

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

5083




FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 11, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32165 Minor Change No. 1 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and Westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision map proposes to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Tract Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes, the project revises the schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two (2) water quality basins and one (1) open space lot totaling 7.41 acres. 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 August 3, 2016. The Tentative Tract Map No. 32165M1 will now expire on December 21, 2016.


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

Departmental Concurrence

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: N/A	
				For Fiscal Year: N/A	

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: 5

Agenda Number:

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32165 Minor Change No.
1**

DATE: August 11, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map 32165 was originally approved at Planning Commission on October 26, 2005. A minor change to Tentative Tract Map 32165 was approved at Planning Commission on September 20, 2006, for environmental health changes from sewer to septic. In the minor change to the tract a reduction from 78 lots to 72 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,780 sq. ft.; plus two (2) water quality basins and one (1) open space lot.

The County Planning Department, as part of the review for this Extension of Time request 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.

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. 32165M1 on August 3, 2016. The Planning Commission approved the project by a 4-0 vote. (Commissioner Hake was absent).

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 the Planning Department and the Planning Commission.

ATTACHMENTS:

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

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



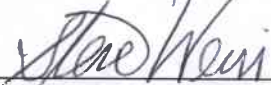
FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 11, 2016

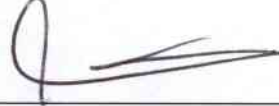
SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32165 Minor Change No. 1 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and Westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision map proposes to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Tract Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes, the project revises the schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two (2) water quality basins and one (1) open space lot totaling 7.41 acres. 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 August 3, 2016. The Tentative Tract Map No. 32165M1 will now expire on December 21, 2016.


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

Departmental Concurrence

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: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32165 Minor Change No.**

1

DATE: August 11, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map 32165 was originally approved at Planning Commission on October 26, 2005. A minor change to Tentative Tract Map 32165 was approved at Planning Commission on September 20, 2006, for environmental health changes from sewer to septic. In the minor change to the tract a reduction from 78 lots to 72 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,780 sq. ft.; plus two (2) water quality basins and one (1) open space lot.

The County Planning Department, as part of the review for this Extension of Time request 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.

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. 32165M1 on August 3, 2016. The Planning Commission approved the project by a 4-0 vote. (Commissioner Hake was absent).

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 the Planning Department and the Planning Commission.

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
AUGUST 3, 2016**

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32165M1 – Applicant: Mark Lundberg – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly side of Montgomery Avenue, southerly side of Park Avenue, and westerly of Hansen Avenue – 49.9 Acres – Zoning: Residential Agriculture (R-A) and Rural Residential (R-R) – Approved Project Description: Schedule: B –to modify the Environmental Health Department's Conditions of Approval regarding required sewer facilities on the previously approved Tentative Map (TR32165) by changing from sewer to septic and adjusting minimum lot size from 20,000 sq. ft. to 21,780 sq. ft. This will result in a reduction of lots from 78 to 72. With the changes the project is a schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 32165M1, extending the expiration date to December 21, 2016.

III. PLANNING COMMISSION ACTION:


Motion by Commissioner Valdivia, 2nd by Commissioner Sanchez
A vote of 4-0 (Commissioner Hake absent)

APPROVED FIRST EXTENSION OF TIME for Tentative Tract Map No. 32165M1.

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.

1.3
Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning: Nuevo
Supervisory District: Fifth *KQ*
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 32165 Minor
Change No. 1
FIRST EXTENSION OF TIME
Applicant: Nuevo Partners, LLC.
c/o Mark Lundberg


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 the recordation of the final map to subdivide 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres.

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. 32165 Minor Change No. 1

BACKGROUND:

The Tentative Tract Map 32165 was originally approved at Planning Commission on October 26, 2005. A minor change to Tentative Tract Map 32165 was approved at Planning Commission on September 20, 2006 for environmental health changes from sewer to septic. In the minor change to the tract a reduction from 78 lots to 72 lots occurred and the size of the lots increased from 20,000 sq. ft. to 21,780 sq. ft.; plus two (2) water quality basins and one (1) open space lot.

The County Planning Department, as part of the review for this Extension of Time request 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 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 January 13, 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 December 21, 2016. 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.

