

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

819B



REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

SUBJECT: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687 - Applicant: Jeff Troesh - Fifth Supervisorial District - Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Northerly of Mapes Road, westerly of Palomar Drive and easterly of Trade Winds Drive - 40.17 Acres - Zoning: Rural Residential (R-R) - APPROVED PROJECT DESCRIPTION: The tentative tract map is a Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 acre detention basin. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on July 6, 2011.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Sym's Luna
Carolyn Sym's Luna
Planning Director

Initials:
CSL:vc

Dep't Recomm.:
☐ Policy

☒ Consent

Per Exec. Ofc.:
☒ Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.5

**PLANNING COMMISSION
MINUTE ORDER JULY 6, 2011
CITY OF LA QUINTA BOARD CHAMBERS**

- I. **AGENDA ITEM 1.5: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687** - Applicant: Jeff Troesh – Fifth Supervisorial District – Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Mapes Road, westerly of Palomar Drive and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – **APPROVED PROJECT DESCRIPTION:** The tentative tract map is a Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 acre detention basin. (Quasi-judicial)

II. **PROJECT DESCRIPTION**

FIRST EXTENSION OF TIME REQUEST for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Scott Arnold at 951-955-3585 or e-mail sarnold@rctlma.org.

There were no speakers in favor of the subject proposal:

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0; Commissioner Petty absent:

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

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

Agenda Item No. 1.5
Area Plan: Harvest Valley/Winchester
Zoning Area: Romoland
Supervisory District: Fifth
Project Planner: Scott Arnold
Planning Commission: July 6, 2011

TENTATIVE TRACT MAP NO. 31687
FIRST EXTENSION OF TIME
Applicant: Jeff Troesh

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. 31687

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 nineteen (19) new conditions and amend (1) condition 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 three (3) Conditions of Approval. The Planning Department, Landscaping Division 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 Transportation Department is recommending the addition of seven (7) Conditions of Approval and to amend (1) one Condition of Approval.

The Extension of Time applicant was informed of these recommended and amended 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, May 17, 2011) indicating the acceptance of the one (1) amended and addition of nineteen (19) conditions.

ORIGINAL Approval Date: May 25, 2005
ORIGINAL Expiration Date: May 28, 2008

SA
6/20/11

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.

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 May 25, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until May 25, 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.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687 -
Applicant: Jeff Troesh – Fifth Supervisorial District – Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Mapes Road, westerly of Palomar Drive and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – **APPROVED PROJECT DESCRIPTION:** The tentative tract map is a Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 acre detention basin. – **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012.

