

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

303B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 27, 2016

**SUBJECT: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592** - Applicant: CADO Perris, LLC - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) - Location: North of Walnut St., southerly of Rider St., and westerly of Patterson Ave. – 32.5 Acres - Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin. 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. 30592 will now expire on February 25, 2017.

Departmental Concurrence

(Continued on next page)

  
\_\_\_\_\_  
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	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b>	
				<b>For Fiscal Year:</b>	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP 30592M1**

**DATE:** May 27, 2016

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary**

The tentative tract map was originally approved at Planning Commission on February 25, 2004. A minor change was approved to the tentative map at Planning Commission on February 8, 2006. The conditions recommended by this extension of time will be included with the conditions of approval for the minor change that supersede the tentative tract map.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of twelve (12) 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 (Reduced from 27 to 12 recommended conditions from Planning Commission Hearing).

The applicant was informed of these recommended conditions and has agreed to accept them.

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 extension of times for tentative maps statewide.

The Planning Commission heard the third extension of time for Tentative Tract Map No. 30592M1 on May 18, 2016. The Planning Commission approved the project by a 5-0 vote

**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**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
MAY 18, 2016**

**I. AGENDA ITEM 1.4**

**THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592** – Applicant: CADO Perris, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) - Location: North of Walnut St., southerly of Rider St., and westerly of Patterson Ave. – 32.5 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin.

**V. PLANNING COMMISSION ACTION:**

Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Valdivia  
A vote of 5-0


**APPROVED THIRD EXTENSION OF TIME TO FEBRUARY 25, 2017.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

1.4

Agenda Item No.  
Area Plan: Mead Valley  
Zoning Area: North Perris  
Supervisorial District: First  
Project Planner: Tim Wheeler  
Planning Commission: May 18, 2016

TENTATIVE TRACT MAP NO. 30592  
THIRD EXTENSION OF TIME  
Applicant: CADDO Perris, LLC

  
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 recordation of a final map to subdivide 32.5 acres into 131 Single Family Residential lots and one detention basin.

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:**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30592**

### **BACKGROUND:**

The tentative tract map was originally approved at Planning Commission on February 25, 2004. A minor change was approved to the tentative map at Planning Commission on February 8, 2006. The conditions recommended by this extension of time will be included with the conditions of approval for the minor change that supersede the tentative tract map.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of twenty-seven (27) 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 (8) conditions of approval, the Building & Safety Department



(Grading Division) is recommending the addition of (9) conditions of approval, the Flood Control Department is recommending the addition of (4) conditions of approval, and the EPD/Biology Division of the Planning Department is recommending the addition of (3) conditions of approval, and Environmental Health Department is recommending the addition of (3) conditions of approval.

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 February 11, 2016) indicating the acceptance of the twenty-seven (27) 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.

