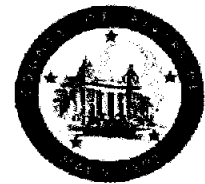


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

505B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 27, 2011

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485 -  
Applicant: Vista Hills 14, LLC - Third Supervisorial District - Little Lake Zoning District -  
San Jacinto Valley Area Plan: Community Development: Medium Density Residential  
(CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia  
Avenue and east of Soboba Street - 4.76 Acres - Zoning: One Family Dwelling (R-1) -  
Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and  
one detention basin for onsite drainage. - REQUEST: EXTENSION OF TIME TO MARCH 30,  
2010 - FIRST EXTENSION.

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the  
Planning Commission on January 5, 2011.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION:**

**APPROVED** the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO.  
32485, extending the expiration date and to reflect SB1185 and AB333 benefits to March 30,  
2012, subject to all the previously approved and/or amended Conditions of Approval with the  
applicant's consent.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *dm*

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 5, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**I. AGENDA ITEM 1.4: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485 -**  
Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage.

**II. PROJECT DESCRIPTION  
EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.**

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Ray Juarez 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

The following person(s), spoke in favor of the subject proposal:

There were no speakers in favor of the subject proposal.

The following person(s), spoke in opposition of the subject proposal.

There were no speakers in opposition of the subject proposal.

There were no speakers in a neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommend to the Board of Supervisors;

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

Agenda Item No. 1.4  
Area Plan: San Jacinto Valley  
Zoning District: Little Lake  
Supervisory District: Third  
Project Planner: Ray Juarez

Tentative Tract Map No. 32485  
FIRST EXTENSION OF TIME (EOT)  
Planning Commission Date: Jan. 5, 2011  
Applicant: Vista Hills, LLC

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

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

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.

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 TRACT MAP NO. 32485.**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of twenty (20) 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 Flood Control and Water Conservation District is recommending the addition of seven (7) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of two (2) Conditions of Approval. The Planning Department (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of five (5) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated November 30, 2010) indicating the acceptance of the twenty (20) conditions.

### FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, 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.

*Ray*  
12/07/10

**TENTATIVE TRACT MAP NO. 32485**  
**FIRST EXTENSION OF TIME REQUEST**  
**Page 2 of 2**

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, Governor Schwarzenegger signed into law AB333, 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.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 30, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until March 30, 2012. 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.

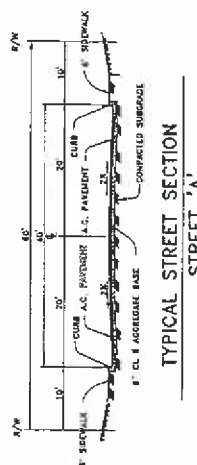
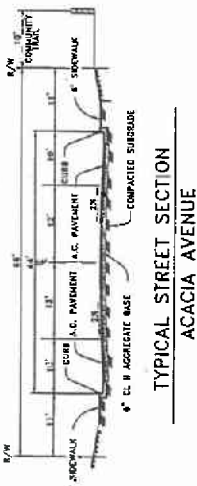
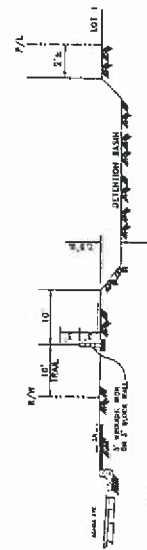
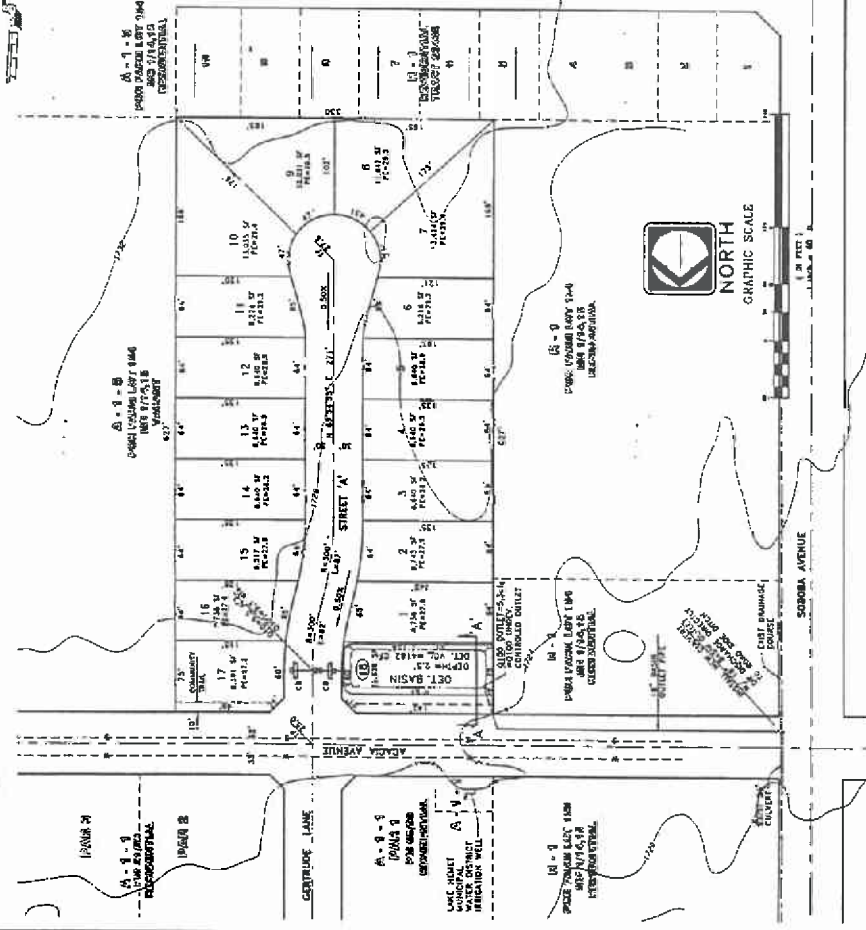
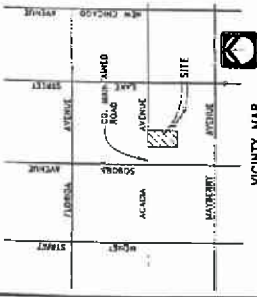
**Original Approval date 3/30/05**  
**Original Expiration Date 3/30/08**

**RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32485**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 30, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.**

IN THE COUNTY OF RIVERSIDE  
**TENTATIVE TRACT MAP 32485**  
 SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST  
 AMENDED NO. 1  
 EXHIBIT 'T'



**OWNER**  
 ALFRED LEWIS  
 2008 E. MCGILL AVE.  
 RIVERSIDE, CALIF. 92507  
 (951) 781-8370

**APPLICANT**  
 JEFFREY CORNWELL  
 1251 VALLEY PARK WAY # 201C  
 RIVERSIDE, CALIF. 92507  
 (951) 514-1119

**ASSESSOR'S PARCEL NO.**  
 882-0862-002

**EXISTING LAND USE**  
 VACANT

**IMPROVEMENT SCHEDULE**  
 SCHEDULE 'A'

**ADJACENT LAND USE**  
 NORTH - RESIDENTIAL  
 EAST - VACANT  
 WEST - VACANT  
 SOUTH - RESIDENTIAL

**PROPOSED LAND USE**  
 RESIDENTIAL

**EXISTING ZONING**  
 R-1

**PROPOSED ZONING**  
 R-1

**UTILITIES**  
 - LAKE MICHIGAN MUNICIPAL WATER DISTRICT  
 - SANITARY SEWER DISTRICT  
 - CALIFORNIA GAS CO. DISTRICT  
 - ELECTRIC  
 - TELEPHONE  
 - CABLE

**NUMBER OF LOTS**  
 15 (17 RESIDENTIAL LOTS, 1 DETENTION BASIN)

**MINIMUM LOT SIZE**  
 PROPOSED - 7200 SF.

**ACREAGE**  
 4.75 NET, 4.78 GROSS

**CONTIGUOUS OWNERSHIP**  
 NONE

**THOMAS GUIDE**  
 PAGE 811, 8-7 (2002 EDITION)

**SOURCE OF TOPOGRAPHY**  
 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

**SCHOOL DISTRICT**  
 MICHIGAN UNIFIED SCHOOL DISTRICT

**FLOOD PLAN**  
 ZONE 100, FIRM NO. 60234S 11/33A  
 DATED SEPTEMBER 28, 1988

**SPECIFIC PLAN**  
 NONE

**COMMUNITY SERVICE DISTRICT**  
 NONE

**COMMUNITY PLAN**  
 NONE

**NPDES SUPPLEMENT 'A'**  
 THE PROJECT WILL FLOW INTO A STORM WATER FLOW DRAINAGE SYSTEM PLAN (SWP) AS SHOWN ON THE ATTACHED MAP 'A' OF THIS TRACT.

**PROPERTY DESCRIPTION**  
 THE EAST HALF OF LOT 2 IN BLOCK 133 OF THE LANDS OF MICHIGAN WATER COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDS ON BOOK 1, PAGES 13 AND 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

**EXPLANATORY NOTES DE NON-APPLICABLE REQUIREMENTS**

- ALL COST, PUBLIC & PRIVATE IMPROVEMENTS ARE WITHIN THE PUBLIC A.O.C.
- THE PROJECT WILL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE.
- REVISIONS WILL BE MADE AT THE DISCRETION OF THE APPLICANT.
- STORMWATER TREATMENT SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.
- THE PROJECT IS NOT SUBJECT TO UNDERGROUND OR SURFACE EROSION CONTROL REQUIREMENTS.
- LAND IS NOT SUBJECT TO OVERFLOW, INFILTRATION, OR FLOOD HAZARD.
- NO OTHER CHANGES ARE PROPOSED ON THIS PROJECT.
- NO COMMON AREAS, OPEN SPACE, OR RECREATIONAL AREAS.
- NO STRUCTURES OR UTILITIES ARE PROPOSED ON THIS PROJECT.
- NO STRUCTURES OR UTILITIES ARE PROPOSED ON THIS PROJECT.
- NO EXISTING STRUCTURES ON SITE.
- THE PROJECT WILL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE.
- PROPOSED ZONING IS NOT R-2.

**H.O.A. NOTE:**  
 PROPOSED REVISIONS MADE (SEE 'A') SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION ESTABLISHED BY THIS PROJECT.

