



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

SEPTEMBER 11, 2017

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street, Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33662** – Applicant: Mitch Adkison – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Very Low Density Residential (RC- VLDR) (1 ac min.) – Location: Southerly of Contour Avenue, westerly of Peters Lane, easterly of Curtis Street, northerly of Jacinto Street – 3.25 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Schedule "H" Subdivision of 3.25 acres into three (3) residential lots with a minimum lot size of 1 acre – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33662, extending the expiration date to August 13, 2018. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

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

**NONE**

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


- 3.1 **VARIANCE NO. 1901** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 4.11 acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing business park complex known as the Magnolia Auto Park. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).
- 3.2 **VARIANCE NO. 1902** – Exempt from the California Environmental Quality Act (CEQA) section 15303 (New Construction and Conversion of Small Structures) and 15311 (Accessory Structures) – Applicant: AD/S Companies – Engineer/Representative: AD/S Companies c/o Robin Bell – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Magnolia Avenue, easterly of Lincoln Street, westerly of Buchanan Street, and northerly of Harlow Avenue – 3.59 acres - Zoning: Manufacturing: Service Commercial (M-SC) – **REQUEST:** A variance to allow for the increased square-footage and height for a proposed on premise sign for the existing commercial business known as StorQuest. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

### 4.0 PUBLIC COMMENTS:

1.1

Agenda Item No.  
Area Plan: Lakeview/Nuevo  
Zoning Area: Nuevo  
Supervisory District: Fifth  
Project Planner: Ash Syed  
Directors Hearing: September 11, 2017

TENTATIVE PARCEL MAP NO. 33662  
FIRST EXTENSION OF TIME  
Applicant: Mitch Adkison

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Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule H - subdivision of 3.25 acres into 3 residential lots with a minimum lot size of 1 acre.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33662**

### BACKGROUND:

Tentative Parcel Map No. 33662 was originally approved at Planning Commission on August 13, 2007. It proceeded to the Board of Supervisors where the application was approved on September 4, 2007.

The First Extension of Time was received July 14, 2017, ahead of the expiration date, August 13, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on August 8, 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 August 8, 2017 indicating the acceptance of the seven (7) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

**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.

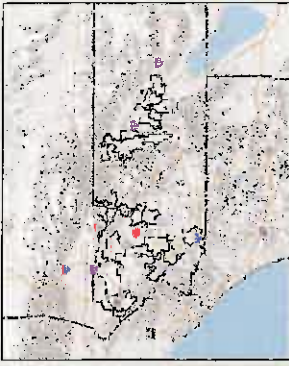
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 13, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33662** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 13, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 1st EOT for PM33662

## Vicinity Map



- Legend**
- City Boundaries
  - Cities

### 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... 7/18/2017 9:14:02 AM

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# PARCEL MAP NO. 33662

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 11182 PER MAP FILED IN BOOK 57, PAGE 39 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, ALSO LYING WITHIN RANCHO SAN JACINTO NUEVO