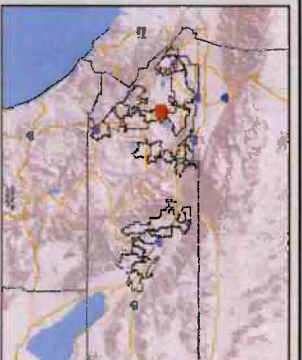
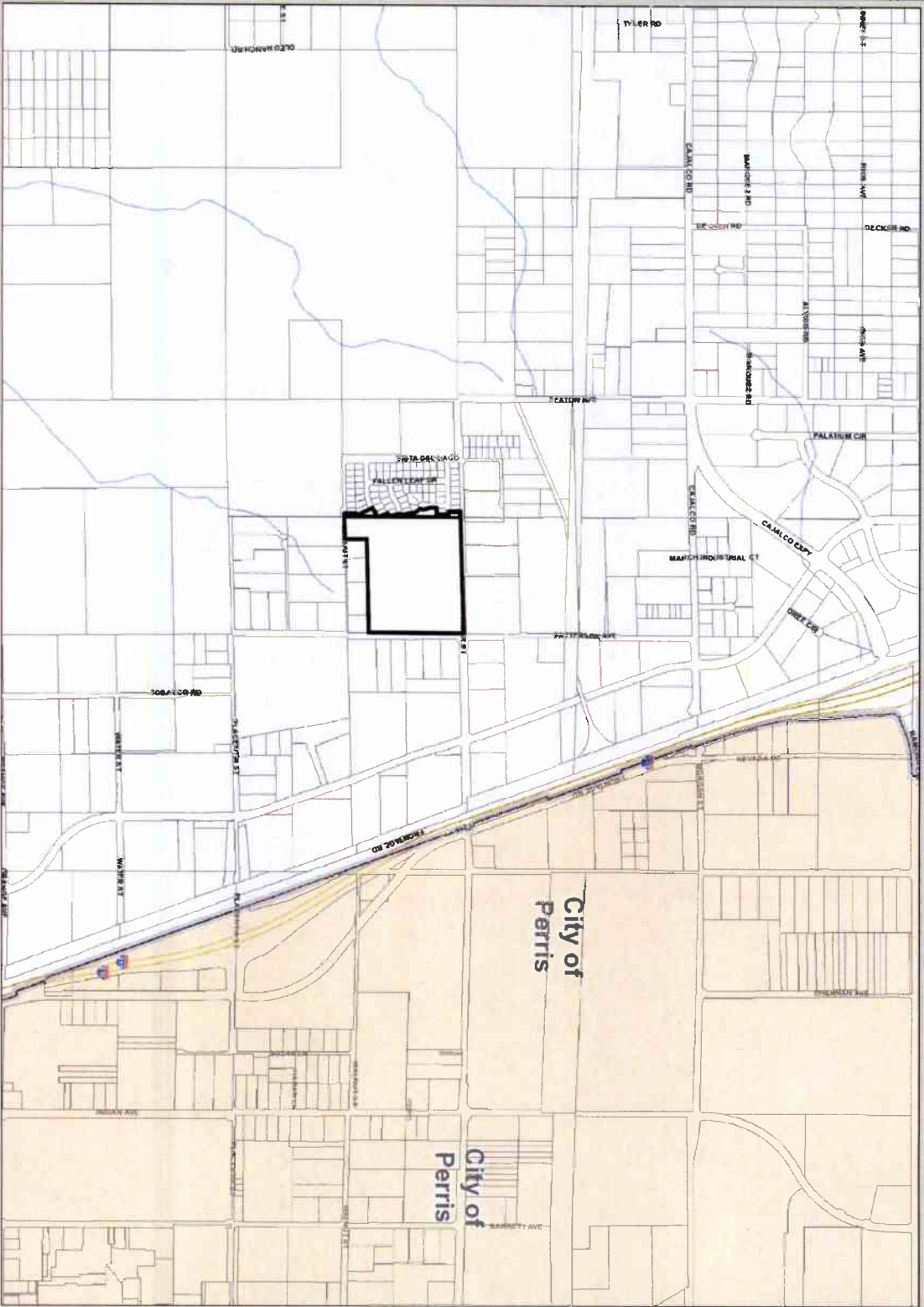
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 25, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

**APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30592,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



# Vicinity Map



## Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

**\*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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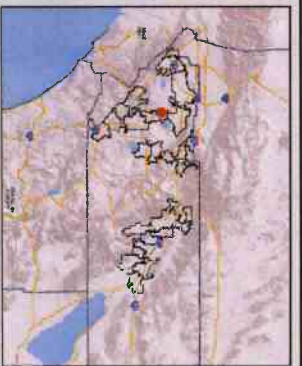
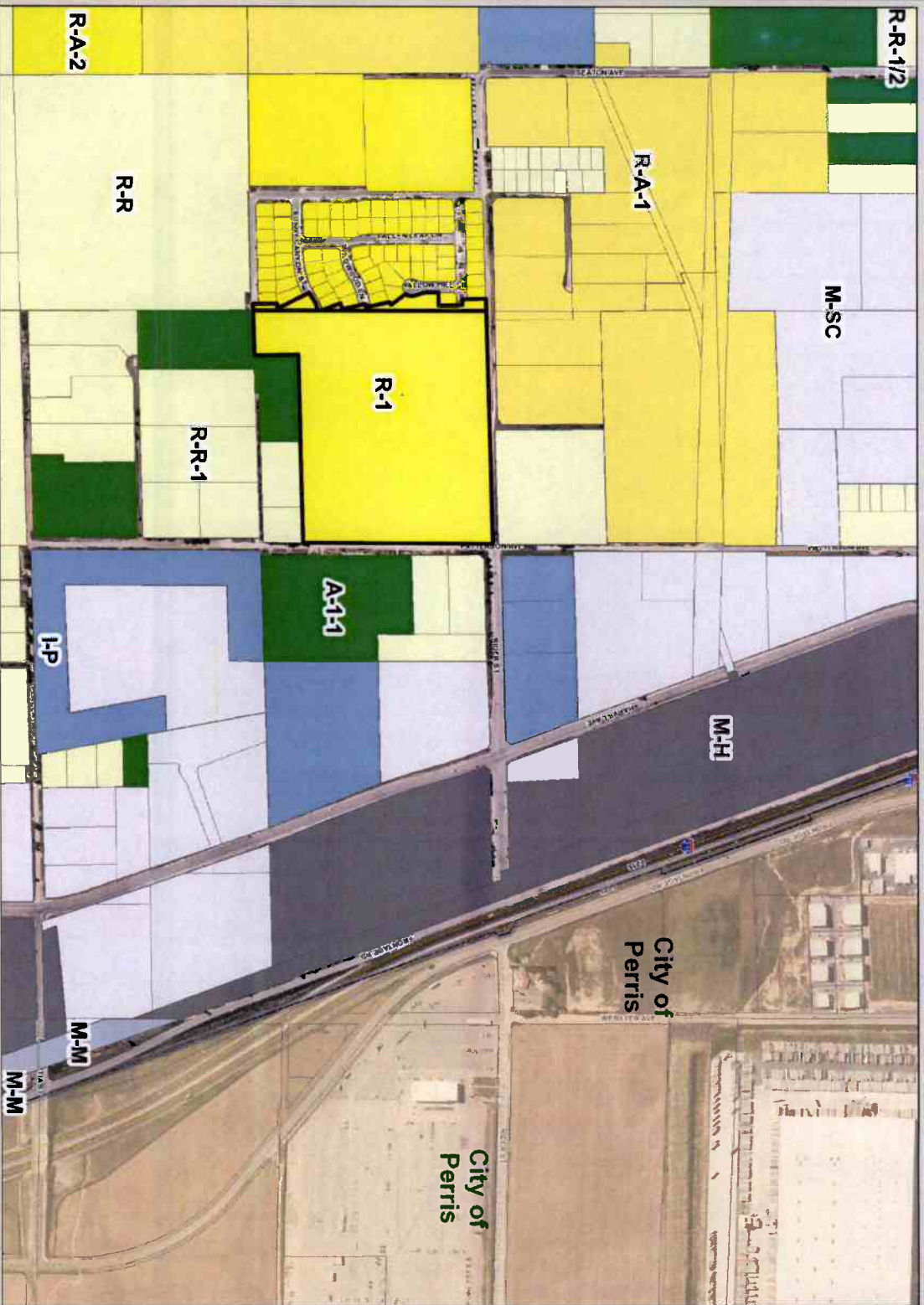
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# Existing Zoning



**Legend**

Zoning

<all other values>
A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10
A-P-2 1/2