TR31687 - AERIAL PHOTO



Selected parcel(s):
327-340-017 327-340-018

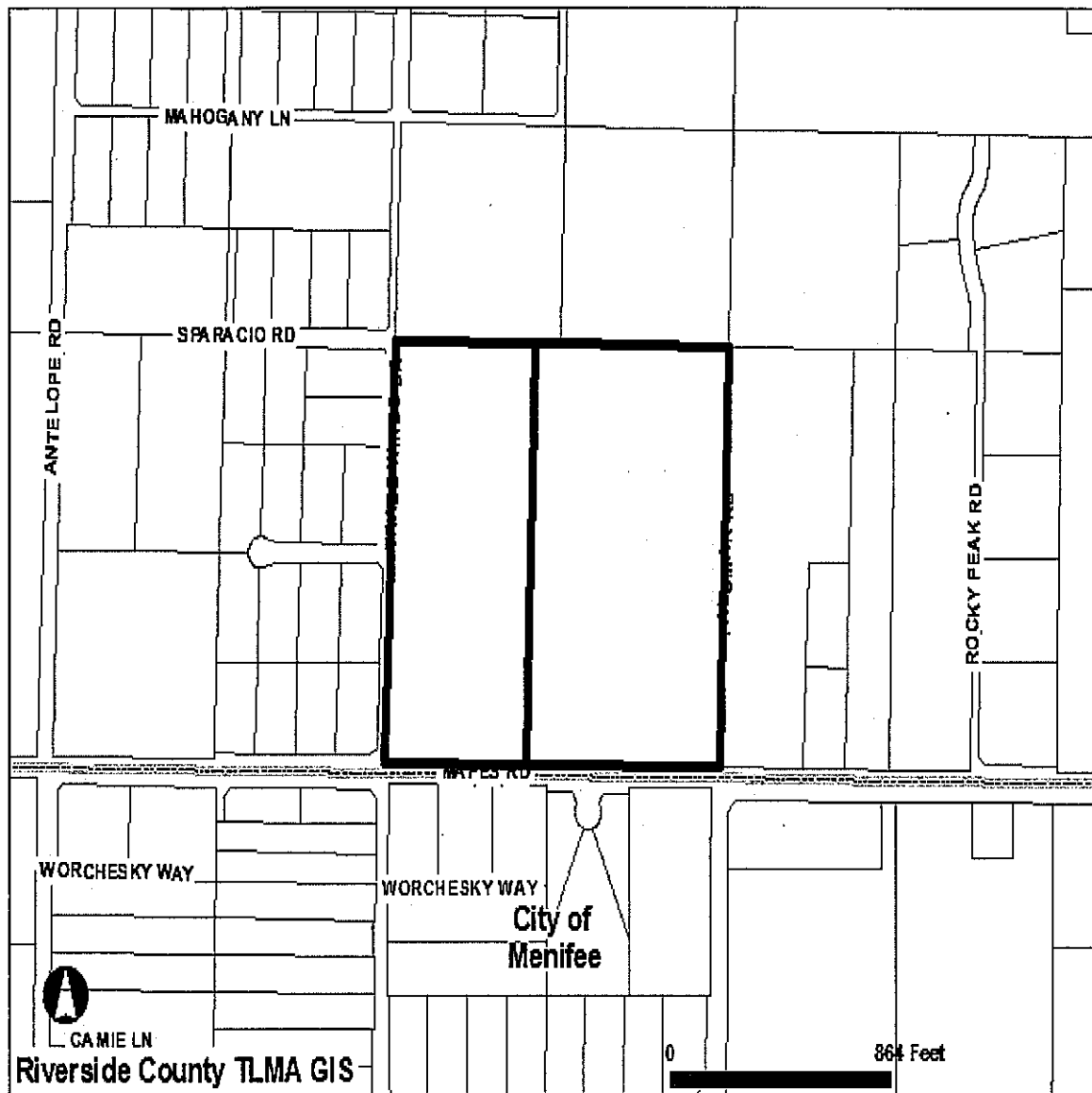
IMPORTANT

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...Mon Jun 20 08:32:32 2011

Version 110502

TR31687 - SUPERVISORIAL DISTRICT



Selected parcel(s):
327-340-017 327-340-018

SUPERVISORIAL DISTRICTS

☒ SELECTED PARCEL

☒ INTERSTATES

☒ HIGHWAYS

☒ CITY

☐ PARCELS

DISTRICT 5
