

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

609B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 21, 2015

SUBJECT: FIFTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29315 - Applicant: Mission Pacific Land Co. - Fifth Supervisorial District – Lakeview Zoning District – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 d.u./acre) - Location: Southerly of Ramona Expressway and easterly of Pozos Road – 96.1 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - Schedule A - subdivide 96.1 acres into 318 single family residential lots with a minimum lot size of 7,200 square feet, 1 park site, and 2 open space lots – Deposit Based Fees 100%

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


APPROVE the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29315, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 11, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence



Steve Weiss, AICP
Planning Director

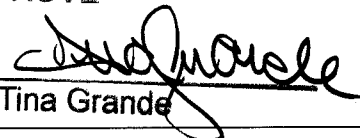
(Continued on next page)



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:	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

On motion of Supervisor Benoit, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 3, 2015
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 

Deputy

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

Prev. Agn. Ref. - 9/11/2001 BOS | District: 5 | Agenda Number:

2-7

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIFTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29315**

DATE: November 3, 2015

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Tentative Tract Map was initially approved by the Board of Supervisors on September 11, 2001. The applicant of the subject map has requested an extension of time to allow for the recordation of a final map. As part of the review of the extension of time request, it was determined necessary to recommend the addition of 24 new conditions of approval in order to make a determination that the project does not adversely affect the general health, safety and welfare of the public. Many of the items addressed by the additional conditions include the latest requirements to comply with water quality regulations. The applicant was informed of these recommended conditions and has agreed to accept them.

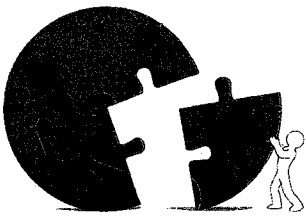
The Tentative Tract Map also benefits from Senate Bill No. 1185 (SB1185) Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which grant statutory extension of time for maps statewide. Therefore, upon approval by the Board of Supervisors, the tentative map's expiration date will become September 11, 2016.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Staff and the Board of Supervisors.

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

609B

Steve Weiss, AICP
Director

DATE: October 22, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIFTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 29315

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input 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 checked="" 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 NOVEMBER 3, 2015 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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Zoning Area: Lakeview Area
Supervisory District: Third
Project Planner: Roger Arroyo

Board of Supervisors: November 3, 2015
TENTATIVE TRACT MAP NO. 29315
FIFTH EXTENSION OF TIME
Applicant: Mission Pacific Land Co.

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. Unless specifically pulled for discussion, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29315

BACKGROUND

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-four (24) 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 one (1) conditions of approval; the Waste Resources Department is recommending the addition of two (2) conditions of approval; The Building & Safety Department – Grading Division is recommending the addition of thirteen (13) conditions of approval; and the County Parks Department is recommending the addition of nine (9) conditions of approval.

The Extension of Time 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 July 23, 2015) indicating the acceptance of the twenty-four (24) 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.

w

**TENTATIVE TRACT MAP NO. 29315
THIRD EXTENSION OF TIME
BOARD OF SUPERVISORS: November 3, 2015
Page 2 of 2**

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 that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Board of Supervisors, the tentative map's expiration date will become September 11, 2016. If a final map has not been recorded prior this date the tentative tract map will be expired and no further extensions will be allowed.