PREPARED BY: **BLAINE A. WOMER CIVIL ENGINEERING**  
 DATE: \_\_\_\_\_  
 R.C.R. NO. \_\_\_\_\_  
 APP. DATE: \_\_\_\_\_

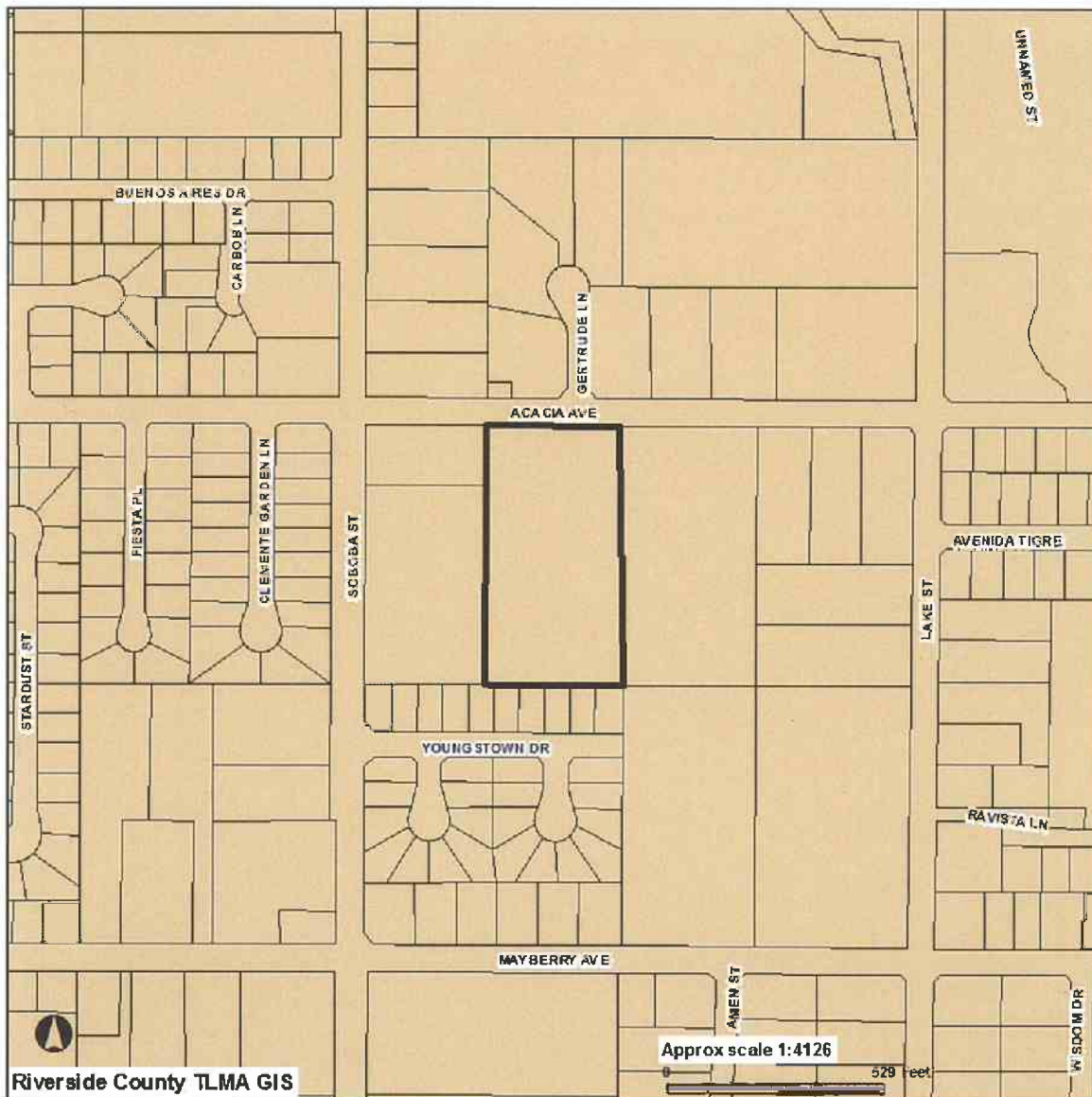
SEAL  
 Underground Service Alert  
 Call 811, FREE  
 1-800-227-2600  
 NO WORKING DAYS BEFORE THE DAY