SUPERVISOR MARION ASHLEY

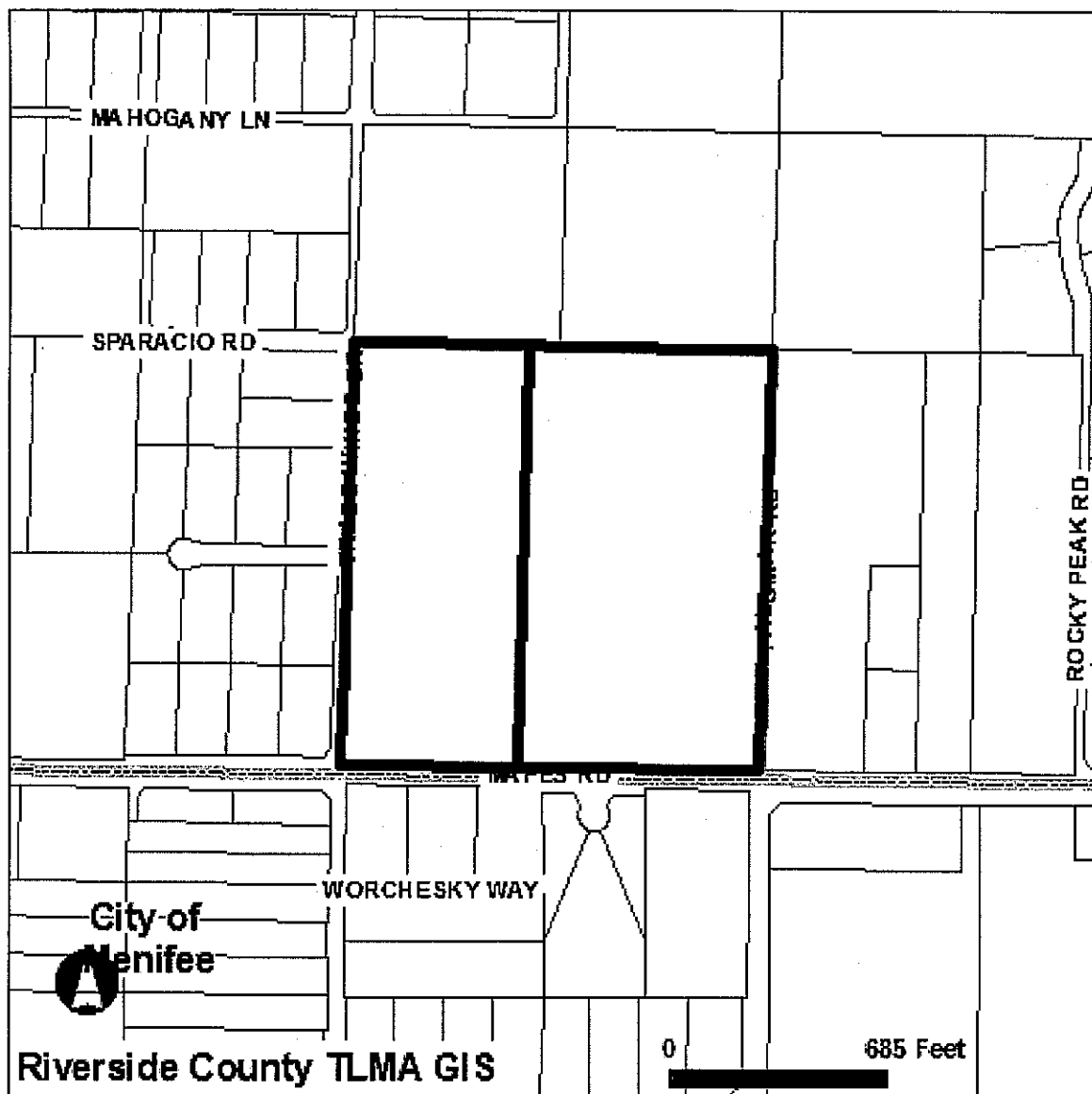
IMPORTANT

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REPORT PRINTED ON...Tue May 17 15:14:43 2011

Version 110502

TR31687 - AREA PLAN: HARVEST VALLEY / WINCHESTER



Selected parcel(s):
327-340-017 327-340-018

IMPORTANT

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REPORT PRINTED ON...Mon Jun 20 08:33:27 2011

