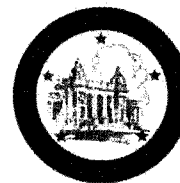


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.4
(ID # 6456)

MEETING DATE:

Tuesday, March 13, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31712 – Applicant: Thomas Cornell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road, northerly of Quail Drive – 20.65 Acres – Zoning: Residential Agricultural – 5-Acre Minimum (R-A-5) – APPROVED PROJECT DESCRIPTION: A schedule "H" subdivision of 20.65 acres into four (4) parcels with a minimum lot size of 5-acres. – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31712, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2019. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Planning Director on January 22, 2018. The Tentative Parcel Map No. 31712 will now expire on November 9, 2019.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

3/5/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: March 13, 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**

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. 31712 was originally approved by the Planning Commission on September 22, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6944 where both applications were approved on November 9, 2004.

The Third Extension of Time was received on November 1, 2016, ahead of the expiration date of November 9, 2016. The applicant and the County discussed conditions of approval and reached consensus on November 21, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of nine (9) 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 third extension of time for Tentative Parcel Map No. 31712 on January 22, 2018. The Director's Hearing approved the project.

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.

Supplemental

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

Additional Fiscal Information

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

ATTACHMENTS:

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



Scott Bruckner 3/5/2018



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JANUARY 22, 2018**

1.0 CONSENT CALENDAR:

- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31712** – Applicant: Thomas Cornell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road, and northerly of Quail Drive – 20.65 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule "H" Subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31712, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2019. Project Planner: Gabriel Villalobos at 951-955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 31712, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2019.
- 1.2 **ADOPTION OF THE REVISED 2018 DIRECTOR'S HEARING CALENDAR** – Changing the February 5, 2018 meeting location from Riverside to the Desert. **ADOPTED** the Revised 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. 26050 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis Flores, P.E. – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Zoning: Light Agriculture (A-1) – Location: Northerly of Stetson Avenue, southerly of Johnston Avenue, easterly of Cornell Street, and westerly of Dartmouth Street – 2.4 Acres – **REQUEST:** The Plot Plan proposes a Class II Kennel Facility. Three (3) 20' x 120' and one (1) 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by six (6) foot high chain link fencing. Two (2) 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by six (6) foot high chain link fencing. Four (4) 120 sq. ft. kennel sheds, one (1) 80 sq. ft. kennel shed, and one (1) 180 sq. ft. kennel shed are proposed, and it will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. Project Planner: Deborah Bradford at (951) 955-6646 or e-mail at dbradfor@rivco.org. **Staff Report Recommendation:** **FIND** Plot Plan No. 26050 exempt from the California Environmental Quality Act (CEQA); and **APPROVE** Plot Plan No. 26050. **Staff's Recommendation:** **FINDING** Plot Plan No. 26050 exempt from the California Environmental Quality Act (CEQA); and **APPROVAL** of Plot Plan No. 26050. **Planning Director's Actions:** **FOUND** Plot Plan No. 26050 exempt from the California Environmental Quality Act (CEQA); and **APPROVED** Plot Plan No. 26050, subject to the conditions of approval as modified at hearing.
- 4.0 **SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**
- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT NO. 553 FOR SPECIFIC PLAN NO. 396, GENERAL PLAN AMENDMENT NO. 1220, CONDITIONAL USE PERMIT NO. 3773 – EA43024** – Applicant/Owner: 71-91, LLC/EBR Motorsports, LLC – Engineer/Representative: KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – Open Space Mineral Resources (OS-MIN) – Prado Mira **COLLECTED** Comments from the Public for the Environmental Impact Report.



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

Agenda Item No.:

1.1

Director's Hearing: January 22, 2018

PROPOSED PROJECT

Case Number(s): PM31712

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

Applicant(s):

Thomas Cornell

Representative(s):

Secutrac Engineering


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 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31712**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 9, 2019, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

