

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



ITEM
1.6
(ID # 6921)

MEETING DATE:
Tuesday, May 22, 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. 32449M1 – Applicant: R&S Land Company, LLC – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Vista del Palo – 5 Acres – Zoning: One-Family Dwelling - One Acre (R-1-1) – APPROVED PROJECT DESCRIPTION: Schedule H land division to divide five acres into three (3) residential parcels – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1, extending the expiration date to April 25, 2021. [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 April 9, 2018. The Tentative Parcel Map No. 32449M1 will now expire on April 25, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

5/3/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 22, 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. 32449 was originally approved at the Director's Hearing on June 13, 2005. It proceeded to the Board of Supervisors and was approved on April 25, 2006.

A revision/modification to Tentative Parcel Map No. 32449 was approved on June 12, 2007, by the Planning Director.

The Third Extension of Time was received on February 20, 2018, ahead of the expiration date of April 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 6, 2018.

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 third extension of time for Tentative Parcel Map No. 32449M1 on April 9, 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.

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. DIRECTOR'S HEARING REPORT OF ACTIONS
- B. DIRECTOR'S HEARING STAFF REPORT


Scott Bruckner 5/14/2018



**DIRECTOR'S HEARING
REPORT OF ACTIONS
APRIL 9, 2018**

1.0 CONSENT CALENDAR:

1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089 – Applicant: Michele M. Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Subdivision of 4.32 gross acres into four (4) one-acre parcels – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021.

1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201 – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Acres – Zoning: One-Family Dwellings – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED hird Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021.

1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1 – Applicant: R&S Land Company, LLC – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, and northerly of Vista del Palo – 5 Acres – Zoning: One-Family Dwelling – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" land division to divide five (5) acres into three (3) residential parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021. 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. 32449M1, extending the expiration date to April 25, 2021.

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

2.1 PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility; 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use. Continued from February 26, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Staff Report Recommendation:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42984; and
APPROVE Plot Plan No. 26173.

Staff's Recommendation:
ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 42984; and
APPROVAL of Plot Plan No. 26173.

Planning Director's Actions:
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42984; and
APPROVED Plot Plan No. 26173, subject to the conditions of approval.

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

NONE

4.0 PUBLIC COMMENTS:



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

Agenda Item No.:

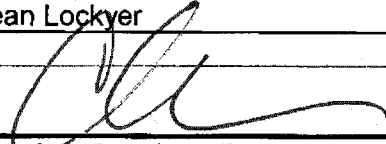
1.3

Director's Hearing: April 9, 2018

PROPOSED PROJECT

Case Number(s):	PM32449M1	Applicant(s):	
Area Plan:	Western Coachella Valley	Representative(s):	R&S Land Company, LLC
Zoning Area/District:	Cathedral City-Palm Desert District		
Supervisory District:	Fourth District		
Project Planner:	Gabriel Villalobos		

Sean Lockyer



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 five acres into three (3) residential parcels. The project is located easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Vista del Palo.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32449M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

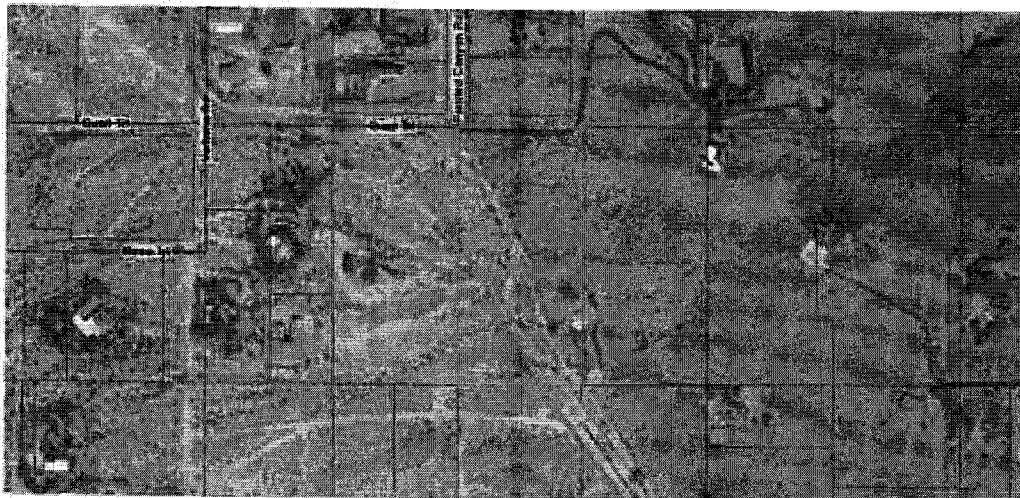


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 32449 was originally approved at Director's Hearing on June 13, 2005. It proceeded to the Board of Supervisors and was approved on April 25, 2006.

A revision/modification to Tentative Parcel Map No. 32449 was approved on June 12, 2007 by the Planning Director.