Version 110502

TR31687 - ZONING AREA



Selected parcel(s):
327-340-017 327-340-018

ZONING DISTRICTS AND ZONING AREAS

☐ SELECTED PARCEL
☒ ROMOLAND AREA

INTERSTATES

HIGHWAYS

☐ PARCELS

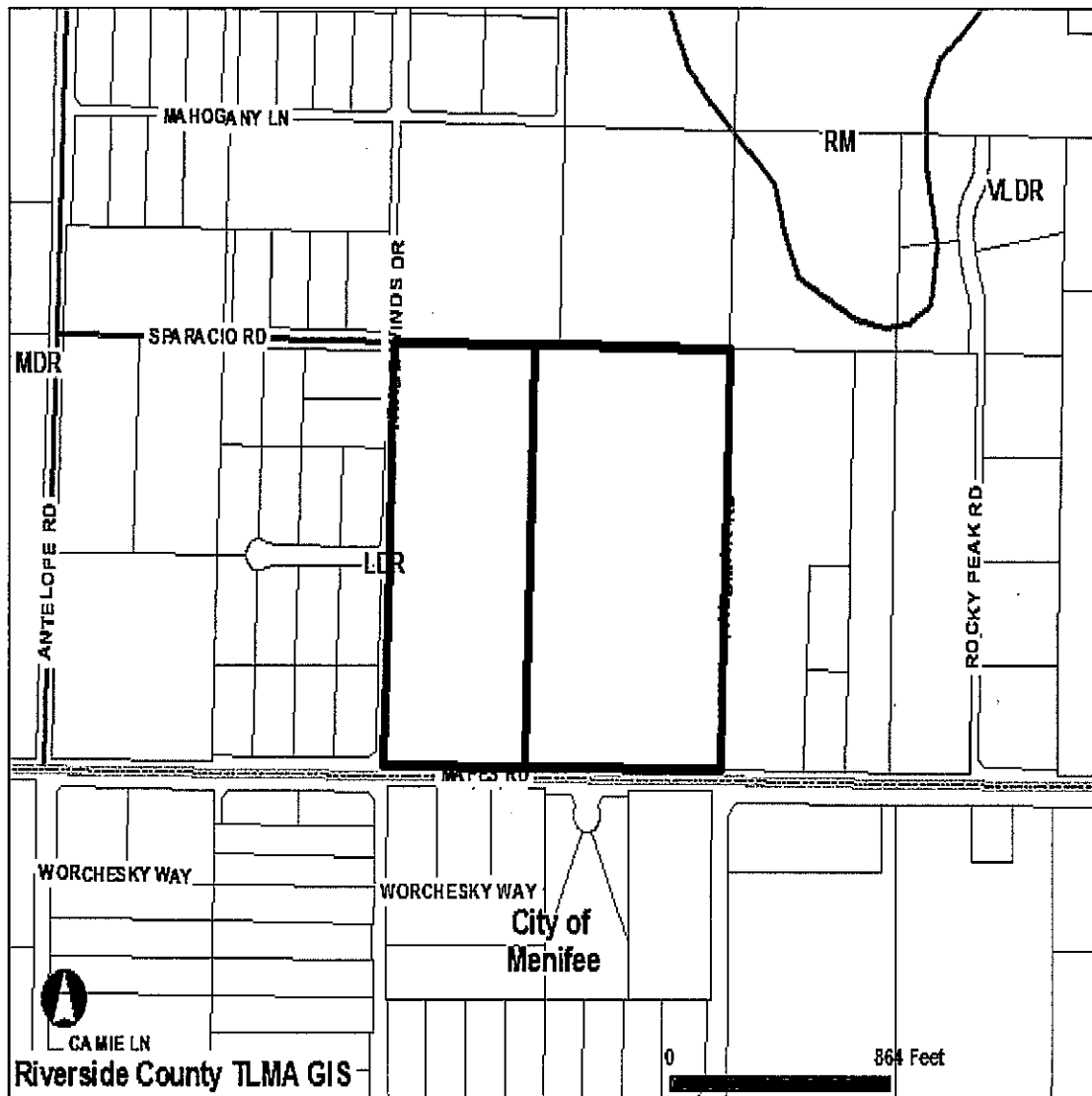
IMPORTANT

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REPORT PRINTED ON...Tue May 17 15:16:19 2011