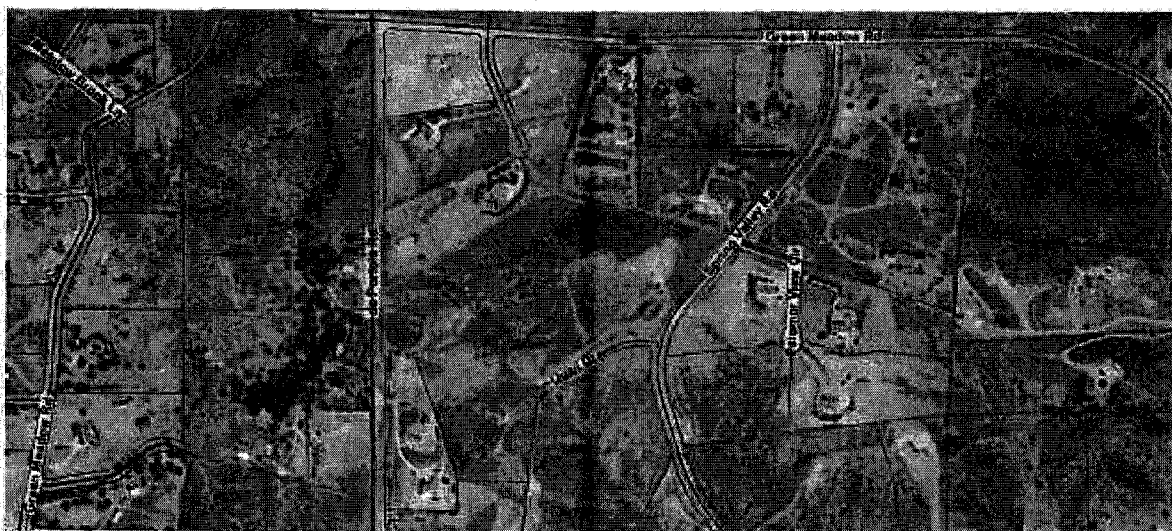


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 31712 was originally approved at Planning Commission on September 22, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6944 where both applications were approved on November 9, 2004.

The Third Extension of Time was received November 1, 2016, ahead of the expiration date of November 9, 2016. The applicant and the County discussed conditions of approval and reached consensus on November 21, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of nine (9) 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 21, 2017) indicating the acceptance of the nine (9) 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.

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.

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.

As a result, the total number years a map may be extended is 6 years. The first and second extensions of time each extended the expiration date by 1 year. 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, this third extension of time will push the tentative map's expiration date another 3 years to November 9, 2019. If a final map has not been recorded prior this date, the fourth extension of time request must be filed 30-days prior to map expiration. The fourth extension of time will grant an additional 1 year, pushing the final expiration date of the tentative tract map to November 9, 2020.

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.

