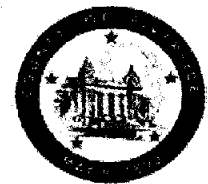


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

502B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 27, 2011

**SUBJECT: SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive - 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - **REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND 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 **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31130**, extending the expiration date to reflect SB1185 and AB333 benefits to January 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Synis Luna*  
\_\_\_\_\_  
Carolyn Synis Luna  
Planning Director

Initials:  
CSL:vc *D.M.*

REVIEWED BY EXECUTIVE OFFICE  
DATE *Jan 27 2011*  
Jennifer Sargent  
Departmental Concurrence

- Dep't Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3

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

**I. AGENDA ITEM 1.5: SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

**II. PROJECT DESCRIPTION  
EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND 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 a neutral position or in opposition to the subject proposal.

**IV. CONTROVERSIAL ISSUES  
NONE**

**VI. PLANNING COMMISSION ACTION**

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

**VII. 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. 1.5  
Area Plan: San Jacinto  
Zoning Area: Bautista  
Supervisory District: Third  
Project Planner: Ray Juarez

Tentative Tract Map No. 31130  
SECOND EXTENSION OF TIME (EOT)  
Planning Commission Date: Jan. 5, 2011  
Applicant: Blaine Womer Engineering

## 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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31130.**

### 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 seventeen (17) 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 Department is recommending the addition of four (4) 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 seven (7) 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 seventeen (17) conditions.

### FURTHER PLANNING CONSIDERATIONS:

**Planning Commission September 15, 2010:** The Extension of Time request was continued from the September 15, 2010 Planning Commission agenda to determine if water quality of conditions approval should be placed on the map. These conditions have been added and have been accepted by the applicant as noted above, and are included within the staff report.



Handwritten signature and date: 12/15/10

**TENTATIVE TRACT MAP NO. 31130.  
SECOND EXTENSION OF TIME REQUEST  
Page 2 of 2**

**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.

**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 January 27, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until January 27, 2012. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

**ORIGINAL Approval Date: January 27, 2004**

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31130**, extending the expiration date to reflect SB1185 and AB333 benefits to January 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.

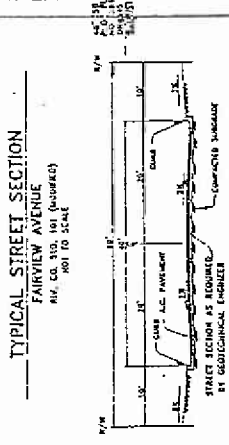
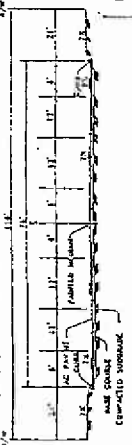
Revised 6/23/10 by R. Juarez

Y:\Planning Case Files-Riverside office\TR31130\2ND EOT\2ND EOT SR 1.5.11 PC.doc

**EXHIBIT NO. P**  
**CASE NO. 31130**

**IN THE COUNTY OF RIVERSIDE, CALIFORNIA**  
**TENTATIVE TRACT MAP 31130**  
**SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST**

**AUG 14 2003**



- EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS**
- 17. The lot is not subject to subdivision.
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  - 100. The lot is not subject to subdivision.

**OWNER:** CLASS A TRAILS MARINA, INC., 2500 N. CALIFORNIA DRIVE, SUITE 100, ANAHEIM, CA 92805, (714) 327-9551

**APPLICANT:** MARINA CONSTRUCTION, CLASS A TRAILS MARINA, INC., 2500 N. CALIFORNIA DRIVE, SUITE 100, ANAHEIM, CA 92805, (714) 327-9551