SEAL  
 PLANNING  
 SURVEYING  
 ENGINEERING  
 PUBLIC WORKS

SEAL  
 COUNTY OF RIVERSIDE  
 JEFFREY CORNWELL  
 TENTATIVE TRACT MAP  
 NO. 32485  
 AMENDED NO. 1

EXHIBIT 'T'  
 SHEET NO. 1  
 OF 1 SHEETS  
 7-11-2007

AREA PLAN - TR32485



Selected parcel(s):  
552-080-002

AREA PLAN

- SELECTED PARCEL
- PARCELS
- SAN JACINTO VALLEY
- CITY BOUNDARY

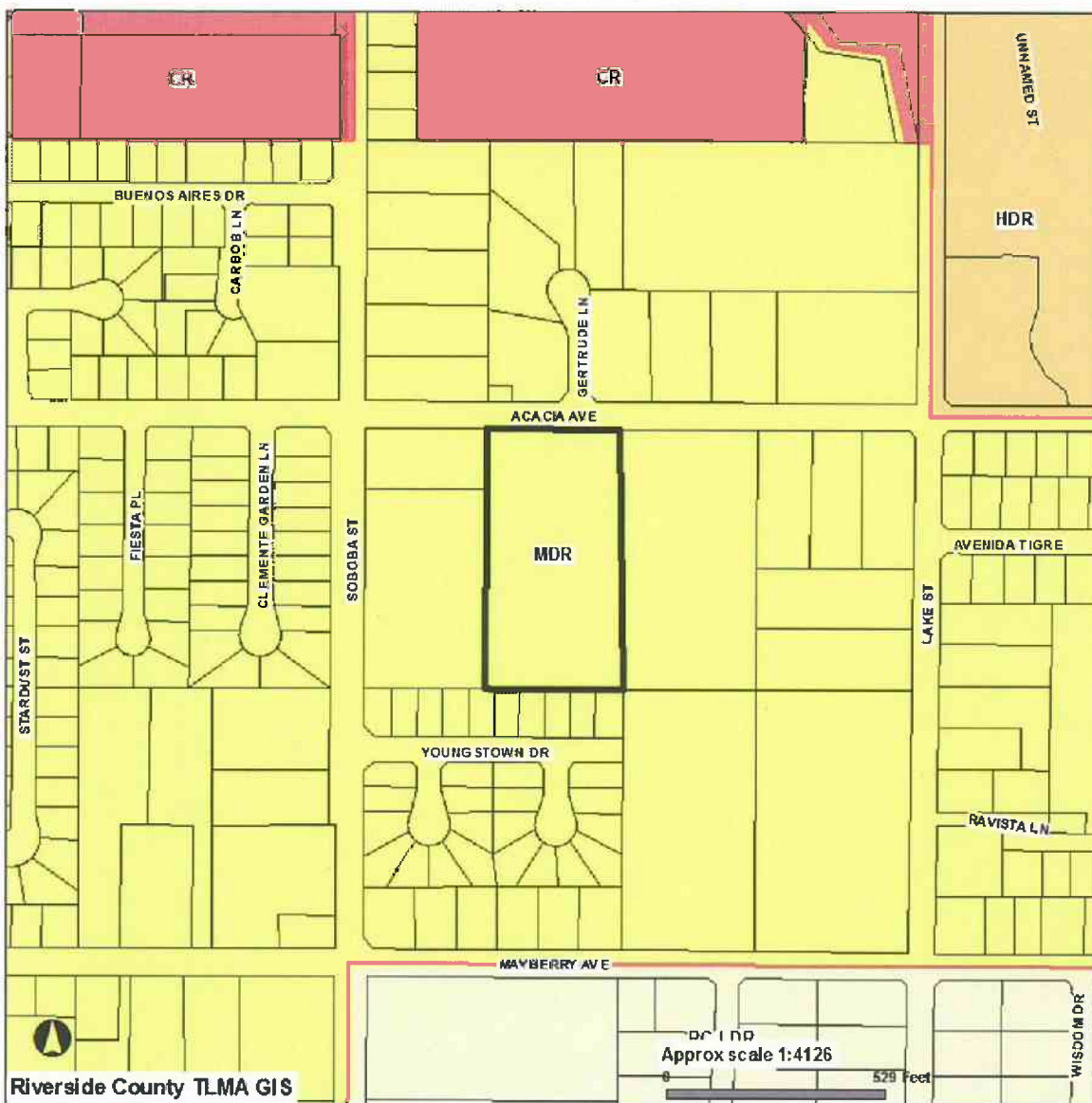
**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Aug 19 12:39:58 2009



LAND USE - TR32485



Selected parcel(s):  
552-080-002

LANDUSE

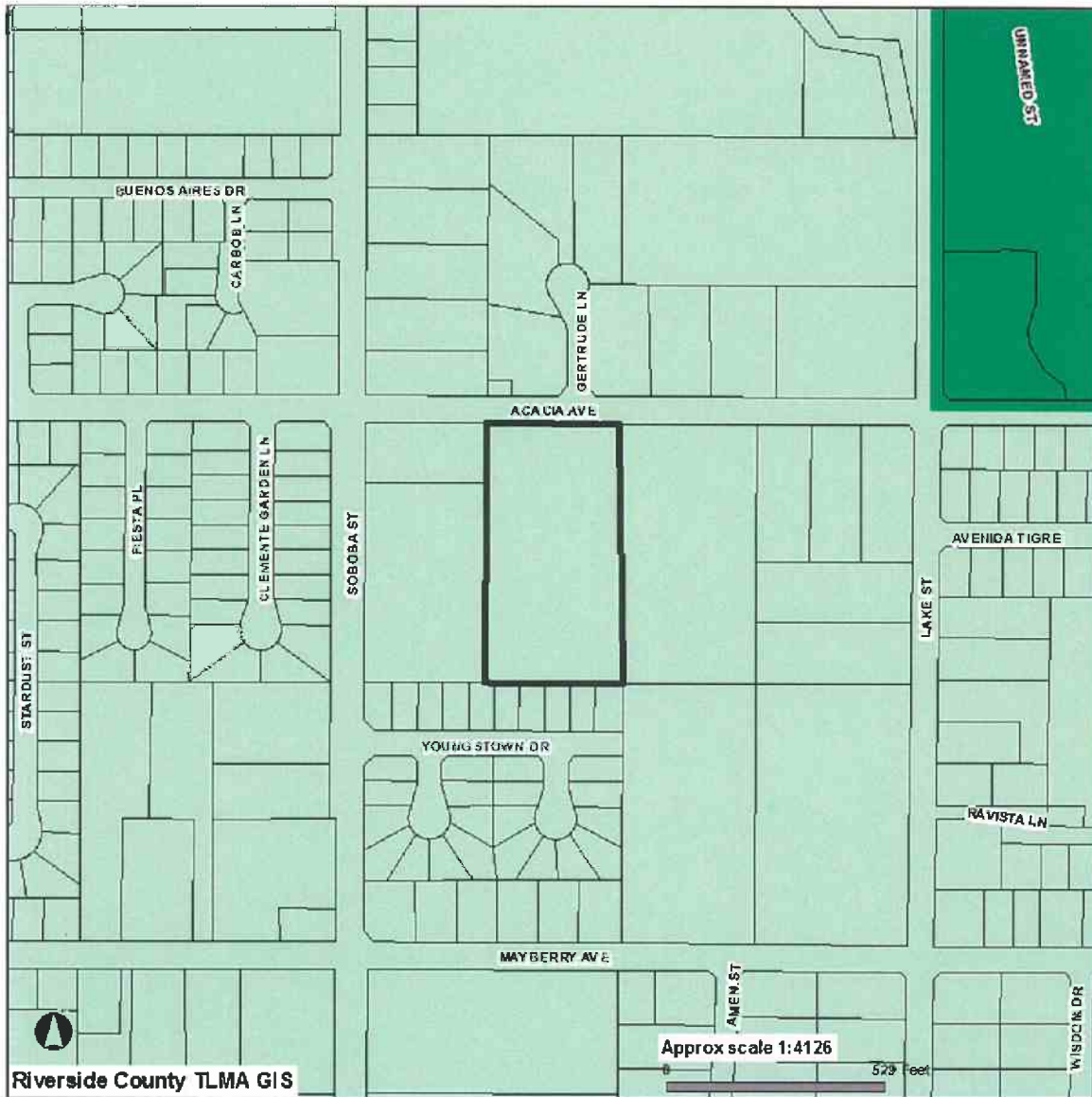
- |                                  |  |                        |                                |
|----------------------------------|--|------------------------|--------------------------------|
| SELECTED PARCEL                  | PARCELS  | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL | CITY BOUNDARY          |                                |