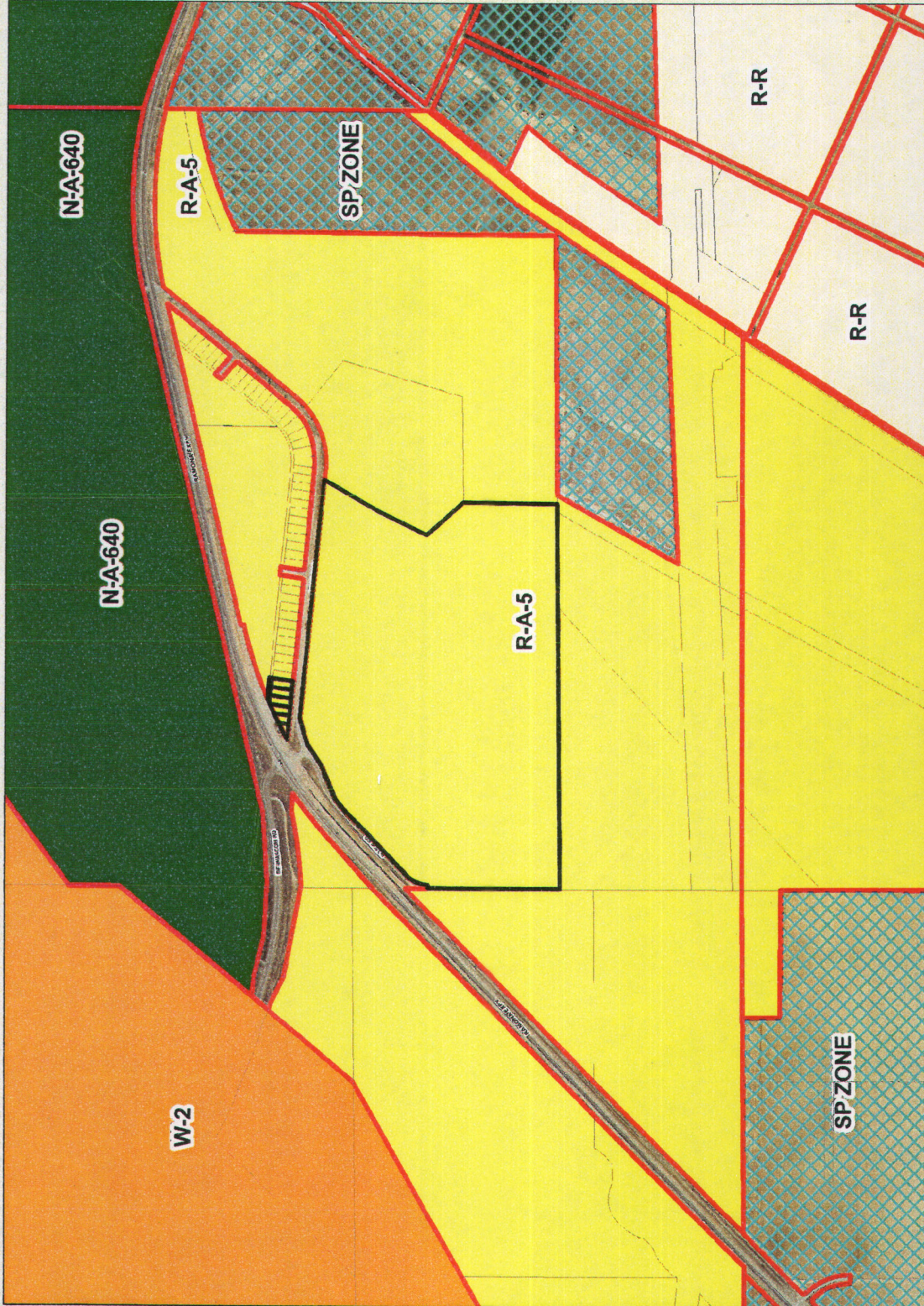
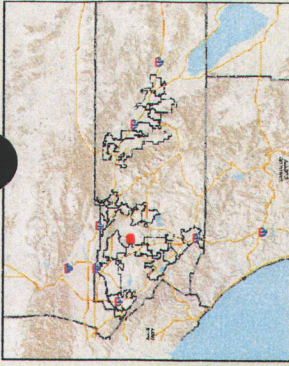
ORIGINAL APPROVAL DATE: September 11, 2001

RECOMMENDATION:

APPROVAL of the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29315, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 11, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Zoning - Ord. 348

R-A-5 (Residential Agricultural - 5 acre min)