**ASSESSOR'S PARCEL NOS.:** 268-200-013, 179 00/046

**DENSITY:** 179 00/046

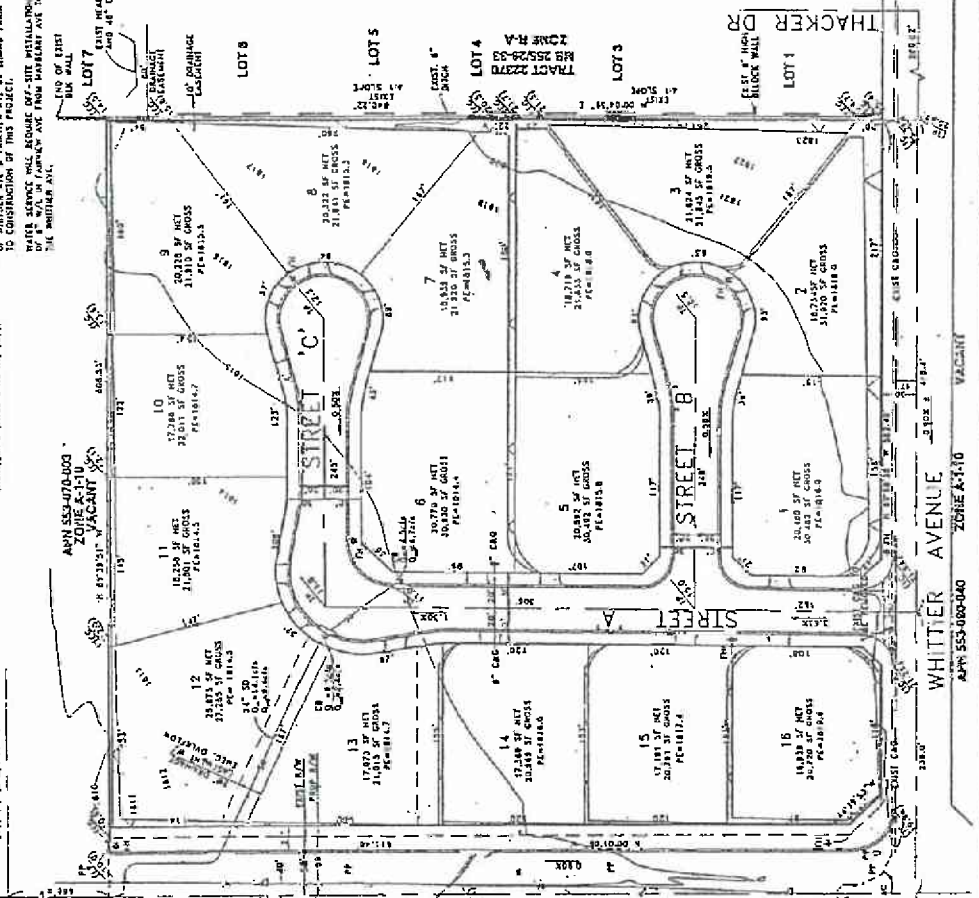
**EXISTING / PROPOSED ZONING:** A-1-10/A-1

**IMPROVEMENT SCHEDULE:** PROPOSED, RCP DESIGNATION: 18" x 24" (18" x 24")

**ADJACENT LAND USE:** COMMERCIAL, INDUSTRIAL, RESIDENTIAL

**PUBLIC UTILITIES:** WATER, GAS, SEWER, CABLE, TELEPHONE

**TOPOGRAPHIC SOURCE:** 1:25,000 SCALE, 1988



**SCHOOL DISTRICT:** HEART VALLEY SCHOOL DISTRICT

**FLOOD ZONE:** Zone 10

**COMMITMENT:** PERMITS 2112 & 2113, SEP. 30, 1999

**THOMAS GUIDE LOCATION:** PAGE 142, A-1, 2002 EDITION

**CONTIGUOUS OWNERSHIP:** UNDIVIDED INTEREST

**SPECIFIC PLAN:** COMMUNITY SERVICE DISTRICT

**DESCRIPTION:** THE SOUTHWEST QUARTER OF TAHOE LOT 103 OF THE FAIRVIEW LAGOON AND WATER COMPANY, 25 ACRES OF LAND IN SECTION 16, RANGE 1 EAST, RANGE 1 EAST, TOWNSHIP 5 SOUTH, RANGE 1 EAST, COUNTY OF RIVERSIDE, CALIFORNIA.