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Aug 19 12:40:17 2009

ZONING DISTRICTS - TR32485



Selected parcel(s):  
552-080-002

ZONING DISTRICTS

- SELECTED PARCEL
- PARCELS
- LITTLE LAKE DIST
- VALLE VISTA DIST
- CITY BOUNDARY

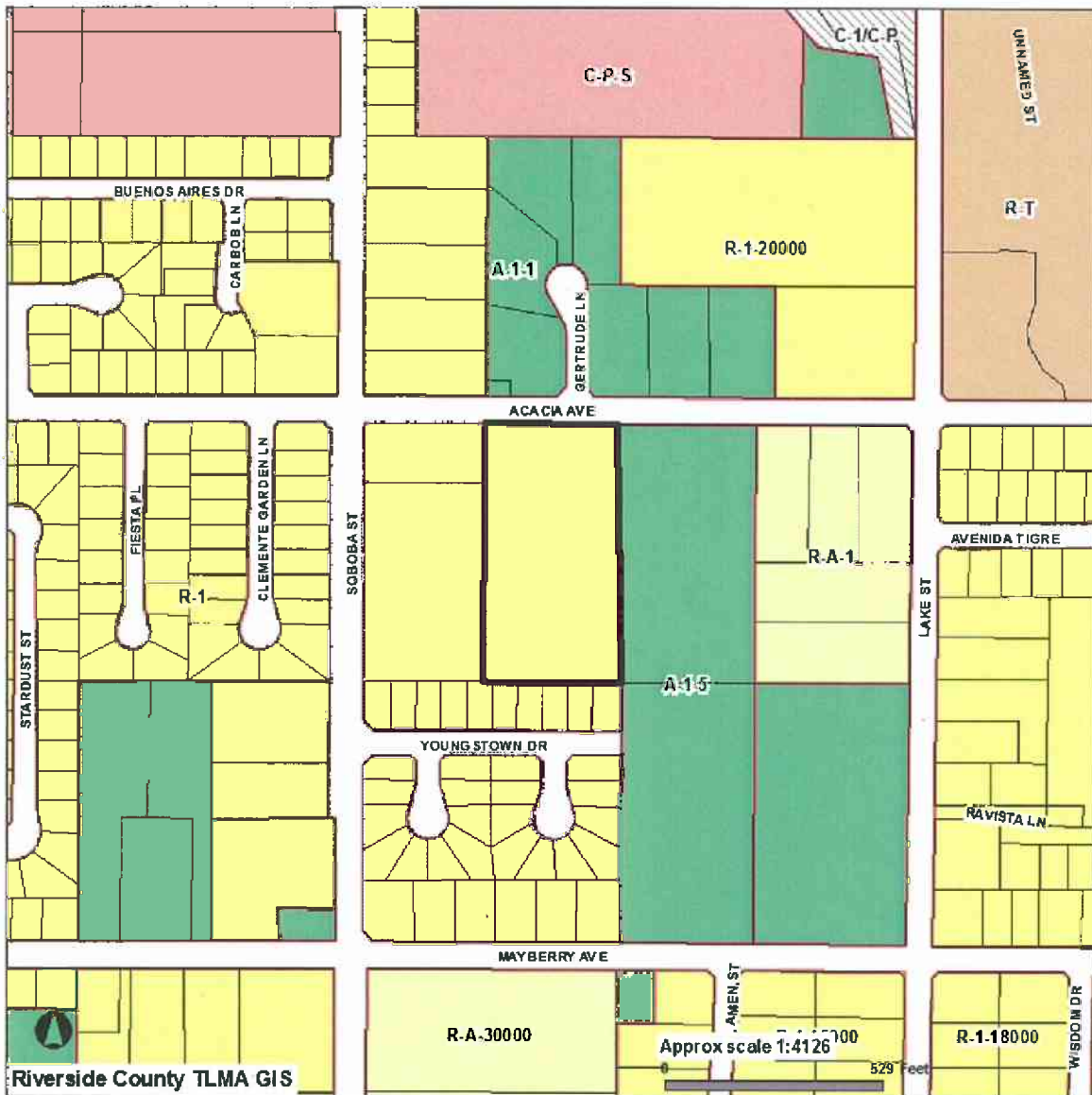
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REPORT PRINTED ON...Wed Aug 19 12:40:35 2009