**Notes**

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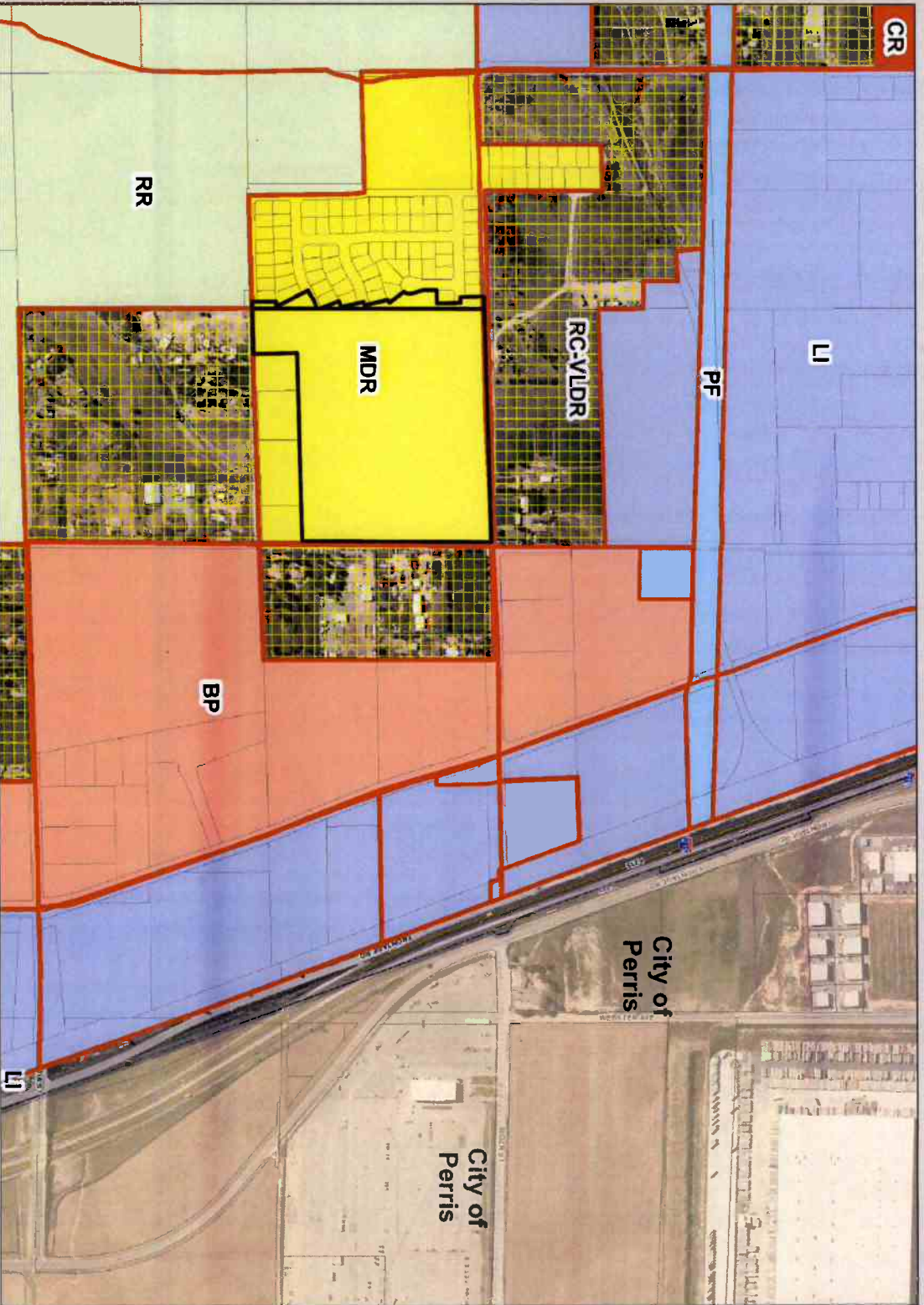
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# General Plan



**Legend**

	Landuse
	<all other values>
	AG
	BP
	CC
	CO
	CR
	CT
	City
	EDR
	EDR+RC
	Freeway
	HDR
	HHDR
	HI
	IND
	LDR
	LDR+RC
	LI
	MDR
	MHDR
	MUPA
	OS-C
	OS-CH
	OS-MIN
	OS-R
	OS-RUR

**Notes**

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0 1,065 2,130 Feet





# Extension of Time Environmental Determination

Project Case Number: TR30592  
Original E.A. Number: EA38909  
Extension of Time No.: Third  
Original Approval Date: February 25, 2004  
Project Location: North of Walnut St., South of Rider St., and West of Patterson Ave.

Project Description: Schedule A subdivision of 32.5 acres into 131 Single Family Residential lots and one detention basin.

On February 25, 2004 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:  Date: May 9, 2016  
Tim Wheeler, Urban Regional Planner III For Steve Weiss, ACIP, Planning Director



----- Original message -----

From: "Arroyo, Roger" <RoArroyo@rctlma.org>

Date: 02/09/2016 7:44 AM (GMT-08:00)

To: Adam Rush <arush@cascinc.com>

Subject: Third Extension of Time for TR30592 (including approved minor change)

Attn: Applicant

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30592/30592M1

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on 1/14/16 . The LDC has determined it necessary to recommend the addition of twenty-seven (27) 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 eight (8) Conditions of Approval, the Building and Safety - Grading Division is recommending the addition of nine (9) Conditions of Approval, the Flood Control Department is recommending the addition of four (4) Conditions of Approval, the Environmental Programs Division of the Planning Department is recommending the addition of three (3), and the Environmental Health Department is recommending the addition of three (3) 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 by department.

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 the earliest available Planning Commission meeting. 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.

