

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

1043



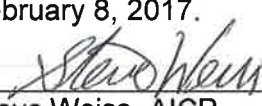
FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

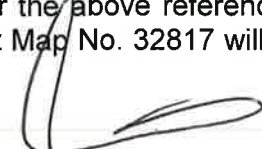
SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32817 – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Commercial Retail (CD:CR), Open Space: Recreational (OS:R) – Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. – 35.74 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area – REQUEST: EXTENSION OF TIME TO FEBRUARY 8, 2017 – FIRST EXTENSION. Deposit Based Fees 100%

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on May 18, 2016. The Tentative Tract Map No. 32817 will now expire on February 8, 2017.


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A.	\$ N/A.	\$ N/A.	\$ N/A.	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A.	\$ N/A.	\$ N/A.	\$ N/A.	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: 

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ Positions Added

☐

☐ Change Order

☐

☐ A-30

☐ 4/5 Vote

☐

Prev. Agn. Ref.:

District: 3

Agenda Number:

1-5

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32817**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map was originally approved at Planning Commission on February 8, 2006.

The Riverside County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of 13 new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 11, 2016) indicating the acceptance of the 13 recommended conditions.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32817 on May 18, 2016. The Planning Commission approved the project by a vote of 5-0.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

ORIGINAL

DATE: June 16, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME FOR TRACT MAP NO. 32817

1043

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Please schedule on the July 12, 2016 BOS Agenda

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office • 77-588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MAY 18, 2016**

email at twheeler@rctlma.org.

1.6 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32817 - Planning Commission Action:
A Vote of 5-0,

Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: Commercial Retail (CD:CR), Open Space: Recreational (OS:R) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. - 35.74 Acres - Zoning: Specific Plan (SP 293) - Approved Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area - **REQUEST: EXTENSION OF TIME TO FEBRUARY 8, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

APPROVED FIRST EXTENSION OF TIME.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 ORDINANCE NO. 348.4835 – CEQA Exempt – is a Countywide amendment to Riverside County Ordinance No. 348, modifying Article XIXe of Ordinance No. 348 to clarify where sober living homes, residential care and residential health facilities may operate in the County of Riverside and the type of use permit, if any, is required for such uses consistent with State law. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. Continued from April 20, 2016. Project Planner: Larry Ross at 951-955-9294 or e-mail lross@rctlma.org

Planning Commission Action:

Public Comments: Closed

By a vote of: 5-0


The Planning Commissions recommends to the Board of Supervisors to take the following actions:

FIND that Ordinance No. 348.4835 is exempt from CEQA; and,

ADOPT Ordinance No. 348.4835 as modified at hearing.

Agenda Item No. 11.6
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 32817
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area.

Unless specifically requested by the applicant, this request will not be discussed 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. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on February 8, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) 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 Transportation Department is recommending the addition of (9) conditions of approval, the Environmental Health Department is recommending the addition of (2) conditions of approval, the Parks & Recreation is recommending the addition of (1) condition of approval, and the Building & Safety Department (Grading Division) is recommending the addition of (1) condition of approval.

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The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 11, 2016) indicating the acceptance of the thirteen (13) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning 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 February 8, 2017. 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.