ZONING - TR32485



Selected parcel(s):  
552-080-002

ZONING

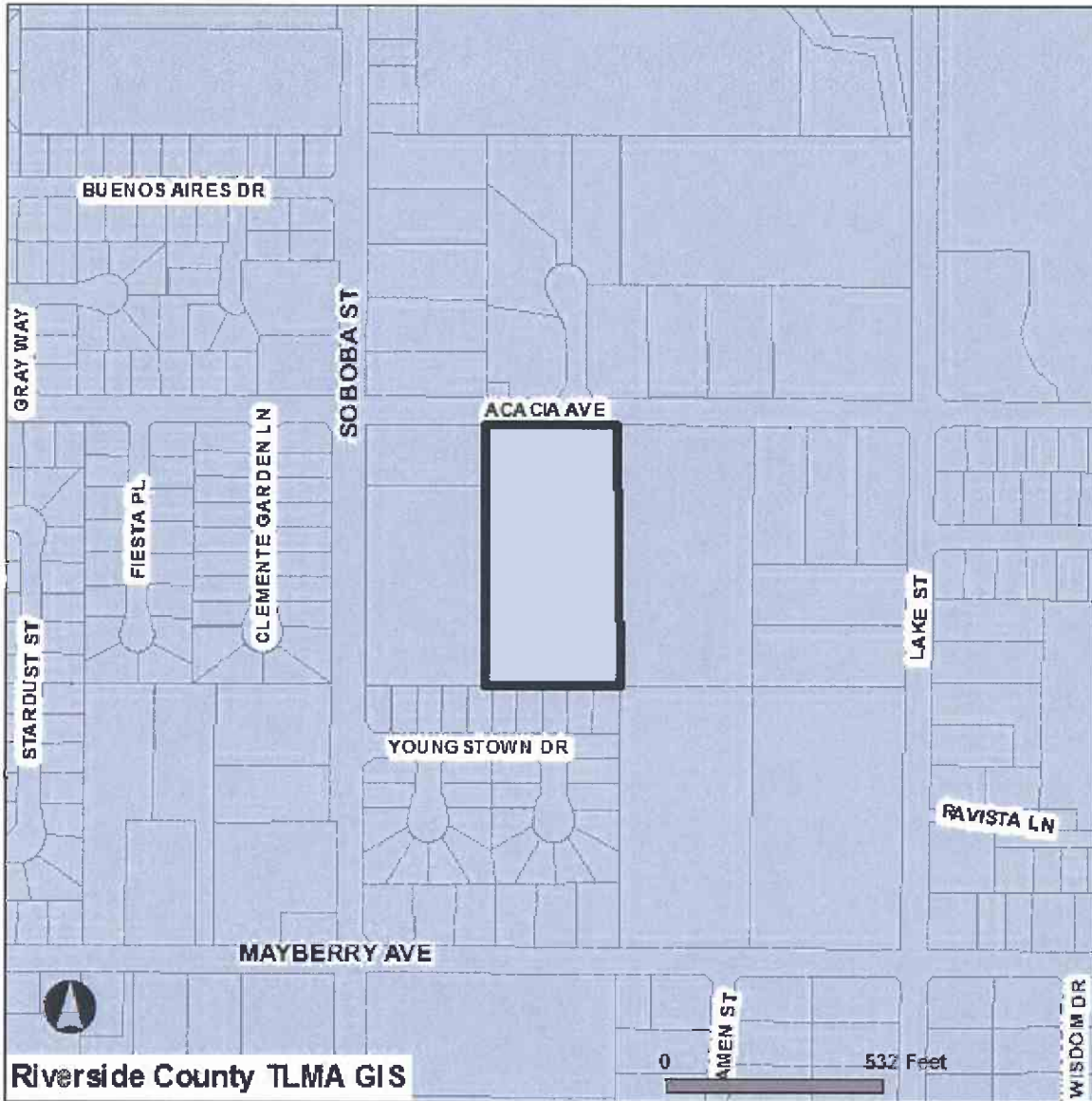
- |                 |                                      |                  |              |
|-----------------|--------------------------------------|------------------|--------------|
| SELECTED PARCEL | PARCELS                              | ZONING BOUNDARY  | A-1-1, A-1-5 |
| C-P-S           | R-1, R-1-15000, R-1-18000, R-1-20000 | R-A-1, R-A-30000 | R-T          |
| CITY BOUNDARY   |                                      |                  |              |

**\*IMPORTANT\***

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REPORT PRINTED ON...Wed Aug 19 12:40:54 2009

**SUPERVISORIAL DISTRICT - TR32485**



**Selected parcel(s):**  
552-080-002

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Dec 02 10:07:18 2010

Version 101124

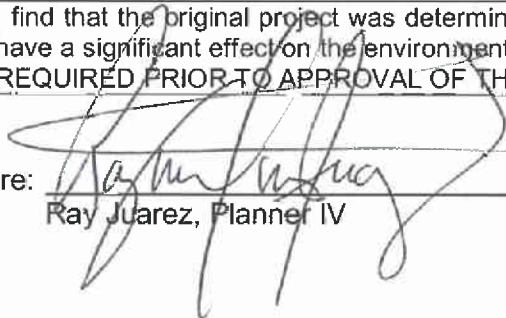
# Extension of Time Environmental Determination

Project Case Number: TR32485  
Original E.A. Number: EA39589  
Extension of Time No.: First  
Original Approval Date: March 30, 2005  
Project Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street

Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage.