The Third Extension of Time was received February 20, 2018, ahead of the expiration date of April 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 6, 2018.

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 (March 6, 2018) 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 .

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 of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years. Upon an approval actin by the Planning Director, 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 grant another 3 years, extending the tentative parcel map's expiration date to April 25, 2021. If a final map has not been recorded prior to this date, the fourth 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.

3rd EOT for PM32449M1

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blue-line Streams
 - City Areas

Notes

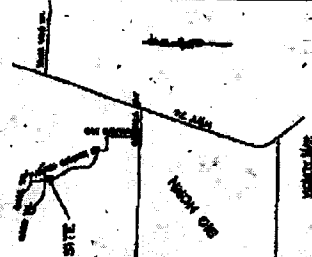
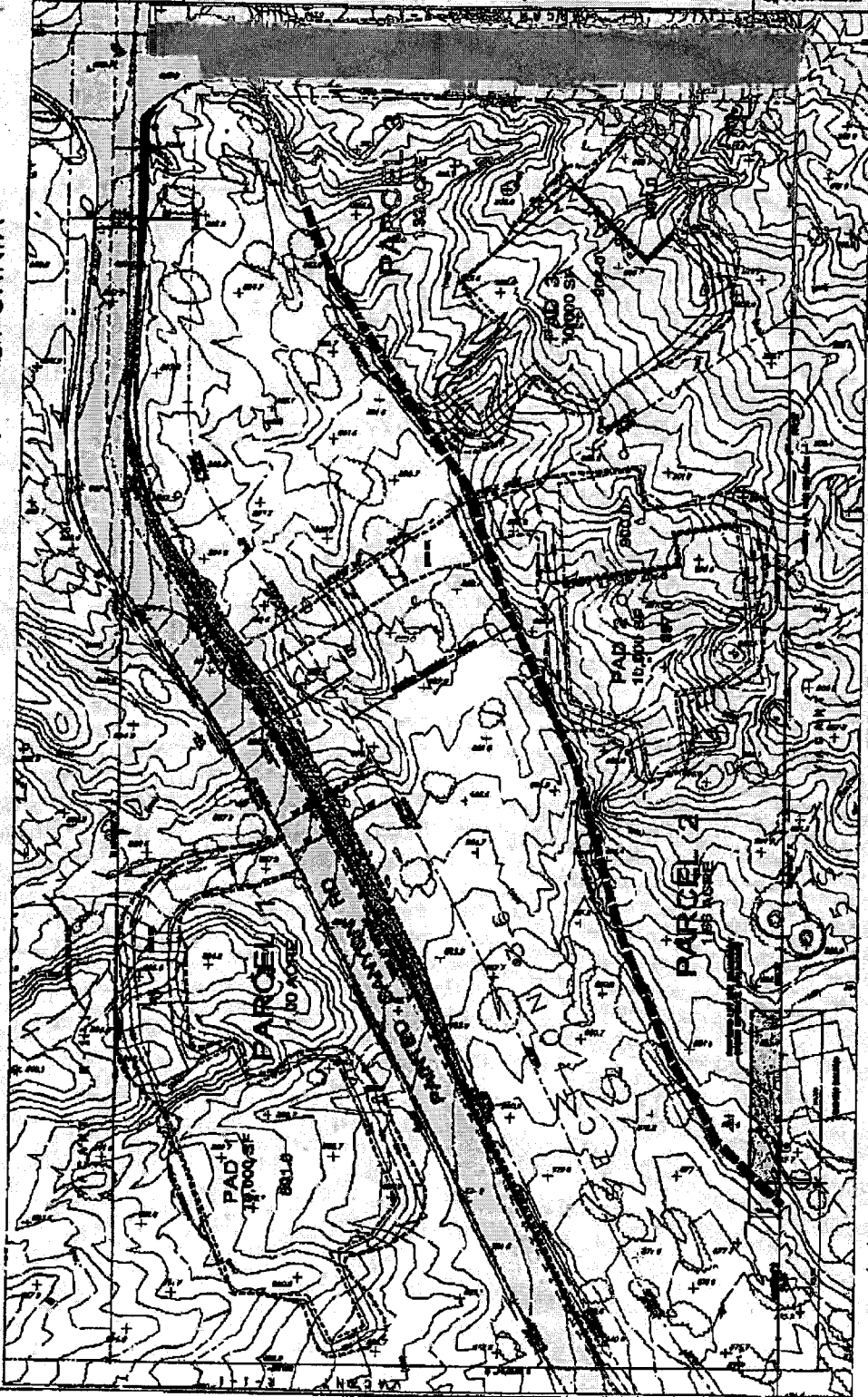
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



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REPORT PRINTED ON... 3/14/2018 12:14:53 PM

