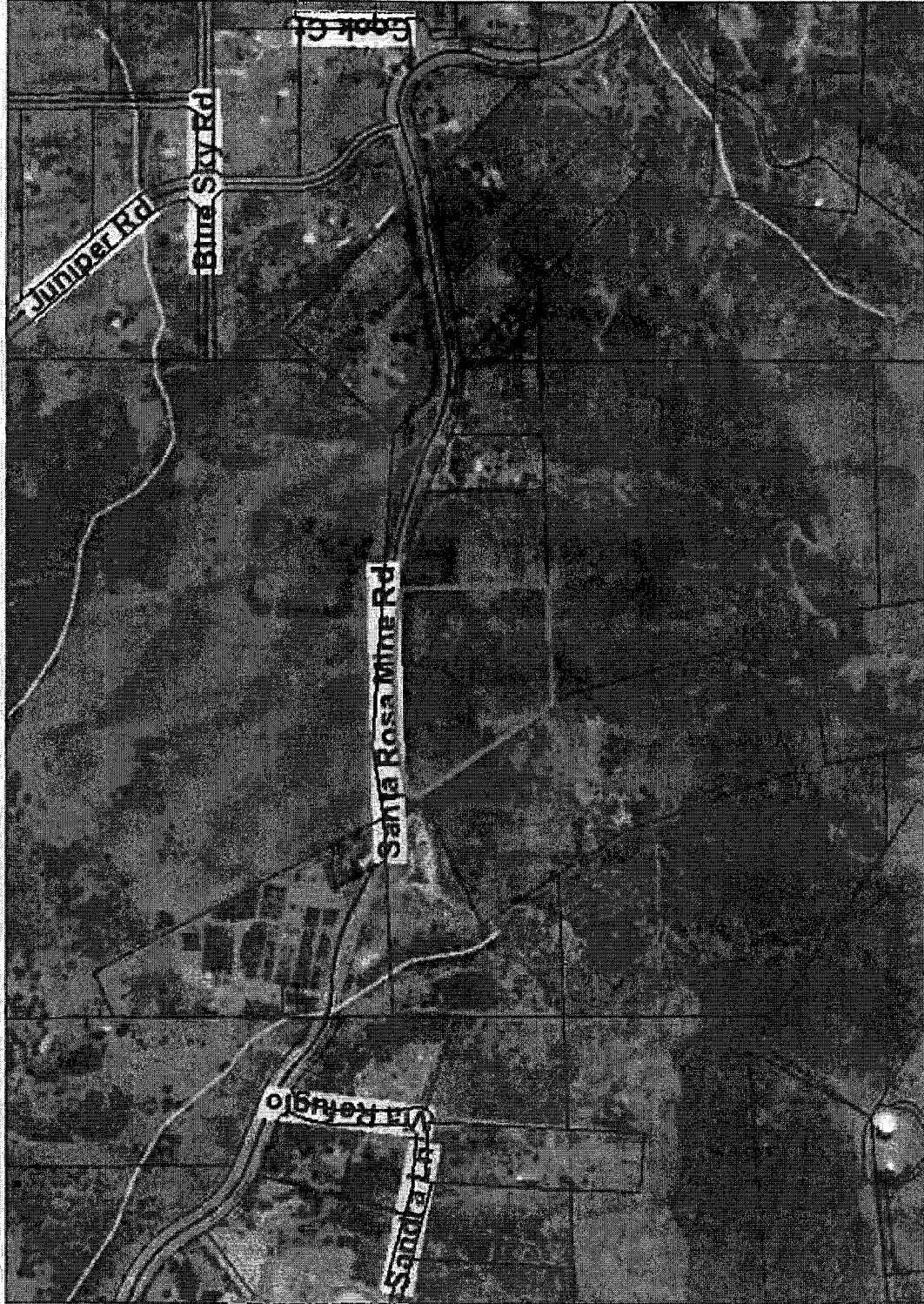
In order for the County to approve a proposed project, the following findings are required to be made:

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

1st EOT for PM34252



Los Angeles
San Diego
Tijuana
Mexico

Legend

- Parcels
- - County Centerlines
- Blueline Streams
- City Areas



0 752 1,505 Feet

REPORT PRINTED ON... 11/28/2017 10:47:04 AM

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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.

Extension of Time Environmental Determination

Project Case Number: PM34252
 Original E.A. Number: EA41045
 Extension of Time No.: 1st EOT
 Original Approval Date: October 22, 2007
 Project Location: Northerly of El Nido Road, Southerly of Santa Rosa Mine Road, Easterly of Via Refugio, Westerly of Juniper Road.
 Project Description: A Schedule H subdivision of 10.53 gross acres into 2 residential parcels. Parcel 1 is 5.17 gross acres and parcel 2 is 5.36 gross acres.

On October 22, 2007, 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: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 11/28/17
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Gilbert Gabaldon <ggabaldon69@gmail.com>
Sent: Tuesday, November 14, 2017 12:05 AM
To: Villalobos, Gabriel
Subject: Re: 1st EOT PM34252 Recommended Conditions

Mr. Villalobos:

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34252

The following seven conditions are acceptable to us, and they are as follows:

1. 50. REQ E HEALTH DOCUMENTS
2. 50. FINAL ACCESS AND MAINT
3. 60. REQ BMP SWPPP WQMP
4. 60. FINAL WQMP FOR GRADING
5. 80. WQMP AND MAINTENANCE
6. 90. WQMP REQUIRED
7. 90. WQMP COMP AND BNS REG

I am the applicant of the first extension of time and I accept the previously stated seven conditions.

Thank you.

Maria Gabaldon

On Fri, Oct 27, 2017 at 3:48 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: G&M Gabaldon & R&T Calderon

c/o Maria Gabaldon

34086 Ladyfern Court

Lake Elsinore, CA 92532

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34252.

The County Planning Department has determined it necessary to recommend 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.

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

90. WQMP REQUIRED

60. REQ BMP SWPPP WQMP

90. WQMP COMP AND BNS REG

60. FINAL WQMP FOR GRADING

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning

4080 Lemon Street 12th Floor

Riverside, CA 92501

951-955-6184



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County of Riverside California

10/27/17
15:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH: 2 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. 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

10/27/17
15:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

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. 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)

10/27/17
15:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

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.

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. 1 EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

10/27/17
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PARCEL MAP Parcel Map #: PM34252

Parcel: 321-180-017

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 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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PARCEL MAP Parcel Map #: PM34252

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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.

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