Version 110502

TR31687 - LAND USE



Selected parcel(s):
327-340-017 327-340-018

LAND USE

- | | | | |
|---|----------------------------------|-------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | LDR - LOW DENSITY
RESIDENTIAL | MDR - MEDIUM DENSITY
RESIDENTIAL | RM - RURAL MOUNTAINOUS |
| VLDR - VERY LOW DENSITY
RESIDENTIAL | | | |

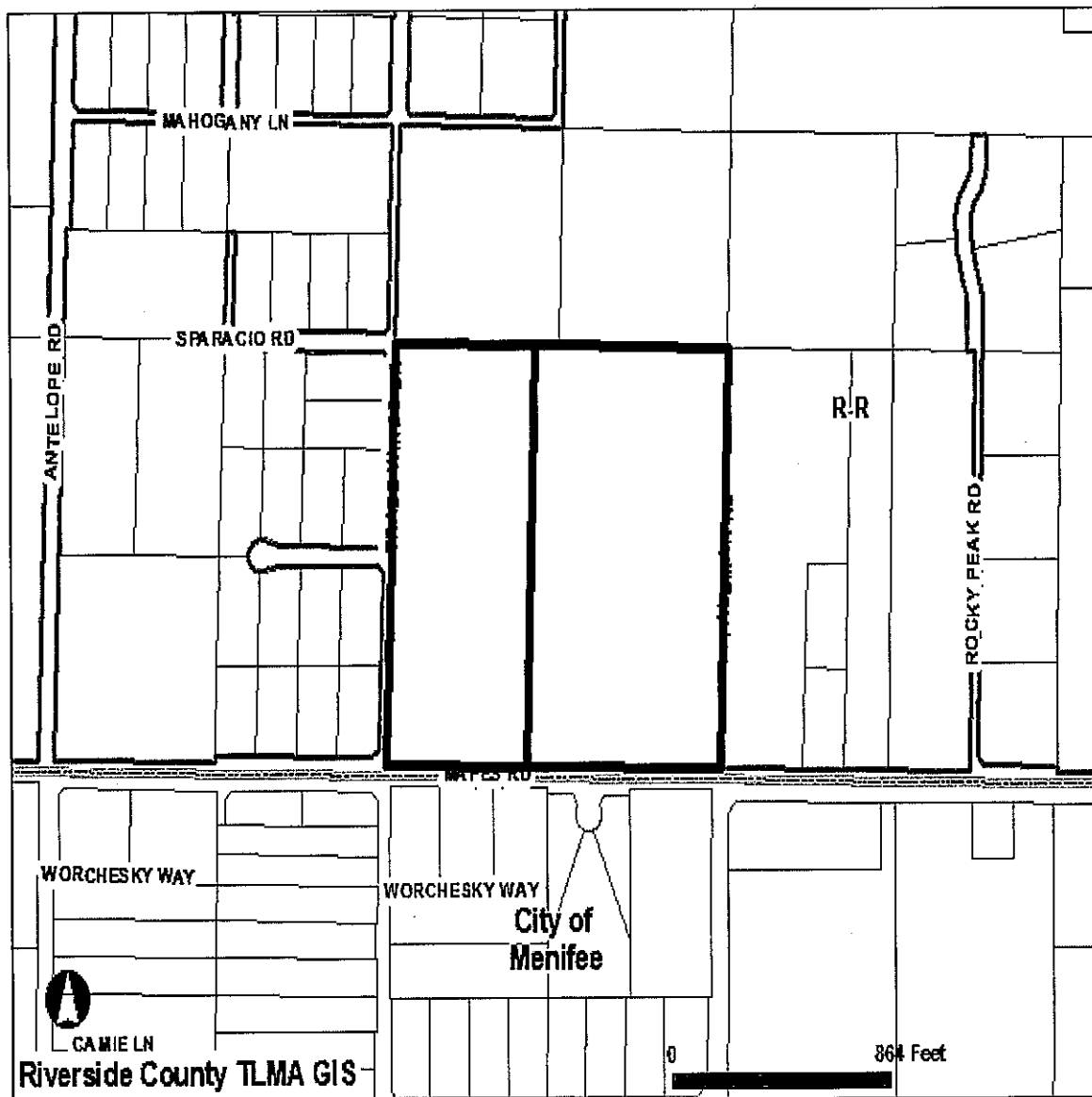
IMPORTANT

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...Tue May 17 15:15:44 2011

Version 110502

TR31687 - ZONING



Selected parcel(s):
327-340-017 327-340-018

ZONING

☐ SELECTED PARCEL
☐ PARCELS

☐ INTERSTATES
☐ ZONING BOUNDARY

☐ HIGHWAYS
R-R

☐ CITY

IMPORTANT

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REPORT PRINTED ON...Tue May 17 15:16:00 2011

Version 110502

Extension of Time Environmental Determination

Project Case Number: TR31687
Original E.A. Number: EA39303
Extension of Time No.: First
Original Approval Date: May 25, 2005
Project Location: Northerly of Mapes Road, west of Palomar Drive, and easterly of Trade Winds Drive

Project Description: Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin.

On 6/7/11, 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: _____

Scott Arnold
Scott Arnold, Principal Planner

Date: 6/7/11

For Carolyn Syms Luna, Director

Morales, Catherine

From: Peter Dilello [peter.dilello@wpipm.com]
Sent: Tuesday, May 17, 2011 3:04 PM
To: Morales, Catherine
Subject: RE: 1st Extension of Time for TR31687
Attachments: 2422_001.pdf

Catherine,

We are prepared to accept the conditions listed below. Per your request, I have attached a copy of the Grant Deed for this property for completion of any necessary paperwork on your end.

Call me if you have any questions.

Sincerely,

Peter DiLello | Director of Acquisitions

Watermarke Properties Inc.

410 North Main Street, Corona CA 92880