On 12/2/10, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Ray Juarez, Planner IV

Date: 12/2/10  
For Carolyn Syms Luna, Director





**BLAINE A. WOMER**  
**CIVIL ENGINEERING**

V04-06-002

November 30, 2010

Ms. Catherine Dimagiba  
Riverside County Planning Department  
P. O. Box 1409  
Riverside, CA 92502-1409

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP 32485**

In accordance with your request, we have reviewed your November 4, 2010, e-mail and additional Conditions of Approval we are in concurrence with the addition of the following Planning Department, Transportation Department and Flood Control Conditions:

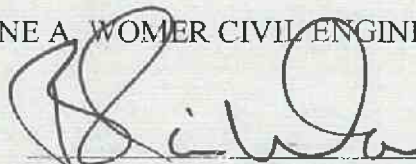
|                |                |                |
|----------------|----------------|----------------|
| 10.FLOOD RI.9  | 50.FLOOD RI.7  | 90.FLOOD RI.4  |
| 10.FLOOD RI.10 | 50.TRANS.29    | 90.PLANNING.14 |
| 10.FLOOD RI.11 | 50.TRANS.30    | 90.PLANNING.15 |
| 10.PLANNING.18 | 60.FLOOD RI.6  | 90.TRANS.5     |
| 10.PLANNING.19 | 80.FLOOD RI.3  | 90.TRANS.6     |
| 10.PLANNING.20 | 80.PLANNING.22 | 90.TRANS.7     |
| 50.PLANNING.33 | 80.PLANNING.23 |                |

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

BLAINE A. WOMER CIVIL ENGINEERING

By:

  
Blaine A. Womer, President

pw

11/09/10  
12:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 9

MAP EOT1 FINAL WQMP ONLY

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer shall submit a report that meets the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 10

MAP EOT1 FINAL WQMP ONLY MAINT

RECOMMND

This project may propose BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting



TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

10.FLOOD RI. 10                    MAP EOT1 FINAL WQMP ONLY MAINT (cont.)                    RECOMMND

property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 11                    MAP EOT1 BMP MAINT & INSPECT                    RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 18                    GEN - IF HUMAN REMAINS EOT1                    RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS EOT1 (cont.) RECOMMND

group and the County Planning /Director.

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO EOT1 RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.PLANNING. 20                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 7                   MAP EOT1 SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 33                   MAP - LC LNDSCP COMMON AREA MA                   RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33                    MAP - LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

TRANS DEPARTMENT

50.TRANS. 29                    MAP - UTILITY PLAN (EOT1)                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29                    MAP - UTILITY PLAN (EOT1) (cont.)                    RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 30                    MAP-GRAFFITI ABATEMENT (EOT1)                    RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 6                    MAP EOT1 SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 3                    MAP EOT1 SUBMIT FINAL WQMP                    RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 22                    MAP - LC LANDSCAPE PLOT PLAN                    RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:  
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.  
EOT1

80.PLANNING. 23 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.  
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 4

MAP EOT1 IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 14

MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 15

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15            MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)            RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT1

TRANS DEPARTMENT

90.TRANS. 5                MAP - UTILITY INSTALL (EOT1)                RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6                MAP-GRAFFITI ABATEMENT (EOT1)                RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7                MAP - LANDSCAPING (EOT1)                RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - LANDSCAPING (EOT1)

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.





PC 1/5/11 Item # 1.4  
**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND**  
**LAND MANAGEMENT AGENCY**



**Transportation Department**

Juan C. Perez, P.E., T.E.  
Director of Transportation

FAX TRANSMITTAL

To: Vista Hills 14, LLC Fax: (619) 220-8005  
(619) 220-0775

From: Farah Khorashadi  
Engineering Division Manager

Date: January 4, 2011

Project: TR32485  
Conditions of Approval (1/4/11, 12:01)  
Page 1 of 11

*In preparation of the Planning Commission hearing scheduled for tomorrow, January 5, 2011, the following changes were made:*

*Added 10.TRANS.10 "Map – County Web Site" (Informational condition.)  
Status change: 80.TRANS.1 "Map – Garage Doors" (NOTAPPLY)  
Replaced 90.TRANS.1 "Map – 80% Completion" with 90.TRANS.8 (Clarification of requirement.)  
Added 50.TRANS.31 "Map – Construct Ramp"*

Enclosed are the Transportation conditions of approval for your review. If you have any concerns, please call my secretary Rebecca Gramlich at (951) 955-6769 or e-mail me at [fkhorash@rctlma.org](mailto:fkhorash@rctlma.org) with a courtesy copy to my secretary at [rgramlic@rctlma.org](mailto:rgramlic@rctlma.org). It is essential that a copy of your e-mail be sent to my secretary so that I can be immediately notified of your concern to resolve it in a timely manner.

You can also call my secretary to make an appointment before the public hearing date to resolve any issues. The Planning Department will schedule the public hearing in the future and will notify you at that time.

FK:rg

Attached: Conditions of Approval

TRACT MAP Tract #: TR32485

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      MAP - DRAINAGE 1                      INEFFECT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2                      MAP - DRAINAGE 2                      INEFFECT

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4                      MAP - NO ADD'L ON-SITE R-O-W                      INEFFECT

No additional on-site right-of-way shall be required on Acacia Avenue since adequate right-of-way exists.

10.TRANS. 6                      MAP - TS/EXEMPT                      INEFFECT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 7                      MAP - STD INTRO 3(ORD 460/461)                      INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

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10. GENERAL CONDITIONS

10.TRANS. 7                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    INEFFECT

drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8                    MAP - UTILITY INSTALL. 1                    INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 9                    MAP - OFF-SITE PHASE                    INEFFECT

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 10                    MAP - COUNTY WEB SITE                    RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 2                    MAP - DEDICATIONS                    INEFFECT

'A' Street shall be improved within the dedicated right-of-way in accordance with Countywide Design Standard, Exhibit 'F'. (36'/56')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4                      MAP - IMP PLANS                      INEFFECT

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 5                      MAP - PART-WIDTH                      INEFFECT

Acacia Avenue shall be improved with 34 feet of asphalt concrete pavement within a 48' part-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (22'/33')