TENTATIVE PARCEL MAP NO. 32449
 and CONCEPT GRADING / DRAINAGE PLAN
 COUNTY OF RIVERSIDE, CALIFORNIA



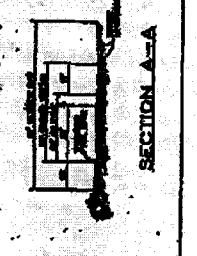
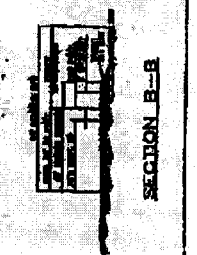
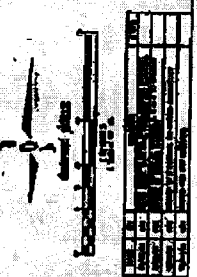
GENERAL NOTES:
 1. THIS PLAN IS PREPARED BY THE ENGINEER AND CONTRACTOR FOR THE CITY OF RIVERSIDE, CALIFORNIA.
 2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON.
 3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 4. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 5. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 6. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DATE: 10/15/1988
 SHEET NO. 1 OF 1

NO.	DESCRIPTION
1	CONCEPT GRADING / DRAINAGE PLAN
2	AREA SUMMARY
3	SECTION A-A
4	SECTION B-B

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

THE PLAN IS PREPARED BY THE ENGINEER AND CONTRACTOR FOR THE CITY OF RIVERSIDE, CALIFORNIA. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED HIS APPROVAL THEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



AREA SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)
1	CONCEPT GRADING / DRAINAGE PLAN	10,000
2	AREA SUMMARY	10,000
3	SECTION A-A	10,000
4	SECTION B-B	10,000

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

Extension of Time Environmental Determination

Project Case Number: PM32449M1
 Original E.A. Number: 40974
 Extension of Time No.: 3rd EOT
 Original Approval Date: April 25, 2006
 Project Location: East and West of Painted Canyon Road, South of Quail Trail, North of Chuckawalla Way
 Project Description: Schedule H land division to divide five acres into three residential parcels

On April 25, 2006, 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, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

A

R

D

March 6, 2018

Letter of Acceptance to Proposed Conditions of Approval for PM32449E0

Project: 15003-Cahuilla Hills

Parcel Map #: 32449M1

Case: Extension of Time Request #3 for Tentative Parcel Map No. 32449

Date of COA Receipt: 03.01.18

Date of COA Letter of Acceptance: 03.06.18

I, Robert Sean Lockyer, Extension of Time Applicant, have reviewed all of the following proposed conditions of approval: All are accepted.

050 – Prior to Map Recordation:

050 – E. Health #1 EOT3 - Req E Health Documents

1. Accepted: Letter from Water Department
2. Accepted: Letter from approved waste hauler
3. Accepted: Obtain written clearance from DEH for site cleanup

050 – Transportation EOT3 – Final Access and Maintenance

1. Accepted: Submit WQMP for approval

060 – Prior to Grading Permit Issuance:

060 – BS Grade EOT3 – Req BMP SWPPP WQMP

1. Accepted: BMP permit for erosion – approval prior to grading permit
2. Accepted: SWPP Review – approval prior to grading permit
3. Accepted: WQMP plan submitted to Building and Safety Dept.

060 – Transportation EOT3 – Final WQMP For Grading

1. Accepted: Final WQMP to Trans Dept if grading prior to map recordation

080 – Prior to Building Permit Issuance:

080 – Transportation EOT3 – WQMP and Maintenance

1. Accepted: Implement WQMP – construct WQMD facilities described in WQMP
2. Accepted: Maintenance of WQMP – maintenance plan submitted to Trans for review and approval prior to occupancy permits

STUDIO AR&D ARCHITECTS

507 1/2 n larchmont blvd
los angeles, california 90004

457 n palm canyon dr, ste b
palm springs, california 92262

760.322.3339

www.studio-ard.com

A

R

D

090 – Prior to Building Final Inspection:

090 – BS Grade

EOT3 – WQMP Required

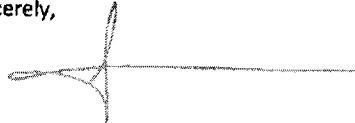
1. Accepted: Obtain inspection of all treatment control BMPs
2. Accepted: Wet signed copy of WQMP plan from civil engineer
3. Accepted: Provide GPS coordinates of project location
4. Accepted: Register WWQMP with Building and Safety Business registration division
5. Accepted: Payment to B&S for the WQMP

090 – Transportation

EOT3 – WQMP Comp and BNS Reg

1. Accepted: Hand out of educational materials
2. Accepted: BMP & WQMP Registration

Sincerely,



Robert Sean Lockyer
Partner: R&S Land Company, LLC
(760) 322-3339

STUDIO AR&D ARCHITECTS

507 1/2 n larchmont ave
los angeles, california 90004

760.322.3339

457 n palm canyon dr, ste 0
palm springs, california 92262

www.studio-ard.com

Plan: PM32449E03

Parcel: 628360006

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

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)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

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 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 Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

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, Storm water 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)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: PM32449E03

Parcel: 628360006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

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)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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