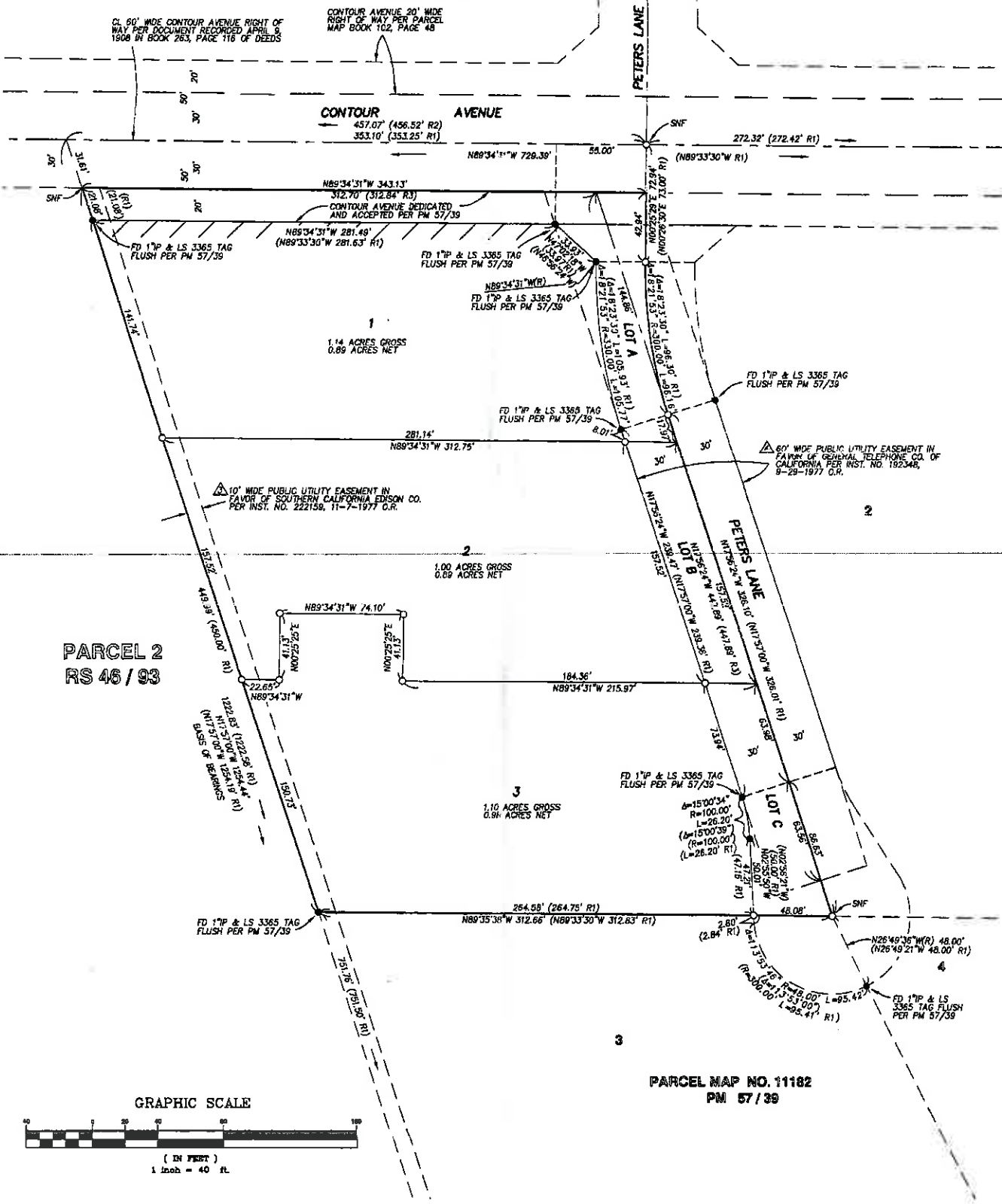
**adkan**  
ENGINEERS  
RIVERSIDE, CA

MAY 2012

SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS, EGS NOTE, & EASEMENT NOTES. SEE SHEET 1 FOR NOTICE OF DRAINAGE FEES

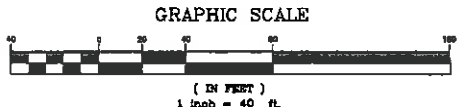


PARCEL MAP NO. 17109  
PM 102/48



PARCEL 2  
RS 46 / 93

PARCEL MAP NO. 11182  
PM 57/39




# Extension of Time Environmental Determination

Project Case Number: PM33662  
 Original E.A. Number: EA40432  
 Extension of Time No.: First  
 Original Approval Date: August 13, 2007  
 Project Location: South of Contour Avenue, West of Peters Lane, East of Curtis Street, North of Jacinto Street.  
 Project Description: Subdivision of 3.25 acres into 3 residential lots with a minimum lot size of 1 acre.

On August 13, 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:   
 Ash Syed, Planner

Date: August 10, 2017  
 Charissa Leach, P.E.      Assistant TLMA Director

## Syed, Ashiq

---

**From:** Mitch Adkison <MAdkison@adkan.com>  
**Sent:** Tuesday, August 08, 2017 3:05 PM  
**To:** Syed, Ashiq  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of PM33662

Ash-

We accept the conditions as long as it will be deferred. Thank you.

Mitch Adkison, P.E., P.L.S.

**Senior Project Manager**

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

[madkison@adkan.com](mailto:madkison@adkan.com)

[www.adkan.com](http://www.adkan.com)

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Thursday, August 03, 2017 2:36 PM  
**To:** Mitch Adkison <MAdkison@adkan.com>  
**Subject:** FW: Recommended Conditions of Approval for 1st EOT of PM33662

Hi Mitch,

I reached out to Benjie Cho, one of our senior Civil Engineers to talk about your project. You can see his response in the thread below. If you have any further questions about modifying the conditions of approval, feel free to reach out to Benjie. His contact information is below. After you accept the set of conditions, I can then proceed with processed the EOT.