50.TRANS. 6                      MAP - OFF-SITE INFO                      INEFFECT

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 9                      MAP - EASEMENT/SUR                      INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 12                      MAP - STREET NAME SIGN                      INEFFECT

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 15                      MAP - LANDSCAPING                      INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Acacia Avenue and 'A' Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                    MAP - LANDSCAPING (cont.)                    INEFFECT

related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16                    MAP - ASSESSMENT DIST                    NOTAPPLY

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

50.TRANS. 18                    MAP - SOILS 2                    INEFFECT

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 19                    MAP - INTERSECTION/50' TANGENT                    INEFFECT

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 23                    MAP - STREET SWEEPING                    INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 24                    MAP - STREETLIGHT PLAN                    INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 25                      MAP - STREET LIGHTS-CSA/L&LMD                      INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2) Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 27                      MAP - LANDSCAPING APP. ANNEX                      INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 28                      MAP - STRIPING PLAN                      INEFFECT

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 29                      MAP - UTILITY PLAN (EOT1)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing

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50. PRIOR TO MAP RECORDATION

50.TRANS. 29                      MAP - UTILITY PLAN (EOT1) (cont.)                      RECOMMND

overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 30                      MAP-GRAFFITI ABATEMENT (EOT1)                      RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 31                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1                      MAP - GARAGE DOORS                      NOTAPPLY

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1                      MAP - 80% COMPLETION                      NOTAPPLY

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

NOTAPPLY

completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

\*NOTE\* All improvements, except final lift of pavement, shall be completed prior to 1st occupancy, as approved by the Transportation Department.

90.TRANS. 2

MAP - STREET LIGHTS INSTALL

INEFFECT

Install streetlights along the streets associated with development in accordance with the approved street lighting

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - STREET LIGHTS INSTALL (cont.)                      INEFFECT

plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3                      MAP - WRCOG TUMF                      INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4                      MAP - STREET SWEEPING                      INEFFECT

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 5                      MAP - UTILITY INSTALL (EOT1)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP-GRAFFITI ABATEMENT (EOT1)                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7                      MAP - LANDSCAPING (EOT1)                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 8                      MAP - 80% COMPLETION                      RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained

TRACT MAP Tract #: TR32485

Parcel: 552-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - 80% COMPLETION (cont.)

RECOMMND

system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.



## Gramlich, Rebecca

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**From:** Gramlich, Rebecca  
**Sent:** Wednesday, January 05, 2011 9:15 AM  
**To:** Khorashadi, Farah  
**Cc:** Juarez, Raymond; 'walid@cesnconstruction.com'  
**Subject:** TR32485 (PC 1/5/2011)

Dear Farah:

I was able to make contact with the owner of TR32485, Walid Romaya, who confirmed the receipt of our fax transmittal and after discussing the changes that were made, verbally accepted the changes. Mr. Romaya has been included as a recipient of this e-mail for his records. Please advise Ray Juarez that Mr. Romaya is interested in knowing the new expiration date for this extension of time request. Thank you. Rebecca

*Rebecca Gramlich*  
Secretary I  
Riverside County Transportation Department  
4080 Lemon Street, Riverside, CA 92501  
Tel: (951) 955-6769 / Fax: (951) 955-0049  
[rgramlic@rctlma.org](mailto:rgramlic@rctlma.org)

✓

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 20, 2009

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
P.D. Landscaping Section - Kristi Lovelady

**FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32485** - Applicant: Vista Hills 14, LLC - Third Supervisorial District – Little Lake Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - Location: North of Youngstown Drive, south of Acacia Avenue and east of Soboba Street – 4.76 Acres - Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule A subdivision of 4.76 acres into 17 residential lots and one detention basin for onsite drainage. - **REQUEST: EXTENSION OF TIME TO MARCH 30, 2010 - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **September 17, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

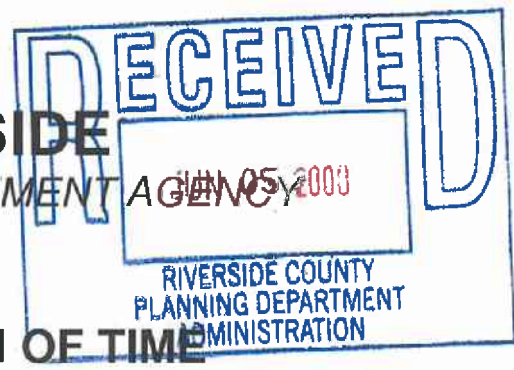
**LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at [cgriffin@RCTLMA.org](mailto:cgriffin@RCTLMA.org)/ **MAILSTOP# 1070**.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*



**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

CASE NUMBER: Tentative Tract Map 32485 DATE SUBMITTED: 4/5/08

Assessor's Parcel Number(s): 552-080-002

EXTENSION REQUEST  First  Second  Third  Fourth  Fifth

*Phased Final Map* \_\_\_\_\_ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 7/26/2005

Applicant's Name: Vista Hills 14, LLC E-Mail: \_\_\_\_\_

Mailing Address: 5422 Napa Street  
San Diego CA 92110  
City State ZIP

Daytime Phone No: (619) 220-0775 Fax No: (619) 220-8005

Property Owner's Name: Vista Hills 14, LLC E-Mail: \_\_\_\_\_

Mailing Address: 5422 Napa Street  
San Diego CA 92110  
City State ZIP

Daytime Phone No: (619) 220-0775 Fax No: (619) 220-8005

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR EXTENSION OF TIME**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Vista Hills 14, LLC by Walid Romaya

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT


**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Vista Hills 14, LLC, Walid Romaya

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

