

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



ITEM
1.2
(ID # 6273)

MEETING DATE:

Tuesday, February 27, 2018

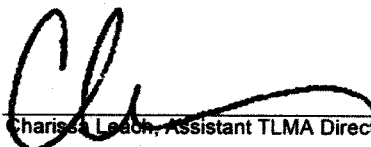
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31818 – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: southerly of Bosley Lane, northwesterly of Mountain Road, easterly of Crilly Road – 160 Acres – Zoning: Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5) – APPROVED PROJECT DESCRIPTION: The land division hereby permitted is to divide the 160 (gross) acres into 311 residential lots, a 10.77 acre park site, a 1.06 acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice) – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818, extending the expiration date to December 19, 2020. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on January 3, 2018. The Tentative Tract Map No. 31818 will now expire on December 19, 2020.

ACTION: Consent


Charissa Leach, Assistant TLMA Director

2/20/2018

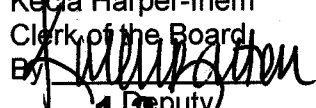
MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione 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: February 27, 2018
XC: Planning, Applicant

Page 1 of 3

ID# 6273

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy
1.2

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Tract Map No. 31818 was originally approved by the Planning Commission on December 6, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6910 where both applications were approved on December 19, 2006.

The Second Extension of Time was received on October 27, 2017, ahead of the expiration date of December 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 9, 2017.

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

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

The Planning Commission heard the second extension of time for Tentative Tract Map No. 31818 on January 3, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Sanchez absent).

Board Action

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

Impact on Citizens and Businesses

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

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

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

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



Jason Farin 2/21/2018



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 3, 2018**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31818 – Applicant: MPLC JBJ Ranch, LP – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Southerly of Bosley Lane, north-westerly of Mountain Road, and easterly of Crilly Road – 160 Acres – Zoning: Planned Residential (R-4) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: The land division hereby permitted is to divide the 160 acres (gross) into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including three (3) water quality basins and a graded swale (water quality best management practice).

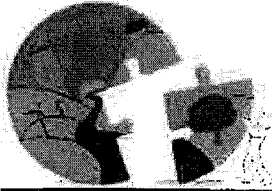
II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to December 19, 2020.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Shaffer
A vote of 4-0 (Commissioner Sanchez Absent)

APPROVED - Second Extension of Time Request for Tentative Tract Map No. 31818, extending the expiration date to December 19, 2020.



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

Agenda Item No.:

1.1

Planning Commission Hearing: January 3, 2018

PROPOSED PROJECT

Case Number(s): TR31818

Applicant:

Area Plan: Elsinore

MPLC JBJ Ranch, LP

Zoning Area/District: Alberhill Area

Supervisory District: First District

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 160 acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31818**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 19, 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 Tract Map No. 31818 was originally approved at Planning Commission on December 6, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6910 where both applications were approved on December 19, 2006.

The Second Extension of Time was received October 27, 2017, ahead of the expiration date of December 19, 2017. The applicant and the County discussed conditions of approval and reached consensus on November 9, 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 9, 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 Commission as a consent calendar item.

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.

The total number years a map may be extended is 6 years. The 1st extension of time granted one year. This, 2nd extension will grant another three years. The remaining number of years available to extend this tentative map after this approval will be 2 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.

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 December 19, 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

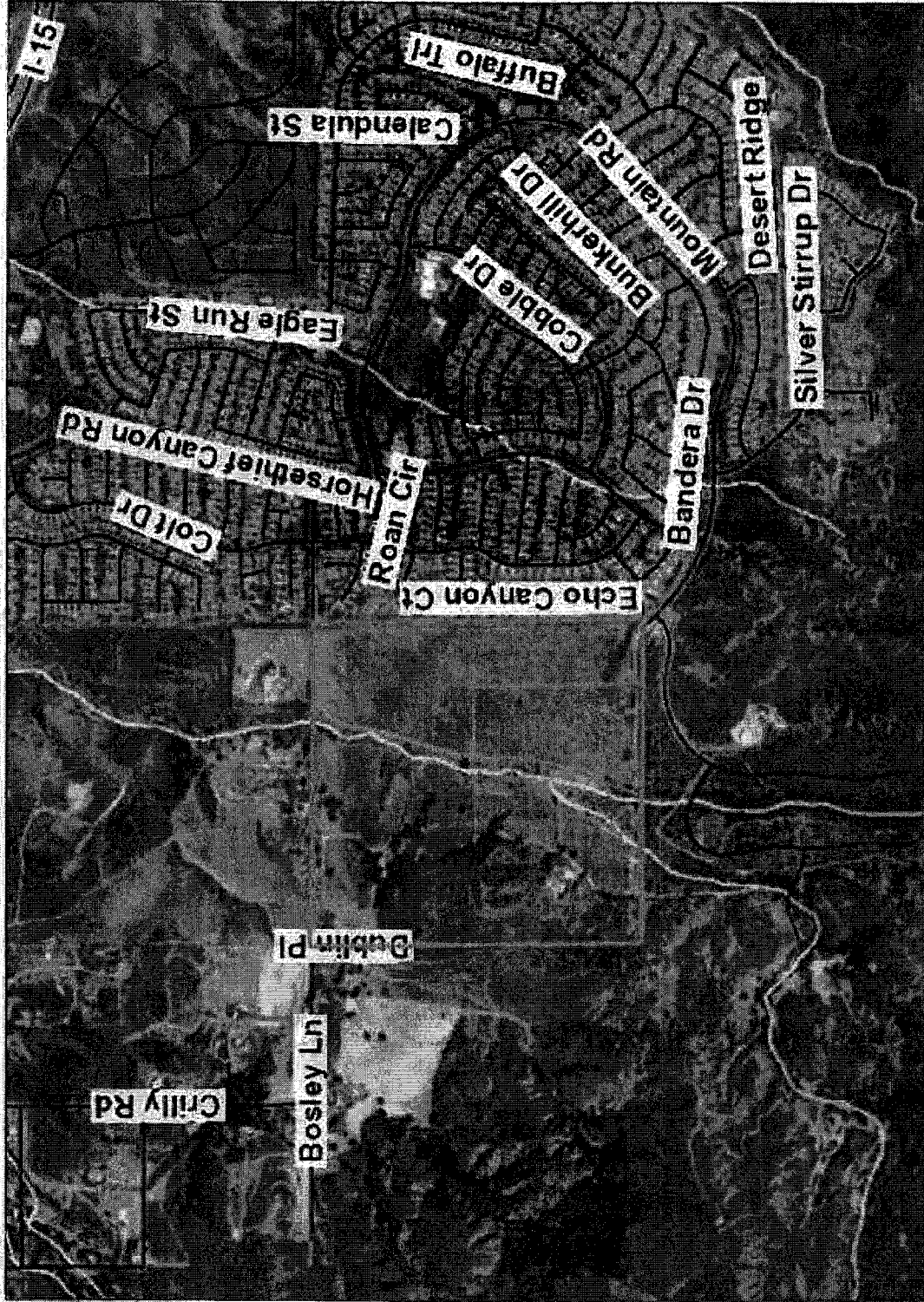
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract 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 Tract 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 TR31818