Legend

RCLIS Parcels

Zoning

<all other values>

A-1	[Color swatch]
A-1-1	[Color swatch]
A-1-1 1/2	[Color swatch]
A-1-1/2	[Color swatch]
A-1-10	[Color swatch]
A-1-15	[Color swatch]
A-1-2	[Color swatch]
A-1-2 1/2	[Color swatch]
A-1-2 1/4	[Color swatch]
A-1-20	[Color swatch]
A-1-30000	[Color swatch]
A-1-4	[Color swatch]
A-1-40	[Color swatch]
A-1-5	[Color swatch]
A-2	[Color swatch]
A-2-1	[Color swatch]
A-2-10	[Color swatch]
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A-2-2 1/2	[Color swatch]
A-2-20	[Color swatch]
A-2-5	[Color swatch]
A-D	[Color swatch]
A-P	[Color swatch]
A-P-10	[Color swatch]

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.

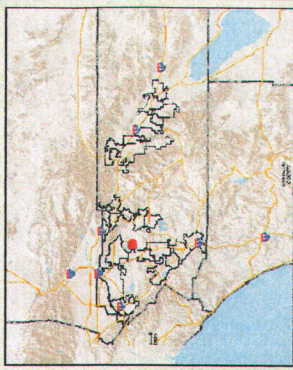
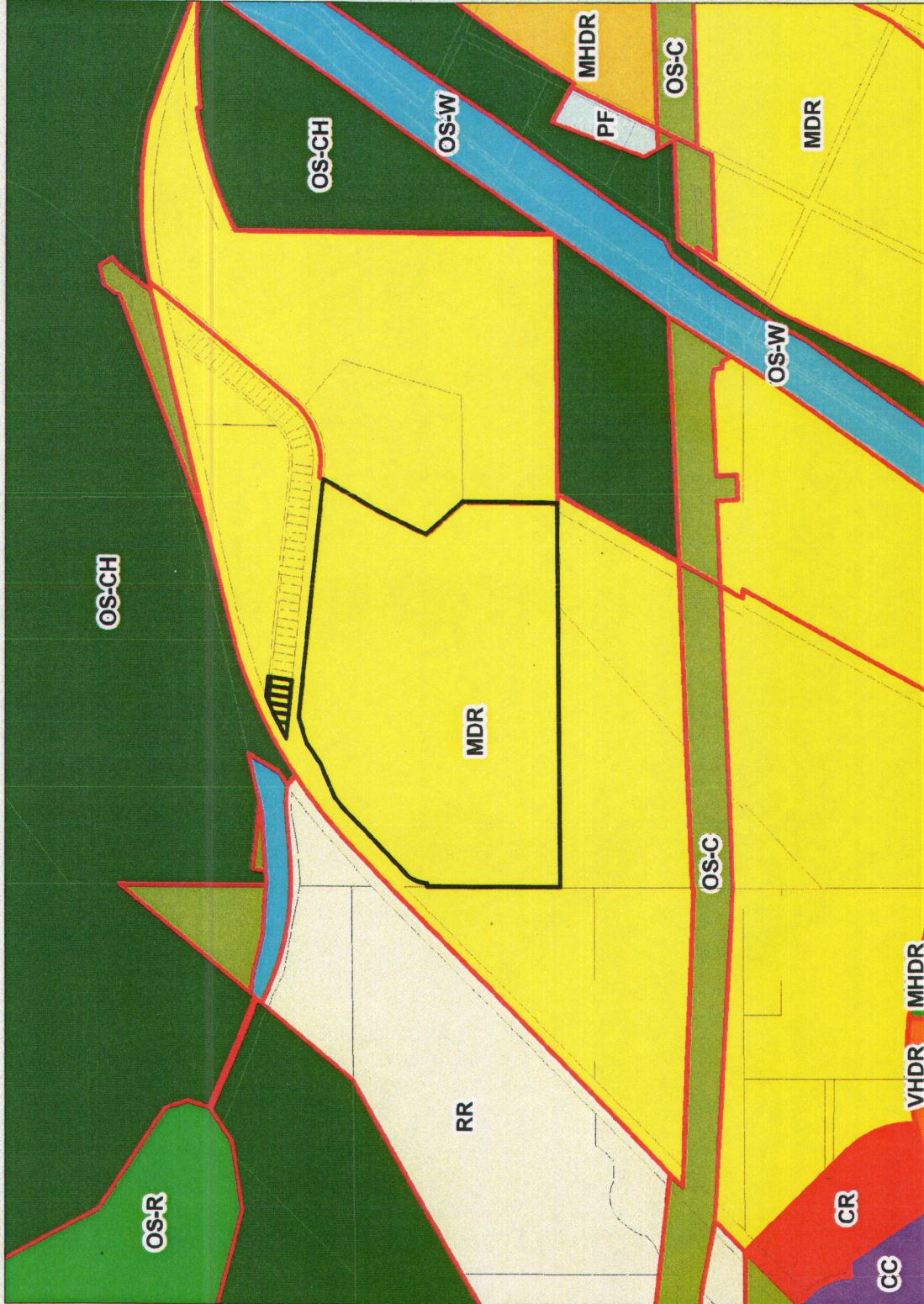
0 1,270 2,540 Feet