(951) 372-2443 direct | (951) 870-3217 cell | (951) 808-1212 fax

Peter.DiLello@wpipm.com

From: Morales, Catherine [<mailto:CATMORAL@rctlma.org>]

Sent: Wednesday, May 04, 2011 3:58 PM

To: Peter Dilello

Subject: 1st Extension of Time for TR31687

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 19, 2011**. The LDC has determined it necessary to recommend the addition of nineteen (19) 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 three (3) Conditions of Approval. The Planning Department, Landscaping Division, 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 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.22	50.TRANS.27	90.PLANNING.21
10.PLANNING.18	50.TRANS.28	90.PLANNING.22
10.PLANNING.19	50.TRANS.29	90.TRANS.5
10.PLANNING.20	60.FLOOD RI.15	90.TRANS.6
10.PLANNING.21	80.PLANNING.28	90.TRANS.8
10.TRANS.18	80.PLANNING.29	
50.FLOOD RI.14	90.PLANNING.20	

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 D. Morales

Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

05/04/11
14:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 22

MAP EOT WQMP REQUIREMENTS

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 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. 18

MAP - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." EOT1

10.PLANNING. 19

MAP FRONT YARD LANDSCAPING

RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. EOT1

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT

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

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

10. GENERAL CONDITIONS

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT (cont.)

RECOMMND

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 group and the County Planning /Director.

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO EOT

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.