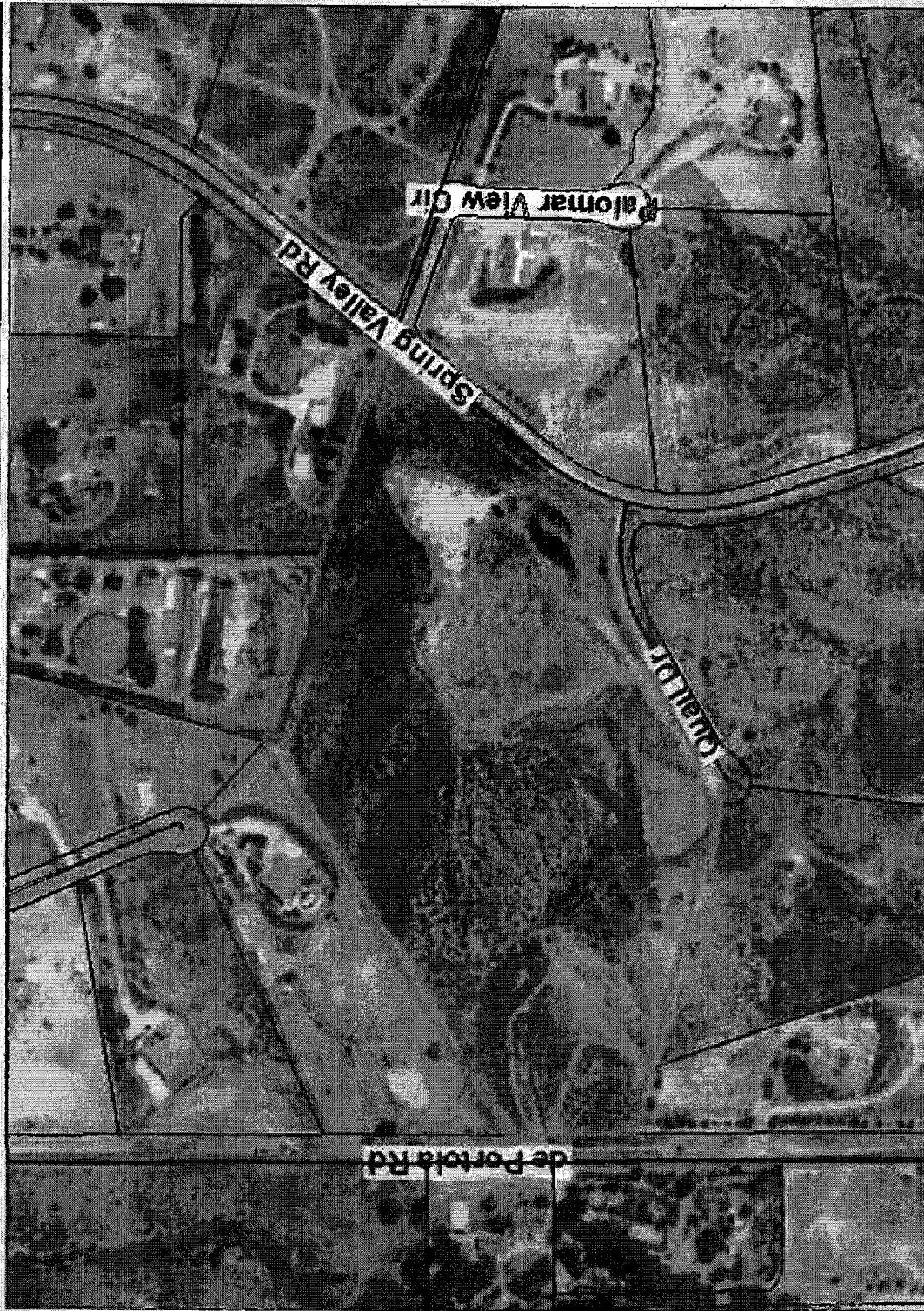
FINDINGS

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 3rd EOT for PM31712



- Legend**
- ☐ Parcels
 - ☐ 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.