**ADJACENT LAND USE:** COMMERCIAL, INDUSTRIAL, RESIDENTIAL

**PUBLIC UTILITIES:** WATER, GAS, SEWER, CABLE, TELEPHONE

**TOPOGRAPHIC SOURCE:** 1:25,000 SCALE, 1988

**ASSESSOR'S PARCEL NOS.:** 268-200-013, 179 00/046

**DENSITY:** 179 00/046

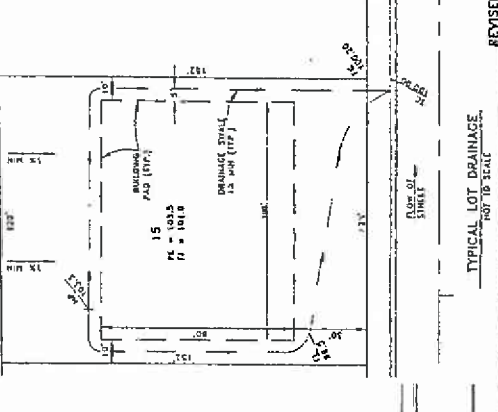
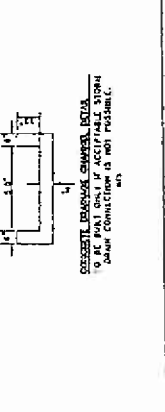
**EXISTING / PROPOSED ZONING:** A-1-10/A-1