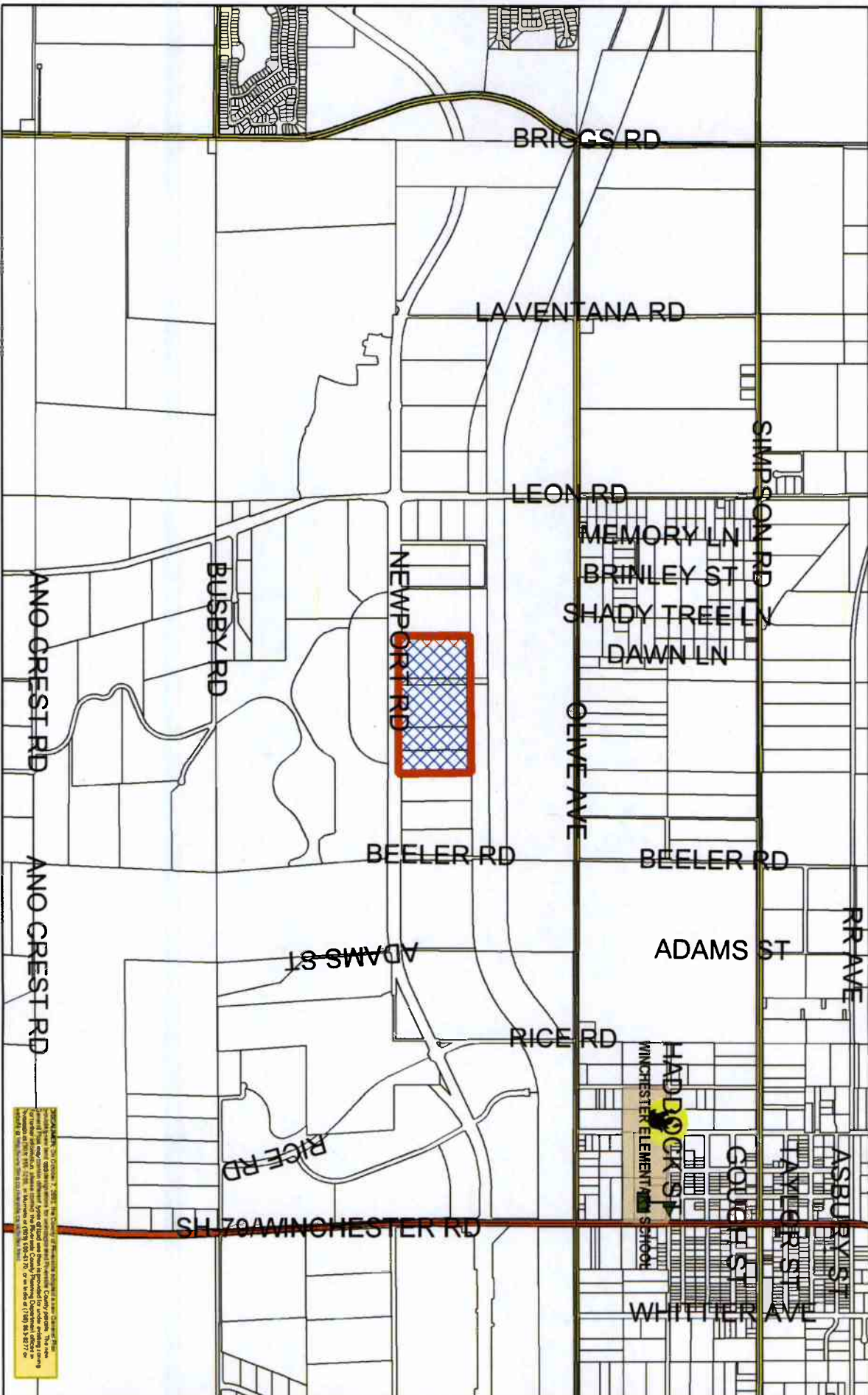
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 8, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone
District 3
DATE DRAWN: 1/23/05

TR32817 VICINITY MAP

Planner: Russell Brady
Date: 2/8/06
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Winchester
Township/Range: T35R2W
Section: 32



ASSESSORS
BK. PG. 461-18
THOMAS 869 C1
BROS. PG.

NOT A LEGAL DOCUMENT. This map is for informational purposes only. It is not a legal document. The information contained herein is for informational purposes only. It is not a legal document. The information contained herein is for informational purposes only. It is not a legal document.