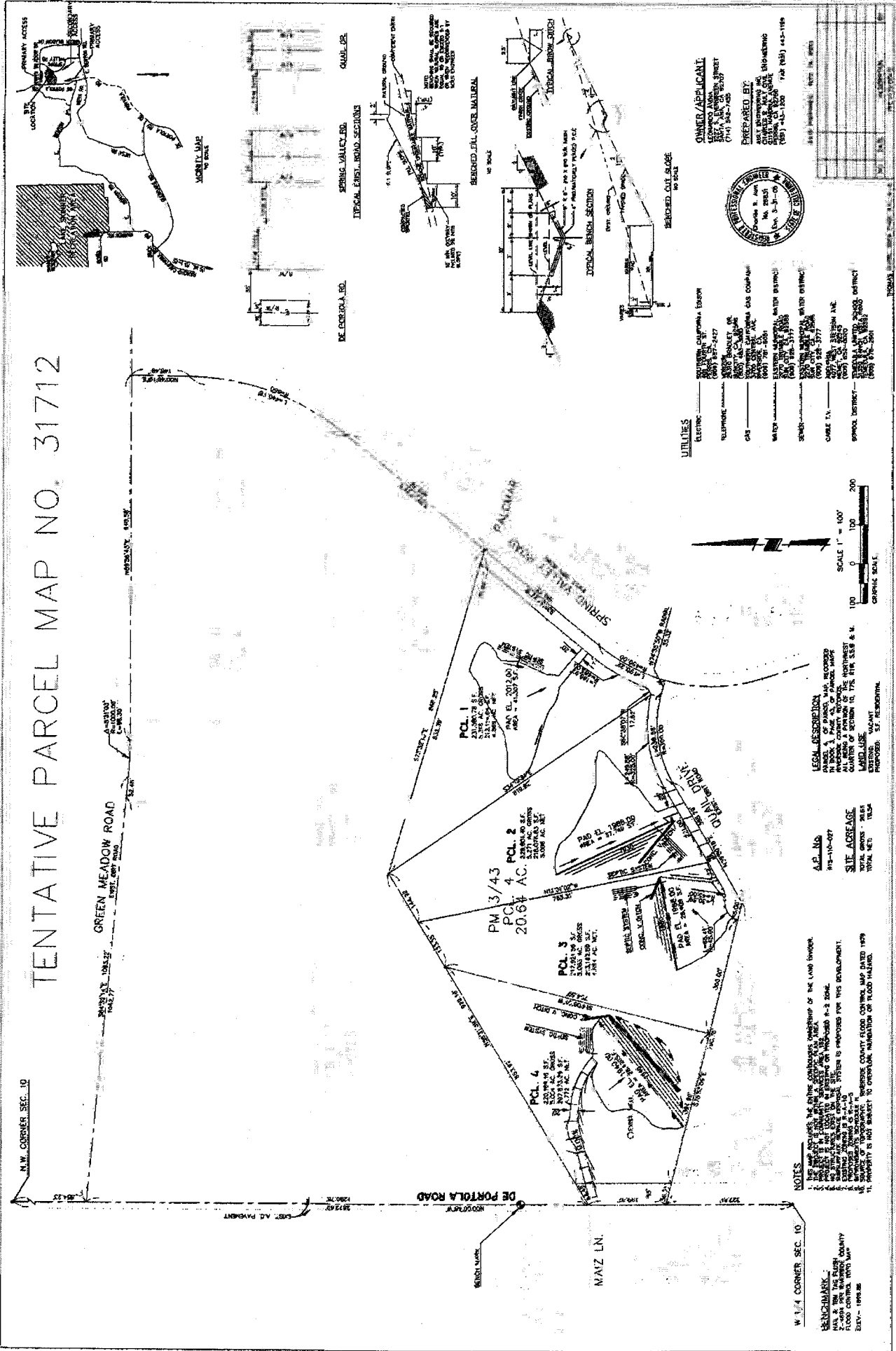


0 376 752 Feet

REPORT PRINTED ON... 11/28/2017 4:44:28 PM

© Riverside County GIS

TENTATIVE PARCEL MAP NO. 31712



OWNER/APPLICANT
 JAMES A. JAMES, JR.
 1234 S. JAMES STREET
 CHICAGO, ILL. 60607
 (312) 555-1234

PREPARED BY
 JAMES A. JAMES, JR.
 1234 S. JAMES STREET
 CHICAGO, ILL. 60607
 (312) 555-1234

LEGAL DESCRIPTION
 PARCEL 1, OF PARCEL 1, WAS RECORDED IN THE PUBLIC RECORDS OF DEERBERRY COUNTY, MISSISSIPPI, IN BOOK 10, PAGE 10, AND THE QUANTITY OF SECTION 10, T1N, R10E, S10W, IS 1.00 AC.

LAND USE
 EXTENDING: AGRICULTURE
 PROPOSED: RESIDENTIAL

AP. NO.
 10-10-07

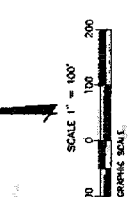
SITE AREA
 TOTAL ACRES: 1.00
 TOTAL ACRES: 1.00

NOTES
 1. THE PROPERTY IS NOT SUBJECT TO CREATION, ABANDONMENT OF FLOOD HAZARD.

UTILITIES
 ELECTRIC: 115V, 60 HZ, 3 PHASE, 4 WIRE
 TELEPHONE: 115V, 60 HZ, 2 WIRE
 GAS: 115V, 60 HZ, 2 WIRE
 WATER: 115V, 60 HZ, 2 WIRE
 SEWER: 115V, 60 HZ, 2 WIRE
 CABLE TV: 115V, 60 HZ, 2 WIRE
 SPOON DISTRICT: 115V, 60 HZ, 2 WIRE

DEED RECORD
 DEED NO. 10-10-07
 DEED NO. 10-10-07

RECORDING
 RECORDING NO. 10-10-07
 RECORDING NO. 10-10-07



Extension of Time Environmental Determination

Project Case Number: PM31712
Original E.A. Number: EA39466
Extension of Time No.: 3rd EOT
Original Approval Date: November 9, 2004
Project Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive
Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres.

On November 9, 2004, 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: 11/28/2017
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Tom Cornell <cornellbuild5@gmail.com>
Sent: Tuesday, November 21, 2017 3:32 PM
To: Villalobos, Gabriel; Luis
Subject: acceptance of conditions PM31712

Regarding Parcel Map 31712
APN: 915-110-027
consent to accept conditions listed:

Dear Gabriel,
The conditions of approval for parcel map 31712 are hereby accepted

page 1 10.General conditions E Health
50. E Health
60.BS Grade 8
60.EPD1
page 2 60.EPD1
60.Trans.1
page 3 80.E Health 4
80.EPD 1
90.BS Grade 3 items 1 &2
page 4 90.BS Grade 4 EOT3 items 1-5

We, the applicants consent to accept the conditions listed per email received 11-21-17
Sincerely, Thomas H and Rhonda L Cornell, owners

11/17/16
11:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT3 - EXISTING WATER WELL

RECOMMND

There is an existing water well on parcel 4 of this subdivision. This well shall be properly abandoned under permit or proposed for reuse. Any construction of onsite wastewater treatment systems (OWTS) must be properly setback from this well.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT3- ECP CLEARANCE

RECOMMND

The applicant shall obtain written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion, PRIOR TO MAP RECORDATION. For further information, please contact ECP at (951) 955-8982.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 8 EOT1- IF WQMP REQUIRED

RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY EOT3

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall

11/17/16
11:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MBTA SURVEY EOT3 (cont.)

RECOMMND

be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

TRANS DEPARTMENT

60.TRANS. 1

MAP-SUBMIT WQMP PLAN (EOT3)

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website:
<http://rcflood.org/npdes/>.

11/17/16
11:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 4 EOT3 - DEH SITE EVALUATION

RECOMMND

A site evaluation must be conducted by the Department of Environmental Health to verify information submittted for the construction of the onsite wastewater treatment system (OWTS).

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA REPORT EOT3

RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT3- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

11/17/16
11:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT3- IF 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.