**IMPROVEMENT SCHEDULE:** PROPOSED, RCP DESIGNATION: 18" x 24" (18" x 24")

**ADJACENT LAND USE:** COMMERCIAL, INDUSTRIAL, RESIDENTIAL

**PUBLIC UTILITIES:** WATER, GAS, SEWER, CABLE, TELEPHONE

**TOPOGRAPHIC SOURCE:** 1:25,000 SCALE, 1988



**APPROVED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_

**PREPARED BY:** \_\_\_\_\_ DATE: \_\_\_\_\_

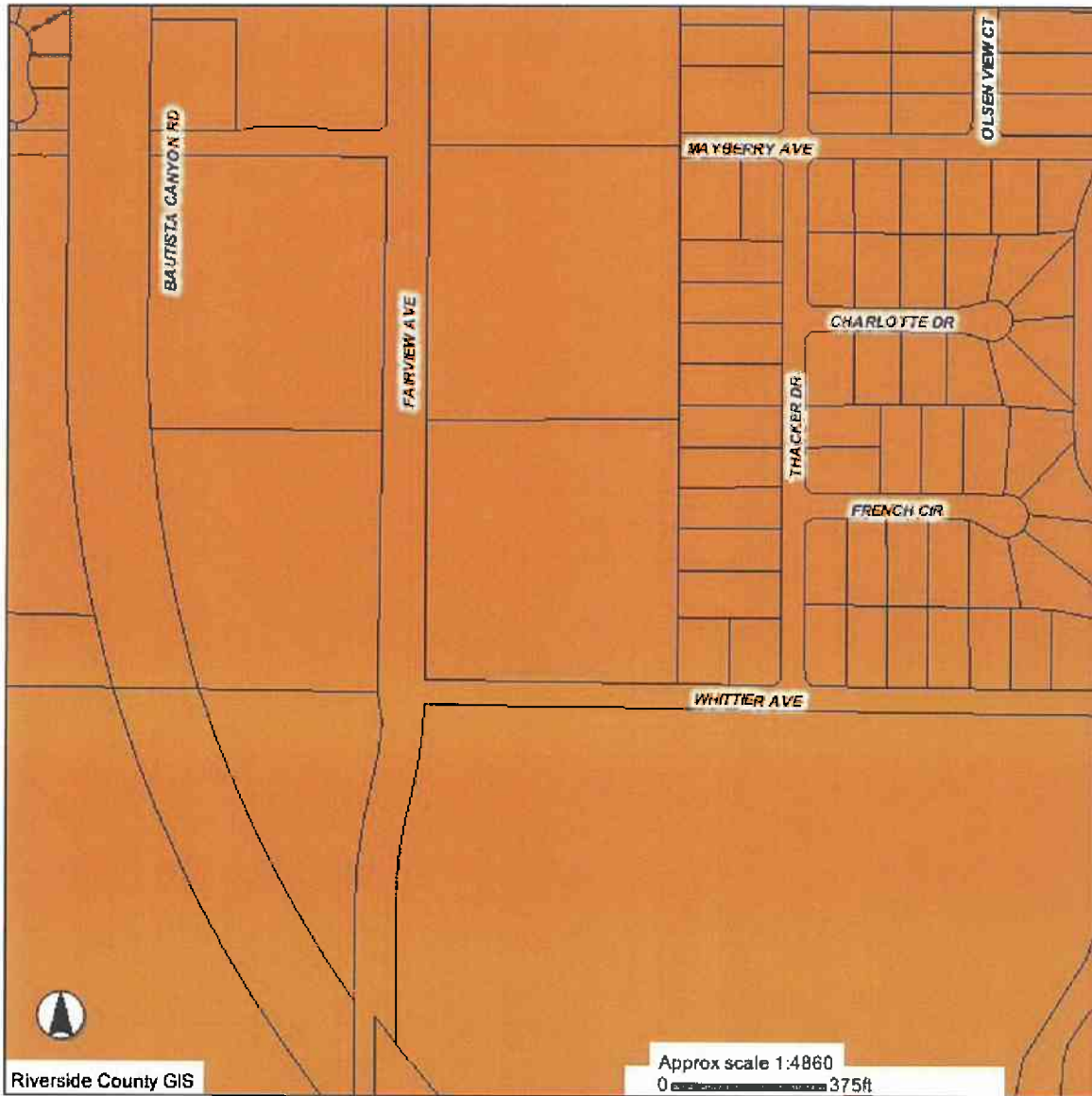
**EXPIRES:** \_\_\_\_\_

**BLAINE A. WOMER**  
 CIVIL ENGINEERING  
 PLANNING  
 SURVEYING  
 ENGINEERING  
 PUBLIC WORKS

**COUNTY OF RIVERSIDE**  
 MARINA CONSTRUCTION  
 TENTATIVE TRACT  
 NO. 31130

REVISED MAY 28, 2003  
 SHEET NO. 1  
 OF 2 SHEETS

AREA PLAN TR 31130



AREA PLAN

- PARCELS
- SAN JACINTO VALLEY
- CITY BOUNDARY

**\*IMPORTANT\***

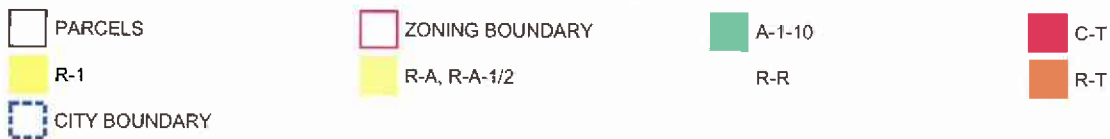
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ZONING TR 31130



ZONING



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LAND USE TR 31130



LANDUSE

- |                                     |                                  |  |                               |
|-------------------------------------|----------------------------------|--|-------------------------------|
| PARCELS                             | AG - AGRICULTURE                 | CT - COMMERCIAL TOURIST                | LDR - LOW DENSITY RESIDENTIAL |
| LDR-RC - LOW DENSITY RESIDENTIAL-RC | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER                  |
| CITIES                              | CITY BOUNDARY                    |  |                               |