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14:37

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31687

Parcel: 327-340-018

10. GENERAL CONDITIONS

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO EOT (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 18 MAP - COUNTY WEB SITE (EOT1) 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. 14 MAP EOT WQMP REQUIREMENTS 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. 27 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 submitted to the Transportation Department for verification purposes.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31687

Parcel: 327-340-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 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. 29 MAP - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB Fee as determined by the County, prior to the recordation of any final map.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 15 MAP EOT WQMP REQUIREMENTS 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. 28 MAP - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address

05/04/11
14:37

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31687

Parcel: 327-340-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 MAP - PARKING/LANDSCAPING PLAN (cont.) RECOMMND

residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT1

80.PLANNING. 29 MAP - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 20 MAP - LNDSCP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 MAP - LNDSCP/IRRIG INSTALL INS (cont.) RECOMMND

Inspection will be charged to the respective building permit.
EOT1

90.PLANNING. 21 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT1

90.PLANNING. 22 MAP - COMPLY W/ LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
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.

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - LANDSCAPING (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, 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. 7

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. 8

MAP - 80% COMPLETION (EOT1)

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

05/04/11
14:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR31687

Parcel: 327-340-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - 80% COMPLETION (EOT1) (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.

From: Gramlich, Rebecca
Sent: Monday, April 11, 2011 10:59 AM
To: Morales, Catherine
Subject: TR31687 1st EOT (LDC 4/19/11)

Updated conditions of approval:

- Added 10.TRANS.18 "Map – County Web Site"
- Added 50.TRANS.27 "Map – Utility Plan"
- Added 50.TRANS.28 "Map – Graffiti Abatement"
- Added 50.TRANS.29 "Map – Lakeview/Nuevo Funding"
- Replaced 90.TRANS.1 "Map – 80% Completion"; (See 90.TRANS.8.)
- Added 90.TRANS.5 "Map – Utility Install"
- Added 90.TRANS.6 "Map – Landscaping"
- Added 90.TRANS.7 "Map – Graffiti Abatement"

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

From: Morales, Catherine

Sent: Tuesday, April 05, 2011 9:08 AM

To: Baez, Ken; Brewer, Marc; Early, Kristina; Evenson, Dale; Fairhurst, Richard; Gonzalez, Sam; Gramlich, Rebecca; Jones, David; Khorashadi, Farah; Lovelady, Kristi; Mooman, Shaheen; Neal, Greg; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Wagner, Dan; Watkins, Timothy

Subject:

Good afternoon,

This 1ST EOT went to LDC on July 31, 2008 (see attached copy of original transmittal letter). I am sending the request once again to ensure that the conditions of approvals are up to date. Please have your comments, if applicable, in LMS by April 19, 2011.

Thank you,

Catherine D. Morales

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12th Floor

Riverside, CA 92502

951.955.1681

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

DATE: July 2, 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

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31687 - Applicant: Ian Griffin
- Fifth Supervisorial District – Romoland Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Northerly of Mapes Road, westerly of Palomar Drive and easterly of Trade Winds Drive – 40.17 Acres - Zoning: Rural Residential (R-R) - The tentative tract map is a Schedule B subdivision of 40.17 acres into 65 single-family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 acre detention basin. - REQUEST: EXTENSION OF TIME TO MAY 25, 2009 - 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 **July 31, 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 DIFFERENTIATE 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/ **MAILSTOP# 1070**.

CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Watermarke Properties, Inc.
410 N. Main St.
Corona, California 92880
Attn: Jeff Troesh

DOC # 2009-0587208

11/12/2009 08:00A Fee:21.00

Page 1 of 5 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



93823576-M19
 910020610-X02
 AP# 327-340-018-6 AND
 327-340-017-5
 TRN 089-038

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GRANT DEED

The undersigned Grantor declares that documentary transfer tax is not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended.

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 033

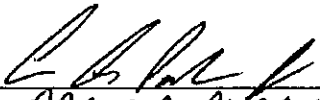
FOR VALUE RECEIVED, OREO CORP., an Ohio corporation ("Grantor"), hereby grants to WATERMARKE LAND COMPANY, LP., a California limited partnership ("Grantee"), all that certain real property (the "Property") situated in the County of Riverside, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with the buildings, improvements and fixtures thereon and all rights, privileges and easements appurtenant thereto.