Supervisor Stone
District 3

DATE DRAWN 1/20/06

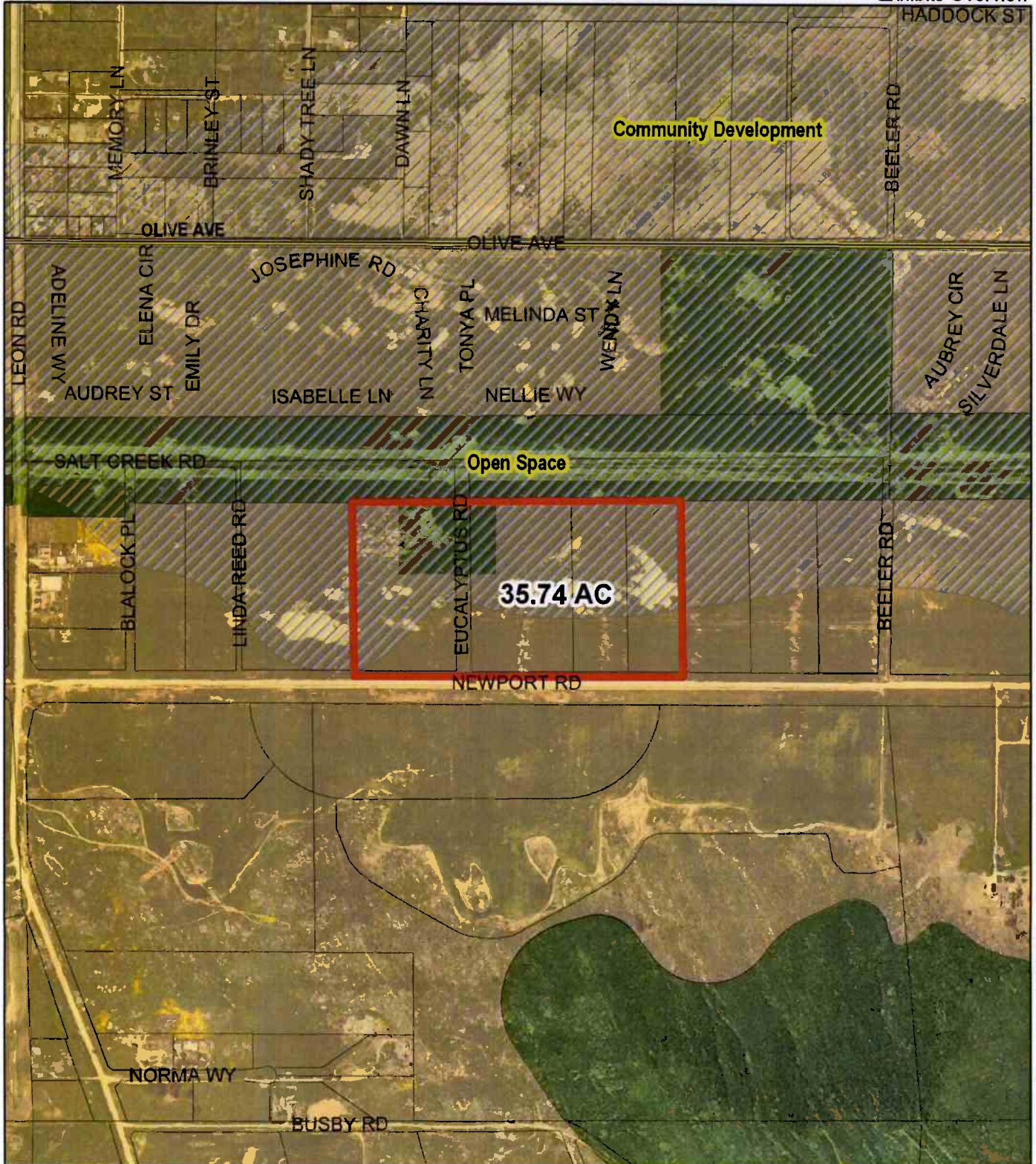
TR32817

DEVELOPMENT OPPORTUNITY

Planner: Russell Brady

Date: 2/8/06

Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Winchester**

Township/Range: T5SR2W
SECTION: 32



ASSESSORS
BK. PG. 461-18
THOMAS
BROS.PG 869 C1

Supervisor Stone
District 3