**\*IMPORTANT\***

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ZONING DISTRICTS TR 31130



ZONING DISTRICTS

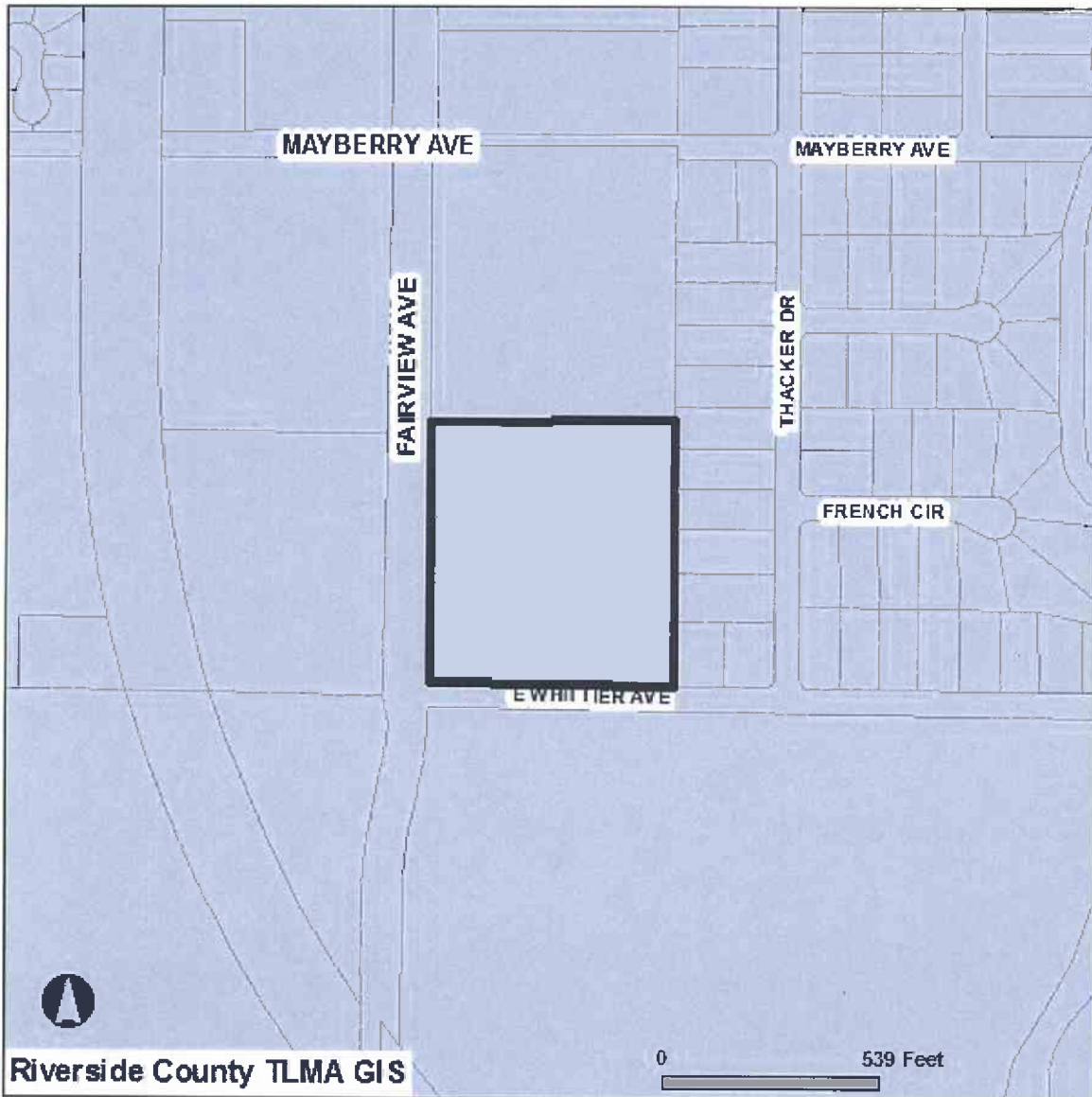
- PARCELS
- BAUTISTA AREA
- VALLE VISTA DIST
- CITY BOUNDARY

**\*IMPORTANT\***

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REPORT PRINTED ON...Fri Mar 14 08:04:20 2008

**SUPERVISORIAL DISTRICT - TR31130**



**Selected parcel(s):**  
553-070-011

**SUPERVISORIAL DISTRICTS**

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  DISTRICT 3  
SUPERVISOR JEFF STONE

-  HIGHWAYS

-  CITY

**\*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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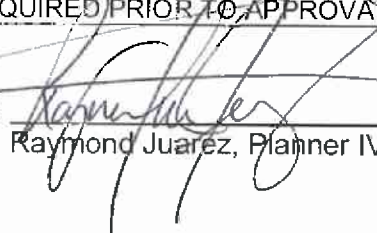
Version 100412

# Extension of Time Environmental Determination

Project Case Number: TR31130  
Original E.A. Number: EA38970  
Extension of Time No.: Second  
Original Approval Date: January 27, 2004  
Project Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive  
Project Description: Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

On June 29, 2010, 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:   
Raymond Juarez, Planner IV

Date: June 29, 2010  
For Carolyn Syms Luna, Planning Director



M19-04-004

November 30, 2010

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

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP 31130**

In accordance with your request, we have reviewed your November 4, 2010, e-mail and additional Conditions of Approval with our client, Mr. Elias Marana. Mr. Marana is in concurrence with the addition of the following Planning Department, Transportation Department and Flood Control Conditions:

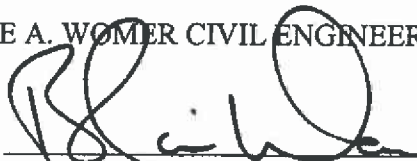
|                |                |                |
|----------------|----------------|----------------|
| 10.FLOOD RI.20 | 60.FLOOD RI.10 | 90.PLANNING.16 |
| 10.PLANNING.17 | 80.PLANNING.25 | 90.TRANS.4     |
| 10.TRANS.9     | 80.PLANNING.26 | 90.TRANS.5     |
| 50.FLOOR RI.25 | 90.FLOOD RI.4  | 90.TRANS.6     |
| 50.TRANS.25    | 90.PLANNING.14 | 90.TRANS.7     |
| 50.TRANS.26    | 90.PLANNING.15 |                |