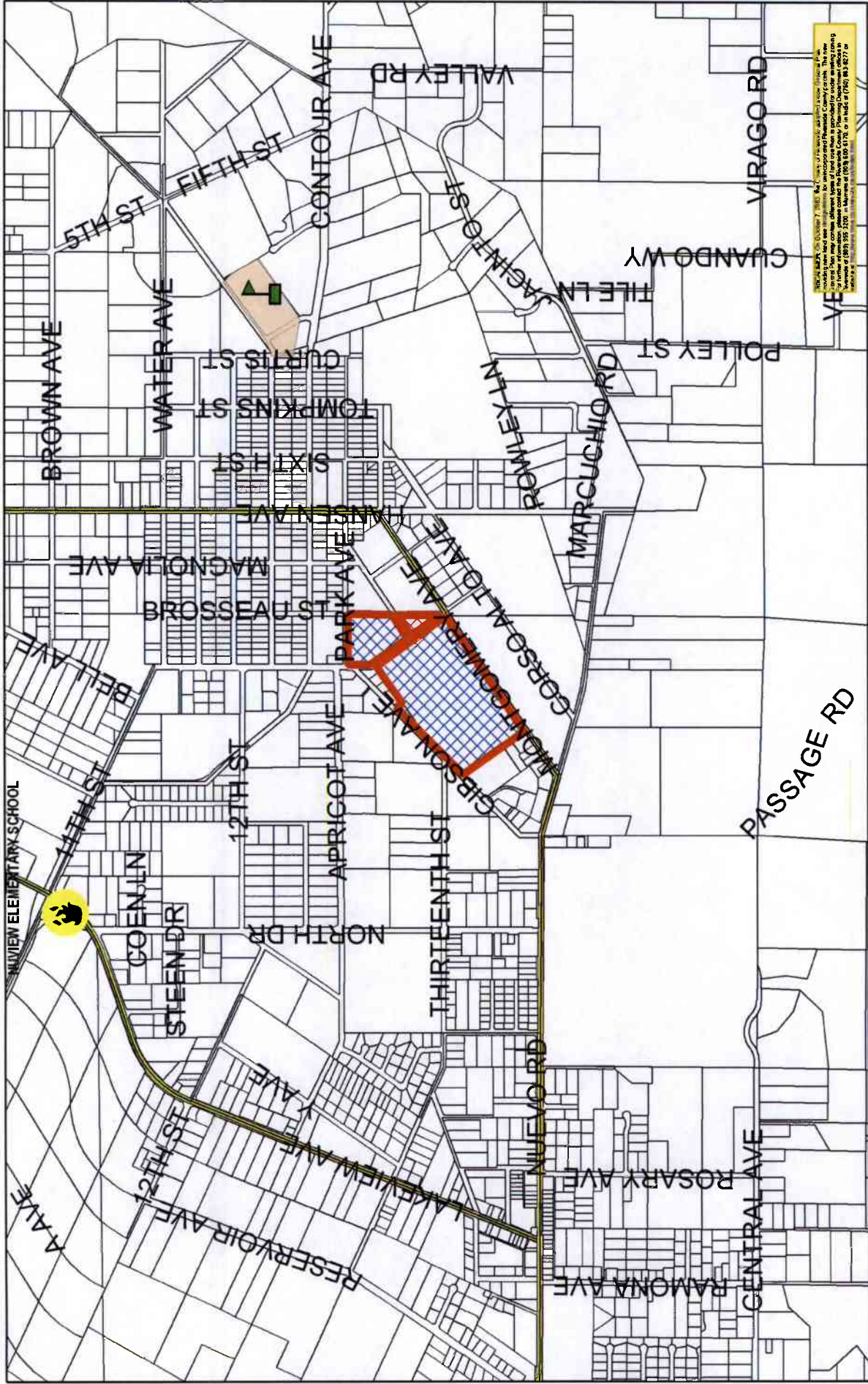
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32165 Minor Change No. 1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 21, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Ashley
District 5
DATE DRAWN: 10/6/05

TR32165 VICINITY MAP

Planner: Adam Rush
Date: 10/26/05
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