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© Riverside County TLMA GIS

General Plan

MDR - Medium Density Residential



Legend

RCLIS Parcels

Landuse

<all other values>

-
 AG
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 BP
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 CC
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 CO
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 CR
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 CT
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 City
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 EDR
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 EDR-RC
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 Freeway
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 HDR
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 H-HDR
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 HI
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 IND
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 LDR
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 LDR-RC
-
 LI
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 MDR
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 MHDR
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 MUFA
-
 OS-C
-
 OS-CH
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 OS-MIN
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 OS-R

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.



0 1,270 2,540 Feet



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Tentative Tract Map & Parcel Map

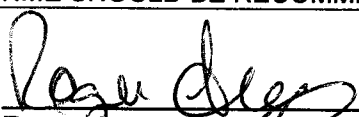
Extension of Time – Environmental Determination

Project Case Number: TR29315
Original E.A. Number: 37797
Extension of Time No.: FIFTH
Original Approval Date: September 11, 2001
Project Location: Southerly of Ramona Expressway and easterly of Pozos Road

Description of Land Division: Schedule A subdivision of 96.1 acres into 318 single family residential lots with a minimum lot size of 7,200 square feet, 1 park site, and 2 open space lots

On October 15, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

- I find that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL REVIEW 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.
- 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 FURTHER ENVIRONMENTAL REVIEW 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.
- 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**.

Signature: 
Roger Arroyo, Urban Regional Planner

Date: 10/15/2015
For Steve Weiss, AICP, Planning Director

MISSION
PACIFIC
LAND COMPANY

July 30, 2015

Bahelila Boothe
Urban Regional Planner

Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Subject: Tract 29315 – Extension of Time

We have reviewed the attached conditions of approval for Extension of Time No. 5 provided with your letter dated July 23, 2015. We find the proposed conditions for the time extension acceptable and request the approval process move forward.

Sincerely,



Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

CT MAP Tract #: TR29315

Parcel: 308-160-005

10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAILS PLAN EOT5 RECOMMND

The applicant shall submit a project exhibit/trail plan identifying the proposed trail network under the jurisdiction of the Regional Park and Open-Space District. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing trail separations, pavement markings, street crossings signage, bollards and landscape and irrigation plan.

10.PARKS. 2 MAP - MAINTENANCE MECH EOT5 RECOMMND

The applicant shall submit a maintenance plan for trails and all open space as identified in the tract map and trail plan for review and approval to the Riverside County Regional Park and Open-Space District

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION EOT5 RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE EOT5 RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or

TRACT MAP Tract #: TR29315

Parcel: 308-160-005

50. PRIOR TO MAP RECORDATION

50.PARKS. 2 MAP - TRAIL MAINTENANCE EOT5 (cont.) RECOMMND

entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 EOT5- 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. 11 EOT5- 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.