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

cc: Elias Marana

**From:** Dimagiba, Catherine  
**Sent:** Thursday, November 04, 2010 8:59 AM  
**To:** 'Pam Weatherly'  
**Cc:** Juarez, Raymond  
**Subject:** 2ND EOT for TR31130- Revised COA's  
**Attachments:** TR31130 - COA's.pdf

Attn: Applicant

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31130. – (Revised Conditions of Approval)**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 10, 2008**. The LDC has determined it necessary to recommend the addition of seventeen (17) 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 Department is recommending the addition of four (4) 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 seven (7) Conditions of Approval.

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:

- |                |                |                |
|----------------|----------------|----------------|
| 10.FLOOD RI.20 | 60.FLOOD RI.10 | 90.PLANNING.16 |
| 10.PLANNING.17 | 80.PLANNING.25 | 90.TRANS.4     |
| 10.TRANS.9     | 80.PLANNING.26 | 90.TRANS.5     |
| 50.FLOOD RI.25 | 90.FLOOD RI.4  | 90.TRANS.6     |
| 50.TRANS.25    | 90.PLANNING.14 | 90.TRANS.7     |
| 50.TRANS.26    | 90.PLANNING.15 |                |

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 Planning Commission. County Ordinance requires that conditions added thru 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.

Thank you,

*Catherine Dimagiba*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 20

MAP EOT WQMP CONDITION

RECOMMND

In order to comply with the County's Municipal Separate Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

PLANNING DEPARTMENT

10.PLANNING. 17

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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.

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

3)Ensure that all landscaping is healthy, free of weeds,  
disease and pests.  
EOT2.

TRANS DEPARTMENT

10.TRANS. 9                       MAP - COUNTY WEB SITE (EOT2)                       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

FLOOD RI DEPARTMENT

50.FLOOD RI. 25                   MAP EOT WQMP CONDITION                   RECOMMND

In order to comply with the County's Municipal Storm Sewer  
System (MS4) Permit, this development is required to  
mitigate its water quality impacts. A project specific  
final Water Quality Management Plan (WQMP) shall be  
submitted to the District for review and approval.

TRANS DEPARTMENT

50.TRANS. 25                       MAP - GRAFFITI ABATEMENT EOT2                       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. 26                       MAP - UTILITY PLAN (EOT2)                       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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 26                      MAP - UTILITY PLAN (EOT2) (cont.)                      RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 10                      MAP EOT WQMP CONDITION                      RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 25                      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;

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

) 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

Department shall clear this condition.  
EOT2.

80.PLANNING. 26 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.

EOT2.

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 4 MAP 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                    MAP IMPLEMENT WQMP (cont.)                    RECOMMND

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 INSPCT DEPOSIT                    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.

EOT2.

90.PLANNING. 15                    MAP - LC INSPCT REQUIREMENTS                    RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15            MAP - LC INSPCT REQUIREMENTS (cont.)            RECOMMND

upon determination of compliance.  
EOT2

90.PLANNING. 16            MAP - LC COMPLY W/LNDSCP/IRRIG            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 Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT2.

TRANS DEPARTMENT

90.TRANS. 4                MAP - LANDSCAPING EOT2                RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 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.

90.TRANS. 5                MAP - GRAFFITI ABATEMENT EOT2                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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (EOT2)

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 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.

11/03/10  
16:36

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - 80% COMPLETION (EOT2) (cont.)                      RECOMMND

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.

90.TRANS. 7                      MAP - UTILITY INSTALL (EOT2)                      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.