DATE DRAWN: 1/23/06

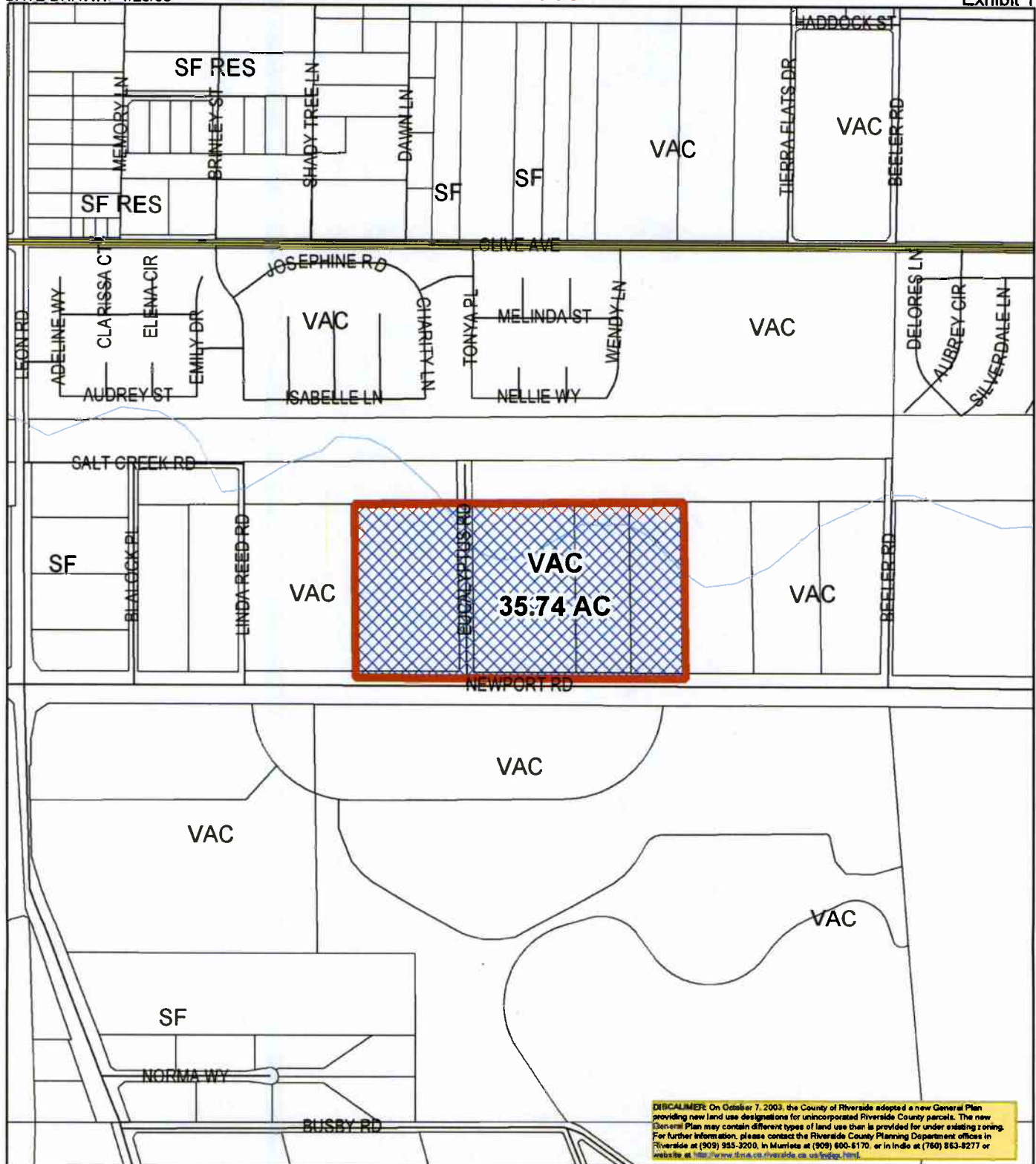
TR32817

Land Use

Planner: Russell Brady

Date: 2/8/06

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 32



ASSESSORS 461-18
BK. PG.
THOMAS 869 C1
BROS.PG

Supervisor Stone
District 3

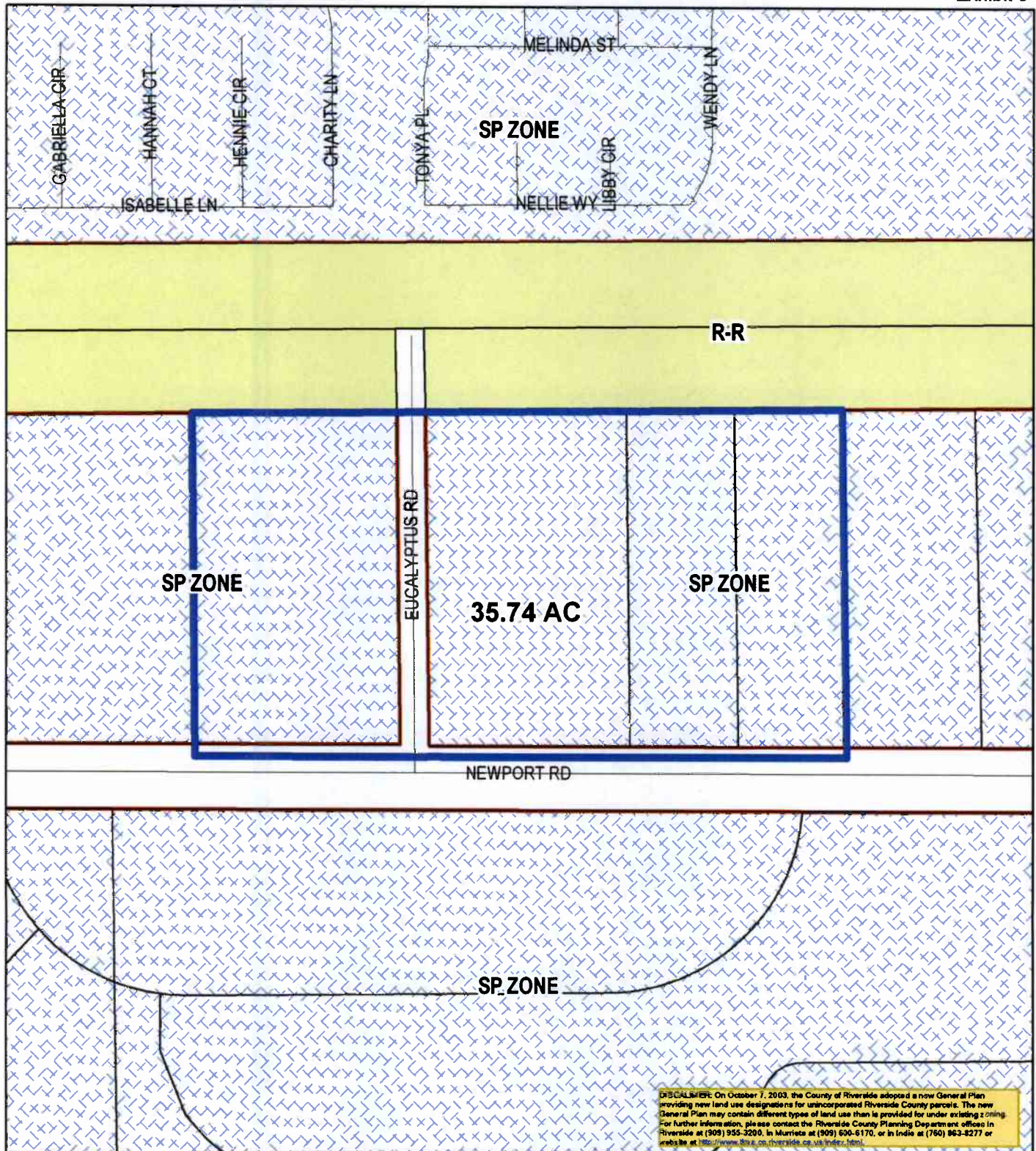
DATE DRAWN: 1/20/06

TR32817
EXISTING ZONING

