

COUNTY OF RIVERSIDE

TRANSPORTATION and LAND MANAGEMENT AGENCY

DEPARTMENT OF BUILDING AND SAFETY

Site Restoration Plan



*Mike Lara,
Director*

A SITE RESTORATION PERMIT IS REQUIRED IF:

The applicant is directed by the Department of Building and Safety to provide a site restoration plan and thus return the site to the condition that existed prior to the disturbance under consideration in the County Site Restoration Process. The owner/developer is cautioned not to undertake any additional disturbance of the site until directive letters are received from the Building and Safety, Environmental Programs and Code Enforcement Departments.

SITE RESTORATION PLAN-CHECK AND PERMIT:

A site restoration plan-check shall be conducted by the Environmental Compliance Division of this Department. Restoration will be conducted by means of a BHR permit. Additional funds may be required from the owner/developer in situations where the initial deposit is depleted because of the time required for site restoration plan review or site inspections.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS:

If a restoration plan indicating a disturbance of one or more acres the owner of the property is required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board (RWQCB) prior to issuance of a site restoration permit. Please refer to: www.cabmphandbooks.com/construction.asp, click on "Appendix A- General Permit", for complete details. If the project is exempted from filing a NOI, please provide documentation indicating the exemption from the RWQCB.

SITE RESTORATION IMPROVEMENT SECURITY:

A site restoration improvement security is required prior to approval of the restoration plan. The security is based on the largest earthwork quantity shown on the site restoration plan and guarantees that the County approved site restoration plan will be followed. When the site restoration plan is submitted, County staff will prepare improvement security paperwork that will be sent to the owner/developer for execution. The site restoration improvement security shall be completely returned to the owner/developer when acceptable completion of the restoration effort is achieved.

PROCEDURE TO OBTAIN A SITE RESTORATION PERMIT:

To obtain a site restoration permit, a site restoration plan must be submitted for review and approval. The plan shall be prepared by a registered civil engineer on standard plan sheets (24"x 36") with a scale of 1 inch = 20 feet, providing that the "Minimum Requirements of a Site Restoration Plan" shown on this handout are met. Please refer to the minimum requirements outlined on this handout and the handout entitled "Site Restoration Plan Notes" (Form 284-25) for more detailed information about obtaining a site restoration permit.

MINIMUM REQUIREMENTS OF THE SITE RESTORATION PLAN INCLUDE:

1. Use 24" x 36" standard sheets for the Site Restoration Plan.
2. Provide legal description of property include tract number, parcel map number etc. and street address and assessor's parcel number when applicable.
3. Provide name, address and telephone number of the owner of the property and engineer who designed the plan.
4. Show distance and bearing, or curve data on all property lines.
5. Show scale, north arrow, vicinity map and benchmark.
6. Show estimated site restoration earthwork quantities.
7. Provide an estimate in square feet of the area that was disturbed and any additional area to be disturbed in order to restore the site.
8. Topography should be identified as a field survey, or as Riverside County Flood Control Topography or another acceptable source.
9. In your legend and on the site restoration plan:
 - (A) Show the contours of the disturbed area(s) currently found on the site. Provide slope ratio and label top and toe of slope. Show current slope setbacks from property lines.
 - (B) Show the contours of the proposed site restoration. Provide slope ratio and label top and toe of slope. Use a distinguishing line-type to differentiate disturbed from proposed. Include proposed slope setbacks from property lines.
10. Show the details of all surface and subsurface drainage facilities, retaining walls, and other protective devices such as culverts, retaining wall(s), rip rap, etc., to be constructed and installed as part of site restoration.
11. Show lot drainage with arrows (provide adequate spot elevations).
12. Where off-site grading is proposed, submit a notarized letter from the adjacent property owner(s) indicating concurrence with the proposed earthwork shown on the Site Restoration Plan.
13. Show the location of daylight line(s) (transition lines between cut and fill areas) making them continuous and obvious.
14. Show proposed details for site restoration including the keying and benching of fill materials.
15. Engineer shall estimate the compactive effort to be used on this site by taking several tests with a hand-held penetrometer in undisturbed areas of the site. A site average compaction effort shall be developed and fill for site restoration shall be keyed, benched and compacted accordingly. A compaction report with test locations and results shall be provided prior to requesting a site restoration final inspection. Fill shall be placed in a manner that promotes stabilization yet encourages germination of natural and introduced plant material.
16. All disturbed areas of the site shall be provided with a native California seed mix to stabilize the site. Seeded areas shall be "track-walked" to create a suitable planting environment. The seed mix shall be applied by hydroseeding and include a bonded fiber matrix to assist in stabilization of the planted areas and germination of the seed material. Seeding may be required to be accomplished in conjunction with the rainy season if temporary irrigation is not available. Even germination of the seeded areas is required prior to site restoration final, therefore multiple applications of the seed mix may be required. (Note: S + S Seed Company (or an equal) of Carpinteria (805)684-0436, www.ssseeds.com will be able to assist by providing recommendations concerning a seed mix appropriate for your location).
17. Include all Site Restoration Plan Notes included on County Form 284-25.

COMPLETION OF SITE RESTORATION:

Upon the completion of the site restoration the civil engineer of record shall submit a final certification of the restoration project. A final site restoration inspection by this Department is required prior to final of the BHR permit.