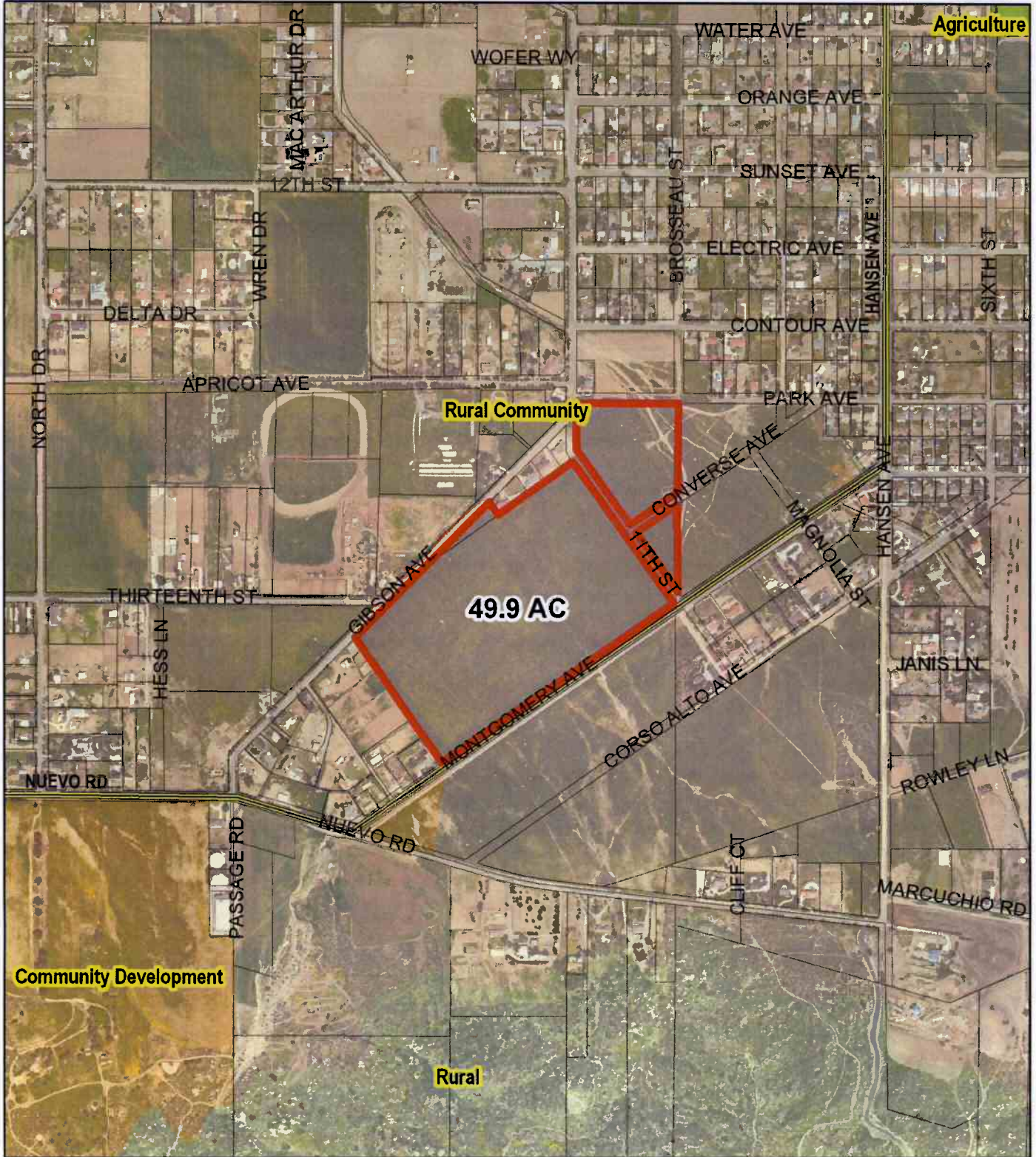
Zone **Nuevo**
District **T4SR2W**
Township/Range: **T4SR2W**
Section: **19**