The Property is conveyed to Grantee subject to: (i) all presently existing and future liens against the Property for unpaid real estate taxes (including supplemental taxes and other liens imposed by assessment districts, if applicable), assessments, homeowners' association dues, bonds and water and sewer charges, which shall be prorated as of the Closing Date as provided in this Agreement; (ii) patent reservations; (iii) all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; (iv) covenants, conditions, restrictions, declarations, easements and other matters of record or otherwise encumbering or otherwise affecting the Property; (v) such facts as an accurate, current survey of the Property and a personal inspection thereof would disclose and all facts and matters otherwise known to Grantee; (vi) any exceptions directly or indirectly caused by Buyer; and (vii) all other covenants, conditions, restrictions, easements, liens, encumbrances, title exceptions and other matters affecting the Property.

[SIGNATURES CONTINUE ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of
November 11, 2009.

OREO CORP.,
an Ohio corporation

By: 
Name: ARAM A. AVADIAN, JR
Its: DESIGNATED SIGNER

By: 
Name: BROOKS BENJAMIN
Its: DESIGNATED SIGNER

State of California

County of Orange

On November 17, 2009 before me, Christine J. Flores, a Notary Public in and for said state, personally appeared Brooke Benjamin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

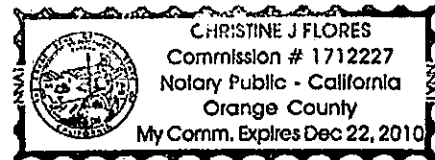


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE WEST 17 ACRES.

PARCEL 2:

THE WEST 17 ACRES, OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Document No. _____

Date: 11/12/09

STATEMENT OF TAX DUE AND REQUEST THAT STAMPS NOT BE MADE A
PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER
(Pursuant to Section 11934 R & T Code)

TO: Riverside County Recorder

Request is hereby made in accordance with the provisions of the Documentary Stamp Act, that
stamps be affixed to this form for later affixing to the accompanying document which names:

OREO CORP.

(Name of one grantor or lessor)

and

WATERMARKE LAND COMPANY, LP

(Name of one grantee or lessee)

Property described in the accompanying document is located in:

TRA 089-038

Unincorporated Area

(Name of City or Unincorporated Area)

Documentary Transfer Tax due on the accompanying document is:

\$990.00

The Tax is computed on:

XX

Full value of property conveyed

Full value less liens and encumbrances
remaining at time of sale.

Chicago Title Company

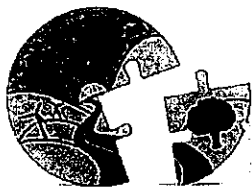
By *Lorri Beasley*

Lorri Beasley, Escrow Officer

DOC # 2009-0587208

11/12/2009

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR31687

DATE SUBMITTED: 5/17/2011

Assessor's Parcel Number(s): 327-340-017 and 327-340-018

EXTENSION REQUEST ☒ First ☐ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map N/A 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: 5/25/2005

Applicant's Name: JEFF TROESH

E-Mail: jeff.troesh@wpipm.com

Mailing Address: 410 NORTH MAIN

CORONA

CA

92880

City

State

ZIP

Daytime Phone No: (951) 372-2400

Fax No: (951) 808-1212

Property Owner's Name: WATERMARK LAND
COMPANY, LP

E-Mail: _____

Mailing Address: 410 NORTH MAIN

CORONA

CA

92880

City

State

ZIP

Daytime Phone No: (951) 372-2400

Fax No: (951) 808-1212

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

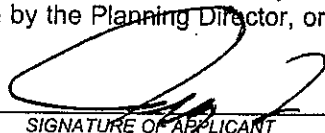
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

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.

JEFF TROESH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

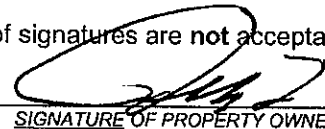
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

WATERMARKE LAND COMPANY, LP

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.