Planner: Russell Brady

Date: 2/8/06

Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **32**



ASSESSORS
BK. PG. **461-18**
THOMAS
BROS.PG **869 C1**

Supervisor Stone
District 3

DATE DRAWN: 1/20/06

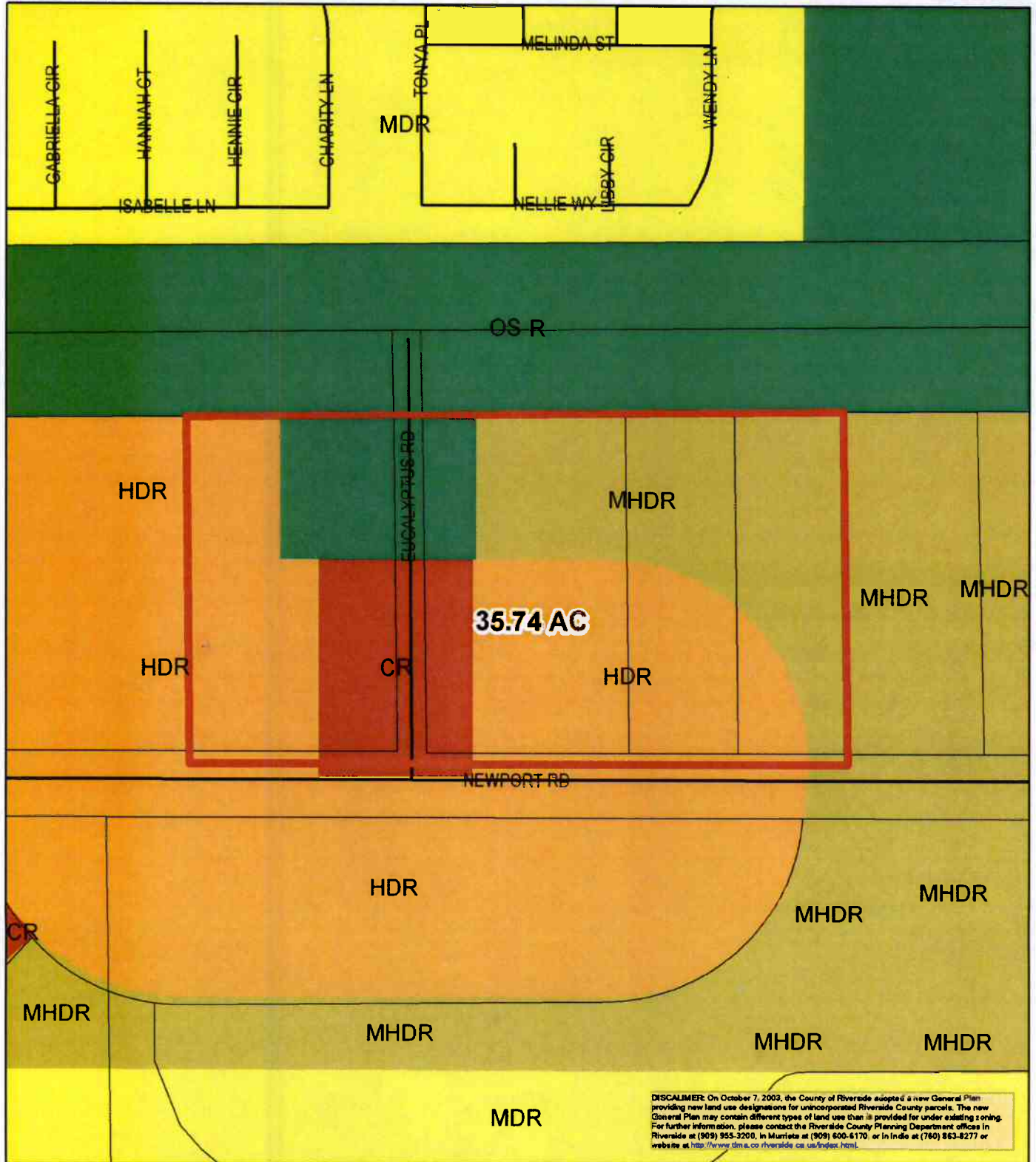
TR32817

General Plan

Planner: Russell Brady

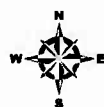
Date: 2/8/06

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 32



ASSESSORS
BK. PG. 461-18
THOMAS 869 C1
BROS.PG

Extension of Time Environmental Determination

Project Case Number: TR32817
Original E.A. Number: EA39999
Extension of Time No.: First
Original Approval Date: February 8, 2006
Project Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave.

Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area

On February 8, 2006 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: 
Tim Wheeler, Urban Regional Planner III

Date: May 5, 2016
For Steve Weiss, ACIP, Planning Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

April 11, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32817

Mr. Wheeler:

I am the applicant for the EOT Case TR32817. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-TRANS.10 – MAP-COUNTY WEB SITE (EOT 1)
10-TRANS.11 – MAP-TUMF CREDIT AGREEMENT (EOT 1)
10-TRANS.12 – MAP-CREDIT/REIMB 4 IMP (EOT 1)

2. Prior to Map Recordation

50-E-HEALTH.5 – EOT 1 – LEA CLEARANCE
50-E-HEALTH.6 – EOT 1 – EMWD WATER AND SEWER

50-PARKS.1 – MAP – TRAIL EASEMENT (EOT 1)

50-TRANS.42 – MAP-GRAFFITI ABATEMENT (EOT 1)
50-TRANS.43 – MAP-SIGNING & STRIPING PLAN (EOT 1)
50-TRANS.44 – MAP-TUMF CREDIT AGREEMENT (EOT 1)

3. Prior to Building Permit Issuance

80-BS GRADE.2 – MAP-EOT 1 ROUGH GRADE APPROVAL

4. Prior to Building Final Inspection

90-TRANS.7-MAP-GRAFFITI ABATEMENT (EOT 1)
90-TRANS.8-MAP-80% COMPLETION
90-TRANS.9-MAP-LANDSCAPING

Regards,



Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

04/07/16
17:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 10 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.

10.TRANS. 11 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 12 MAP-CREDIT/REIMB 4 IMP (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE

RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT1- EMWD WATER AND SEWER

RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easements or trails purposes. This easement shall be as shown on the approved trails plan.

The Harvest Valley/Winchester Community Plan identifies a Class I Bike Path/Regional Trail along Salt Creek Road which is the northerly boundary of the proposed project. Additionally, the applicant is required to show a trail within the road right-of-way as identified on the County of Riverside Transportation Department Standard No. 405 along the north side of Newport Road.

For questions, Sian Roman may be contacted at 951.955.5117.

TRANS DEPARTMENT

50.TRANS. 42 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. 43 MAP-SIGNING & STRPNG PLN EOT1

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

50. PRIOR TO MAP RECORDATION

50.TRANS. 43 MAP-SIGNING & STRPNG PLN EOT1 (cont.) RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 44 MAP - TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP -EOT1 ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100

04/07/16
17:36

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32817

Parcel: 461-180-036

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP -EOT1 ROUGH GRADE APPROVAL (cont.) RECOMMND

percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

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

04/07/16
17:36

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32817

Parcel: 461-180-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

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.

90.TRANS. 9

MAP - LANDSCAPING (EOT1)

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Newport Road and "B" Street.



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: TR32817 DATE SUBMITTED: 12-30-15

Assessor's Parcel Number(s): 461-280-008 thru 461-280-015

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: 2/8/2006

Applicant's Name: The Woods (Riverside)Venture, LLLP E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

Property Owner's Name: The Woods (Riverside)Venture E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 20

Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2390 Fax No: (951) 834-9801

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.

Jim Lytle

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.

Marvin Shapiro

PRINTED NAME OF PROPERTY OWNER(S)

See attached Signature Sheet

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.

SIGNATURE BLOCK FOR THE WOODS – RIVERSIDE COUNTY – EXTENSION OF TIME
APPLICATION TRACT 32817

THE WOODS (RIVERSIDE) VENTURE, L.L.L.P., a
Delaware limited liability limited partnership

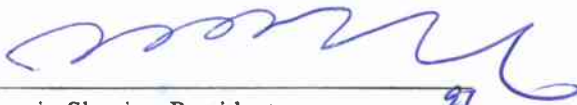
By: The Woods (Riverside) ASLI V, L.L.L.P., a
Delaware limited liability limited partnership, its
sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware
limited liability company, its sole general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware
limited liability limited partnership, its sole member
and manager

By: Avanti Management Corporation, a Florida
Corporation, its sole general partner

By:


Marvin Shapiro, President