ASSESSORS **427-10,12**
BK. PG. **THOMAS**
BROS.PG **779 A7**



TR32165

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

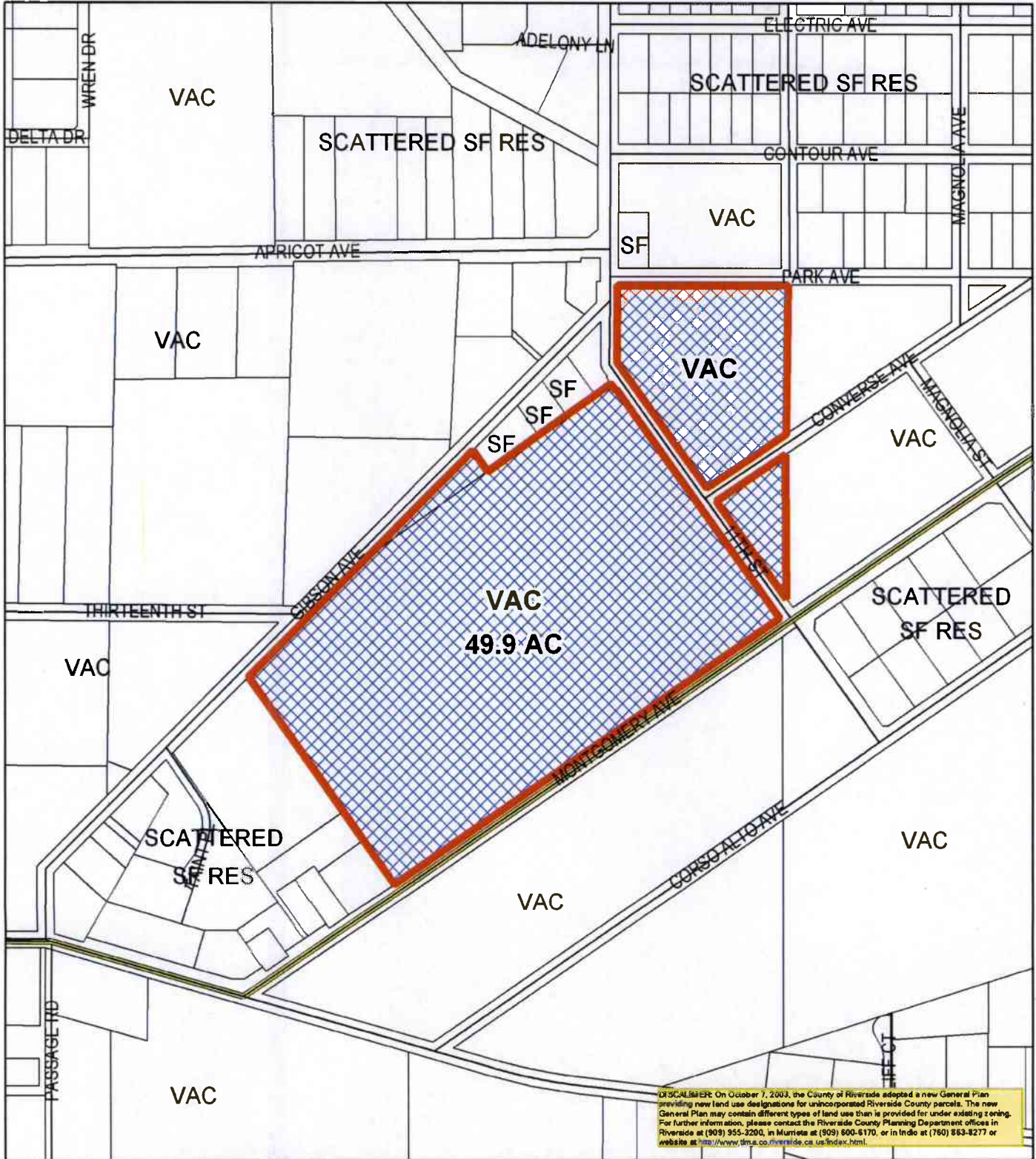
Area Plan: **Nuevo**

Township/Range: T4SR2W
SECTION: 19



ASSESSORS
BK. PG. 427-10,12

THOMAS
BROS.PG 779 A7



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.trmsa.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: **T4SR2W**
Section : 19