Best,



**Ash Syed – Planner**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

**From:** Cho, Benjie  
**Sent:** Thursday, July 20, 2017 8:40 AM

**To:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>; Gibbon, Jarrod <[JGIBBON@RIVCO.ORG](mailto:JGIBBON@RIVCO.ORG)>; Gonzalez, Sam <[SDGONZAL@RIVCO.ORG](mailto:SDGONZAL@RIVCO.ORG)>  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of PM33662

Ash,

Looking at this project further, the project has bonded 120% for Final Map Recordation, and it's Schedule H with sufficient space for the BMPs. So Trans would agree to only have the requirement for a Final WQMP prior to any grading permit (not precise grading).

The MS4 Permit states, the following:

This Order requires Co-Permittees to continue... to review **and approve** final project-specific WQMP that is in substantial conformance with the preliminary project-specific WQMP prior to the issuance of **any** building or grading permit.

For projects where the WQMP may affect lots, we would have to do 2 WQMP conditions (Prior to Map Recordation and Prior to Grading Permit). So in the future, I would continue to condition for prior to Map Recordation or Grading. Trans can defer the conditions as necessary based on the specifics of the project.

Thank you,

Benjie Cho, P.E., QSD/P, ToR  
[bcho@rivco.org](mailto:bcho@rivco.org) – Please note the email address change.  
Senior Civil Engineer - Development Review  
Riverside County Transportation Dept.  
4080 Lemon Street, 8th Floor | Riverside, CA 92501  
Office: 951-955-6736 | Fax: (951) 955-3198  
9/80 Schedule, off every other Friday



**How are we doing?** [Click the link to tell us](#)

**From:** Syed, Ashiq  
**Sent:** Wednesday, July 19, 2017 11:47 AM  
**To:** Cho, Benjie <[BCHO@RIVCO.ORG](mailto:BCHO@RIVCO.ORG)>; Gibbon, Jarrod <[JGIBBON@RIVCO.ORG](mailto:JGIBBON@RIVCO.ORG)>; Gonzalez, Sam <[SDGONZAL@RIVCO.ORG](mailto:SDGONZAL@RIVCO.ORG)>  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of PM33662

Thanks Benjie,

Let me know what happens.



**Ash Syed – Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035



**From:** Cho, Benjie  
**Sent:** Wednesday, July 19, 2017 10:32 AM  
**To:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>; Gibbon, Jarrod <[JGIBBON@RIVCO.ORG](mailto:JGIBBON@RIVCO.ORG)>; Gonzalez, Sam <[SDGONZAL@RIVCO.ORG](mailto:SDGONZAL@RIVCO.ORG)>  
**Subject:** RE: Recommended Conditions of Approval for 1st EOT of PM33662

Ash,

I'm going to talk to Rick Lantis our County Surveyor.

The County wants to only show feasibility in the P-WQMP. So it can be woefully inaccurate for determining the final size for Map Recordation. However, I want to defer to Rick, since he is the one that approves the final map to see if it conforms to the tentative.

Thank you,

Benjie Cho, P.E., QSD/P, ToR  
[bcho@rivco.org](mailto:bcho@rivco.org) – Please **note the email address change**.  
Senior Civil Engineer - Development Review  
Riverside County Transportation Dept.  
4080 Lemon Street, 8th Floor | Riverside, CA 92501  
Office: 951-955-6736 | Fax: (951) 955-3198  
9/80 Schedule, off every other Friday



**How are we doing?** [Click the link to tell us](#)

**From:** Syed, Ashiq  
**Sent:** Wednesday, July 19, 2017 8:11 AM  
**To:** Gibbon, Jarrod <[JGIBBON@RIVCO.ORG](mailto:JGIBBON@RIVCO.ORG)>; Cho, Benjie <[BCHO@RIVCO.ORG](mailto:BCHO@RIVCO.ORG)>; Gonzalez, Sam <[SDGONZAL@RIVCO.ORG](mailto:SDGONZAL@RIVCO.ORG)>  
**Subject:** FW: Recommended Conditions of Approval for 1st EOT of PM33662

Hello guys,

What can we do about what the applicant is asking?