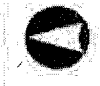


Legend

- County Centerlines
- Blueline Streams
- City Areas

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.



REPORT PRINTED ON... 11/27/2017 3:04:22 PM

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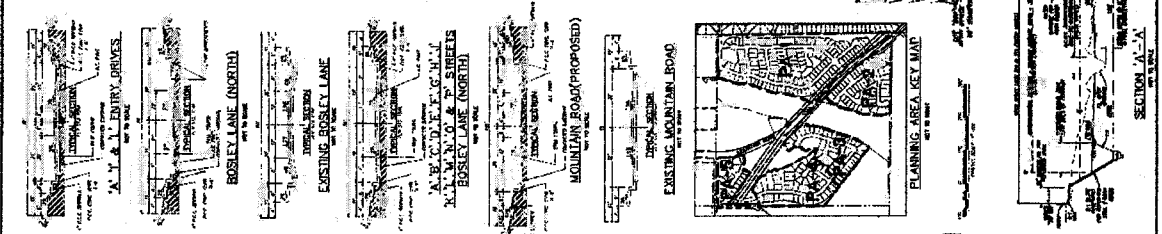
TENTATIVE TRACT MAP NO. 31818

AMENDMENT NO. 7

BEING A SUBDIVISION OF THE NEAREST QUARTER OF SECTION 18, TOWNSHIP SOUTH, RANGE 3 WEST, COUNTY OF MONTGOMERY, MISSOURI



NO.	ACRES	OWNER	REMARKS
1	1.25	...	...
2	1.25	...	...
3	1.25	...	...
4	1.25	...	...
5	1.25	...	...
6	1.25	...	...
7	1.25	...	...
8	1.25	...	...
9	1.25	...	...
10	1.25	...	...
11	1.25	...	...
12	1.25	...	...
13	1.25	...	...
14	1.25	...	...
15	1.25	...	...
16	1.25	...	...
17	1.25	...	...
18	1.25	...	...
19	1.25	...	...
20	1.25	...	...



SECTION C OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION D OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION E OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION F OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION G OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION H OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION I OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION J OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION K OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION L OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION M OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION N OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION O OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION P OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION Q OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION R OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION S OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION T OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION U OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION V OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION W OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION X OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION Y OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

SECTION Z OF THE TRACT MAP NO. 31818 AMENDMENT NO. 7

Extension of Time Environmental Determination

Project Case Number: TR31818
 Original E.A. Number: 39349
 Extension of Time No.: 2nd EOT
 Original Approval Date: December 19, 2006
 Project Location: South of Bosley Lane, Northwest of Mountain Road, East of Crilly Road

Project Description: The land division hereby permitted is to divide the 160 acre (gross) acres into 311 residential lots, a 10.77-acre park site, a 1.06-acre community use lot (Lot # 317), 22 open space lots (60.4 acres) including 3 water quality basins and a graded swale (water quality best management practice).

On December 19, 2006, 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: 
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

**MISSION
PACIFIC**
LAND COMPANY

November 9, 2017

Gabriel Villalobos

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Subject: TR31818 – Second Extension of Time Conditions of Approval

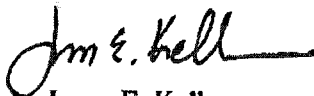
Dear Mr. Villalobos,

We are in receipt of your email dated November 1, 2017 recommending additional conditions of approval as part of the TTM extension of time application. We have reviewed the following conditions and find them acceptable.

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

Please contact me if you need any further information to complete the time extension process.

Sincerely,



Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

11/01/17
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2 - 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. 45 EOT2 - FINAL ACCESS AND MAINT RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 45

EOT2 - 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

EOT2 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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

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11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS: 2 EOT2 -- 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. 5 EOT2 -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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11:31

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31818

Parcel: 391-210-002

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE: 4 EOT2 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. 8

EOT2 - 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

11/01/17
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR31818

Parcel: 391-210-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT2 - 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)