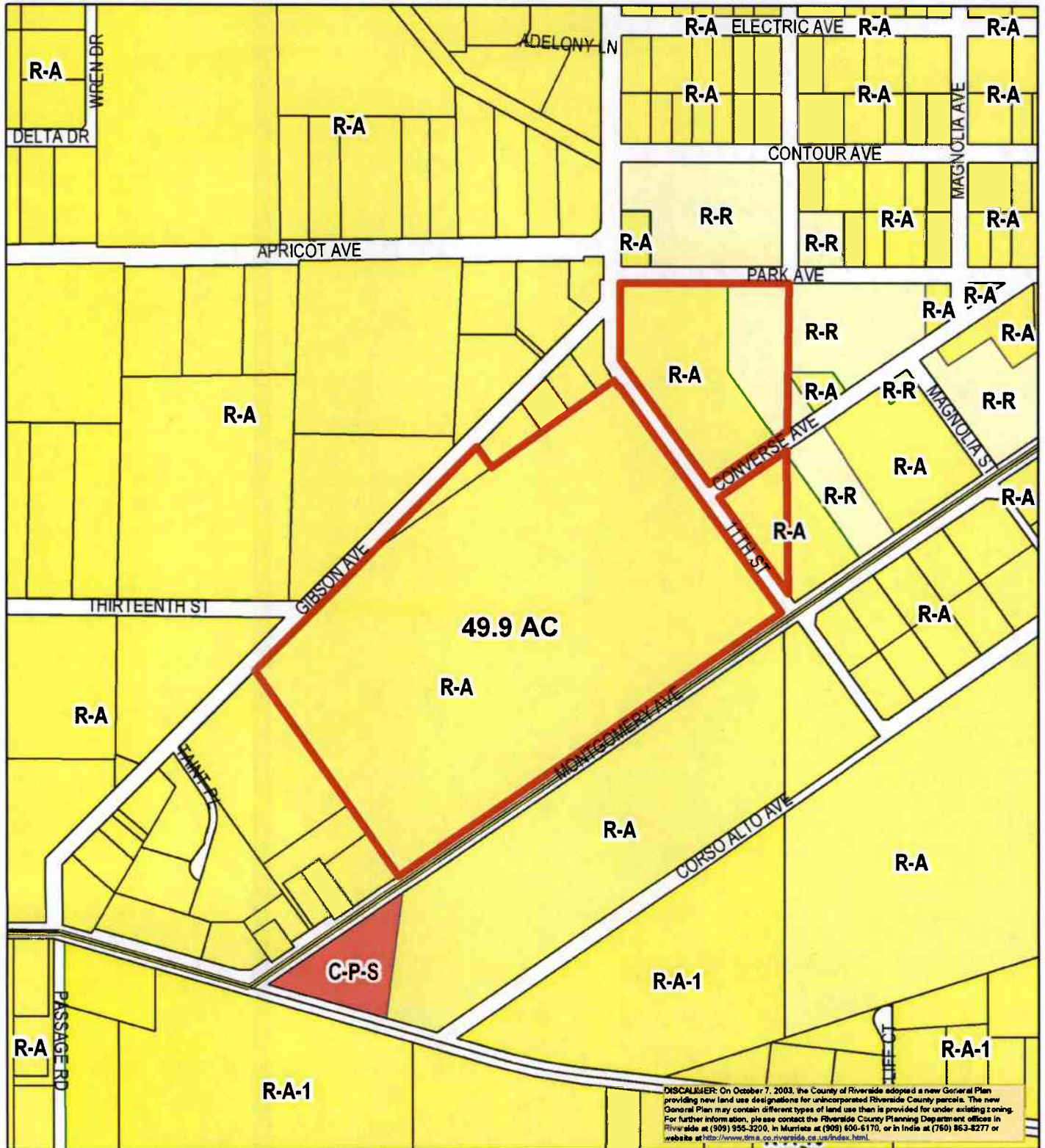


ASSESSORS
BK. PG. 427-10,12
THOMAS
BROS.PG 779 A7

Supervisor Ashley
District 5
DATE DRAWN: 10/6/05

TR32165 EXISTING ZONING

Planner: Adam Rush
Date: 10/26/05
Exhibit 3



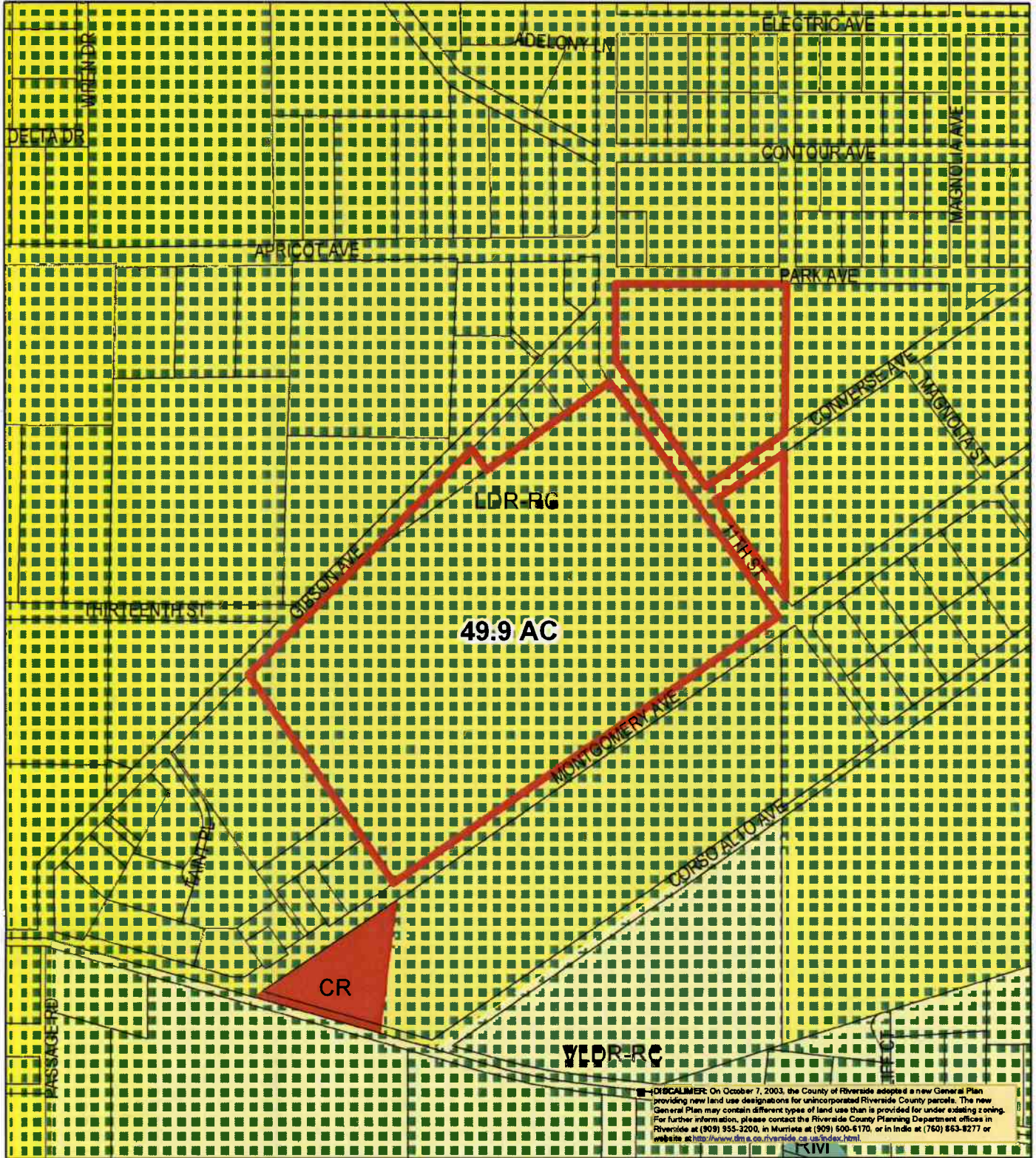
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Nuevo**
Township/Range: T4SR2W
Section : 19



ASSESSORS
BK. PG. 427-10,12
THOMAS
BROS.PG 779 A7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Nuevo**
 Township/Range: **T4SR2W**
 Section : **19**



ASSESSORS
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BROS.PG 779 A7

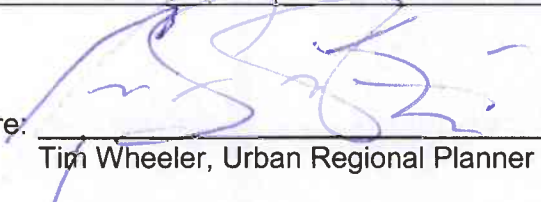
Extension of Time Environmental Determination

Project Case Number: TR32165M1
Original E.A. Number: EA39483
Extension of Time No.: First
Original Approval Date: December 21, 2005
Project Location: North of Montgomery Ave, South of Park Ave, and West of Hansen Ave _____

Project Description: Schedule B subdivision of 49.9 acres into 72 residential lots with a minimum lot size of 21,780 sq. ft. and two water quality basins and one open space lot totaling 7.41 acres _____

On December 21, 2016 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:  Date: July 21, 2016
Tim Wheeler, Urban Regional Planner III For Steve Weiss, Planning Director

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 38 MAP - SIGNING & STRIPING 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

or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15 EOT1- PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

E HEALTH DEPARTMENT

60.E HEALTH. 7 EOT1- ECP PHASE I ESA REQ RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall 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. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 EOT1- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, 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.

90.BS GRADE. 5 EOT1- BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, 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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S (cont.) RECOMMND

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

TRANS DEPARTMENT

90.TRANS. 6 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 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

TRACT MAP Tract #: TR32165M1

Parcel: 427-120-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

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

RECOMMND

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. 8

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.