Sincerely,

Roger Arroyo, Urban/Regional Planner

Riverside County Planning Department

4080 Lemon Street, 12th Floor, Riverside, California 92501

Phone: 951.955.1195 / Email: [roarroyo@rctlma.org](mailto:roarroyo@rctlma.org) Visit our website: [planning.rctlma.org](http://planning.rctlma.org)

## Wheeler, Timothy

---

**From:** Justin Bert <bert@capstoneadvisors.com>  
**Sent:** Thursday, February 11, 2016 8:43 AM  
**To:** Adam Rush  
**Subject:** RE: CADO PERRIS, LLC (TR30592 - EOT #2)  
**Attachments:** image002.gif; image003.jpg

Good morning Adam – per your request please forward this email to Roger Arroyo confirming our approval of the COA associated with EOT #2 for TTM No. 30592:

Dear Mr. Roger Arroyo,

I have reviewed the additional Conditions of Approval (COA) added to Tentative Tract Map No. 30592, Minor Change No. 1, and accept these COA on behalf of the ownership (CADO PERRIS, LLC).

Please forward EOT#2 on to the Riverside County Board of Supervisors at your earliest convenience.

Thank you,

Justin Bert | Senior Vice President

Capstone Advisors  
1545 Faraday Avenue  
Carlsbad, California 92008  
T (760) 804 6900 x112 F (760) 804 6901

[bert@capstoneadvisors.com](mailto:bert@capstoneadvisors.com) | [www.capstoneadvisors.com](http://www.capstoneadvisors.com)<<http://www.capstoneadvisors.com>>

From: Adam Rush [<mailto:arush@cascinc.com>]  
Sent: Tuesday, February 09, 2016 5:54 PM  
To: Justin Bert  
Subject: CADO PERRIS, LLC (TR30592 - EOT #2)

Good Afternoon Justin,



Today, we received the updated Condition of Approval Letter associated with the above-referenced Tentative Tract Map.

I've highlighted and attached the additional Conditions for your review, through the attached PDF. Please feel free to review and let me know if you have any additional questions or need further information.

All the best!

Sincerely,

Adam Rush, AICP

Director of Planning

CASC ENGINEERING & CONSULTING, INC.

Corporate Office

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Colton, CA 92324

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[arush@cascinc.com](mailto:arush@cascinc.com)<mailto:arush@cascinc.com>

[www.cascinc.com](http://www.cascinc.com)<http://www.cascinc.com>

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                    EOT3 - NOISE STUDY REQUIRED                    RECOMMND

Provide an original copy of a noise study the the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at 951-955-8980.

50.E HEALTH. 6                    EOT3 - WATER & SEWER WILL SERV                    RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

50.E HEALTH. 7                    EOT3 - 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 15                    MAP EOT3 WQMP CONDITIONS                    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.

TRANS DEPARTMENT

50.TRANS. 21                    MAP-GRAFFITI ABATEMENT (EOT3)                    RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

MAP - EOT3 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is



TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                      EPD - MBTA SURVEY                      RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT

RECOMMND

Prior ot final grading permit inspection the biologist who conducted the MBTA survey prior to grading must submit a written report that presents the results of the survey and provides details regarding any avoidances or impact minimization efforts that were carried if necessary.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 5

MAP - 80% COMPLETION (EOT3)

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



07/28/16  
10:49

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30592M1

Parcel: 317-210-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                      MAP - 80% COMPLETION (EOT3) (cont.)                      RECOMMND

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. 6                      MAP - LANDSCAPING (EOT3)                      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 Rider Street and Patterson Avenue.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Director

January 19, 2016

TO: CADO Perris, LLC  
1545 Faraday Avenue  
Carlsbad, CA 92008

**RE: THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30592**

Your proposal was scheduled for comments from the Land Development Committee/Development Review Team (LDC/DRT) on January 14, 2016. Attached are the resulting recommended Conditions of Approval from reviewing agencies.

**Land Development Committee Comments:**

Your case has been CLEARED with recommended conditions by the following departments:

- TRANSPORTATION
- ENVIRONMENTAL HEALTH
- PLANNING

Comments and/or clearances are PENDING from the following departments.

- ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
- FIRE
- FLOOD
- BUILDING & SAFETY: GRADING
- PARKS & RECREATION

You may also contact individual departments for status updates @:

- Environmental Programs Division (Biology) Receptionist (951) 955-6892
- Fire Dept. Receptionist (951) 955-4777
- Flood Control District Receptionist (951) 955-1200
- Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559
- Regional Parks & Open Space District (951) 955-6998

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Steve Weiss AICP, Director

  
\_\_\_\_\_  
Roger Arroyo, Urban / Regional Planner

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.

CADO Perris, LLC

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.~~

CADO Perris, LLC

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.