Thanks,



**Ash Syed – Planner**  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
Phone: 951-955-6035

**From:** Mitch Adkison [<mailto:MAdkison@adkan.com>]

**Sent:** Tuesday, July 18, 2017 7:23 PM

**To:** Syed, Ashiq <[ASyed@rivco.org](mailto:ASyed@rivco.org)>

**Cc:** Gibbon, Jarrod <[JGIBBON@RIVCO.ORG](mailto:JGIBBON@RIVCO.ORG)>; Cho, Benjie <[BCHO@RIVCO.ORG](mailto:BCHO@RIVCO.ORG)>; Kim, Kristine <[KAKim@RIVCO.ORG](mailto:KAKim@RIVCO.ORG)>; Reyes, Yvonne <[AYReyes@RIVCO.ORG](mailto:AYReyes@RIVCO.ORG)>

**Subject:** RE: Recommended Conditions of Approval for 1st EOT of PM33662

Ash-

Thank you, I need you to move the 50 series WQMP conditions to 60 series condition, map recordation does not trigger WQMP approval. This will be a condition of precise grade.

I also feel the health conditions are unwarranted. What new policies or ordinances have been put in place since original approval that require us to provide this information, especially a Phase 1? A CEQA determination was already made for the initial tentative parcel map, why would additional reports need to be completed to file an extension of time? Remember we are not disturbing ground as part of recordation of this map. There should be a 80 series condition for confirmation of trash purveyor and a will serve was issued at TTM approval and Phase 1 so this should be a 60 series grading condition.

Upon making these changes, we agree with the conditions.

Thank you,

Mitch Adkison

Mitch Adkison, P.E., P.L.S.

**Senior Project Manager**

**adkan** Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

[madkison@adkan.com](mailto:madkison@adkan.com)

[www.adkan.com](http://www.adkan.com)

**From:** Syed, Ashiq [<mailto:ASyed@rivco.org>]  
**Sent:** Tuesday, July 18, 2017 11:23 AM  
**To:** Mitch Adkison <[MAdkison@adkan.com](mailto:MAdkison@adkan.com)>  
**Subject:** Recommended Conditions of Approval for 1st EOT of PM33662

Mr. Adkison,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for PM33662. Attached are the recommended Conditions of Approval (COA).

Attn: Mitch Adkison

6879 Airport Drive

Riverside, CA 92504

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33662

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. E HEALTH. 3

50. TRANS. 36

60. BS GRADE. 7

60. TRANS. 1

80. TRANS. 1

90. BS GRADE. 1

90. TRANS. 5

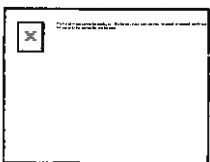
If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added through 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.



**Ash Syed – Planner**

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

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**County of Riverside California**

07/18/17  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM33662

Parcel: 427-380-006

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

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. 36

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

07/18/17  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33662

Parcel: 427-380-006

50. PRIOR TO MAP RECORDATION

50.TRANS. 36 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. 7 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)

07/18/17  
10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM33662

Parcel: 427-380-006

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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)



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10:40

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM33662

Parcel: 427-380-006

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. 5 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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Riverside County LMS  
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33662

Parcel: 427-380-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant TLMA Director*

3.1

## Memorandum

Date: September 6, 2017

To: Hearing Officer for Director's Hearing dated September 11, 2017

From: Tim Wheeler, Project Planner

**RE: VAR01901 (variance for increased height and size for signage for Magnolia Business Park)**

To whom it may concern and the Director's Hearing Officer,

This memo is to inform you of the need to continue Items 3.1 from today's hearing agenda. Planning requests that VAR01901 be continued to a date certain date of October 16, 2017.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Wheeler', is written over a horizontal line. The signature is stylized and somewhat abstract.

Tim Wheeler, Project Planner



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant TLMA Director*

3.2

## Memorandum

Date: September 6, 2017

To: Hearing Officer for Director's Hearing dated September 11, 2017

From: Tim Wheeler, Project Planner

**RE: VAR01902 (variance for increased height and size for signage for StorQuest self-storage)**

To whom it may concern and the Director's Hearing Officer,

This memo is to inform you of the need to continue Items 3.2 from today's hearing agenda. Planning requests that VAR01902 be continued to a date certain date of October 16, 2017.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tim Wheeler', is written over a horizontal line.

Tim Wheeler, Project Planner