PC 1/5/11 Item #1.5



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



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

## Transportation Department

### FAX TRANSMITTAL

To: Elias & Cynthia Marana  
(951) 925-8599  
Maranaconstruction@yahoo.com  
Fax: (000) 000-0000

Blaine A. Womer  
(951) 658-1727  
[baw@bawce.com](mailto:baw@bawce.com)  
pweatherly@bawce.com  
Fax: (951) 658-9347

From: Farah Khorashadi  
Engineering Division Manager

Date: January 4, 2011

Project: TR31130  
Conditions of Approval (1/4/11, 9:14)  
Page 1 of 11

*Please be advised that in preparation of the Planning Commission hearing scheduled Wed., 1/5/11, the following conditions were updated:*

*Status changed to NOTAPPLY: 50.TRANS.16 "Map - Landscaping"*

*Added 50.TRANS.27 "Map - Landscaping"*

*Status changed to NOTAPPLY: 80.TRANS.1 "Map - Garage Doors"*

*Added 50.TRANS.28 "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 #: TR31130

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1                      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. 2                      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. 3                      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. 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 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

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10. GENERAL CONDITIONS

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

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 - COUNTY WEB SITE (EOT2)                    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

All interior streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 104, Section A. (40'/60')

50.TRANS. 3                    MAP - EXISTING MAINTAINED                    INEFFECT

Fairview Avenue is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with County Standard No. 101. (38'/59') (modified)

50.TRANS. 4                    MAP - PART-WIDTH                    INEFFECT

Whittier Avenue shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - PART-WIDTH (cont.) INEFFECT

Section B. (20'/30)

50.TRANS. 5 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. 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. 10 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Fairview Avenue and so noted on the final map.

50.TRANS. 14 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. 15 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. 16 MAP\* - LANDSCAPING NOTAPPLY

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within \_\_\_\_\_'. \_\_\_\_\_'.  
\_\_\_\_\_. Landscaping plans shall be submitted on

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                      MAP\* - LANDSCAPING (cont.)                      NOTAPPLY

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

50.TRANS. 17                      MAP - LANDSCAPING G.P.                      INEFFECT

The applicant shall comply with the parkway landscaping requirements of Ordinance 499 for all General Plan Circulation Element roads. Landscaping shall be installed along Fairview Avenue, and shall be maintained by annexation into a County Service Area and/or Assessment District or enter into a continuous agreement. Landscaping plans shall be submitted with the street improvement plans for approval.

50.TRANS. 18                      MAP - ASSESSMENT DIST (EOT2)                      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. 19                      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. 20                      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. 21                      MAP - STREET LIGHT PLAN                      INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21                    MAP - STREET LIGHT PLAN (cont.)                    INEFFECT

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.

50.TRANS. 23                    MAP - STREET LIGHT 1 CERT.                    INEFFECT

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

50.TRANS. 24                    MAP - STREET LIGHTS-L&LMD                    INEFFECT

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. 25                    MAP - GRAFFITI ABATEMENT EOT2                    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. 26                    MAP - UTILITY PLAN (EOT2)                    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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26                      MAP - UTILITY PLAN (EOT2) (cont.)                      RECOMMND

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. 27                      MAP - LANDSCAPING                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Fairview Avenue and Whittier Avenue. 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 the landscaping maintenance is required to be annexed to a County Service Area or Landscaping and Lighting Maintenance District, the landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 28                      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.

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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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - STREET LIGHTS INSTALL                      INEFFECT

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

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 - LANDSCAPING EOT2                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 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.

90.TRANS. 5                      MAP - GRAFFITI ABATEMENT EOT2                      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. 6                      MAP - 80% COMPLETION (EOT2)                      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



TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (EOT2) (cont.)

RECOMMND

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 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.

01/04/11  
09:14

Riverside County LMS  
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - UTILITY INSTALL (EOT2)

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.

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

DATE: March 14, 2008

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

**SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **April 10, 2008 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 David Mares, Principal Planner, at (951) 955-9541 or email at [dmares@RCTLMA.org](mailto:dmares@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: Tract 31130 DATE SUBMITTED: 12/18/07

Assessor's Parcel Number(s): 553-070-011

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: January 27, 2004

Applicant's Name: Blaine Womer Civil Engineering E-Mail: pam@bawce.com

Mailing Address: 41555 East Florida Avenue, Suite G  
Hemet, CA 92544  
Street  
City State ZIP

Daytime Phone No: (951) 658-1727 Fax No: (951) 658-9347

Property Owner's Name: Elias & Cynthia Marana E-Mail: \_\_\_\_\_

Mailing Address: 40620 Starlight Mesa Drive  
Hemet, CA 92544  
Street  
City State ZIP

Daytime Phone No: (951) 905-8123 Fax No: (951) 925-8599

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.

Blaine Womer

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.

Elias Marana

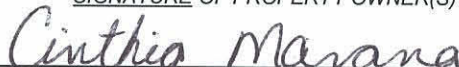
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Cynthia Marana

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.