60.BS GRADE. 12 EOT5-BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 13 EOT5- SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a

10/13/15
07:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR29315

Parcel: 308-160-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 EOT5- SWPPP REVIEW (cont.) RECOMMND
grading permit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED EOT5 RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE EOT5 RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECT EOT5 RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT5- ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

10/13/15
07:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR29315

Parcel: 308-160-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 EOT5- ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 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.

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT3) WASTE RECYCLE PLN

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of

CT MAP Tract #: TR29315

Parcel: 308-160-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - (EOT3) WASTE RECYCLE PLN (cont.) RECOMMND

Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT5- 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 EOT5- 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 EOT5- 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 EOT5- 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

TRACT MAP Tract #: TR29315

Parcel: 308-160-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 EOT5- WQMP BMP REGISTRATION (cont.) RECOMMND

owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT5- REQ'D GRDG INSP'S RECOMMND

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

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 EOT5- PRECISE GRADE INSP RECOMMND

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

1. Precise grade inspection.

i. 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, onsite drainage facilities and required drainage away from foundation.

CT MAP Tract #: TR29315

Parcel: 308-160-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9

EOT5- PRECISE GRD'G APRVL

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.
2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

TRANS DEPARTMENT

90.TRANS. 7

MAP - (EOT5) 80% COMPLETION

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

TRACT MAP Tract #: TR29315

Parcel: 308-160-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - (EOT5) 80% COMPLETION (cont.)

RECOMMND

to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1

MAP - (EOT3) WASTE REPORTING

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

10/13/15
07:47

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

CT MAP Tract #: TR29315

Parcel: 308-160-005

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION EOT5 RECOMMND

Prior to the issuance of the 160th residential building permit, the applicant shall complete construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE EOT5 RECOMMND

Prior to the issuance of the 160th residential building permit, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 15, 2015

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
Landscape Section: M. Hughes
3rd Supervisorial District

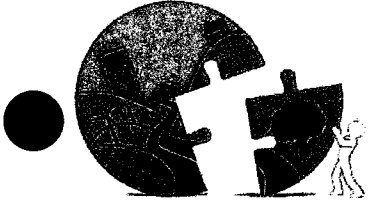
TENTATIVE TRACT MAP NO. 29315 - Applicant: Thomas Molina –Fifth Supervisorial District – Lakeview Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (MDR) (2-5- dwelling units per acre) - Location: southerly of Ramona Expressway and easterly of Pozos Road – 96.1 Acres - Zoning: Residential Agricultural - 5 acre minimum (R-A-5) - Schedule A subdivide 96.1 acres into 318 residential lots, 1 park site, and 2 open space lots - REQUEST: EXTENSION OF TIME TO JUNE 9, 2016 - FIFTH EXTENSION.

Please review your records for the above-described Extension of Time request. This project has been placed upon the **DRT Comment Agenda on July 16, 2015**. All CPR Departments and Districts are requested to review their historical records for this project and determine whether or not the granting of the requested Extension of Time would adversely affect the general health, safety, and welfare of the public; or determine whether the approved conditions need to be modified, by adding to, deleting, or modifying any of the existing condition of approval in order to find that the project would not adversely affect the general health, safety, and welfare of the public.

Should any Departments or Districts find that the requested Extension of Time can only be found to not adversely affect the general health, safety, and welfare of the public subject to the addition to, deletion from, or modification of the approved conditions of approval, said Department or District is obligated to inform the Planning Department of its intent to modify the existing condition, and the details thereof.

If the Department or District finds that the adverse effect(s) cannot be resolved simply through the application of additional conditions, or modification and/or deletion of existing conditions; but believes that submittal and processing of either a Minor Change or Revised Map is necessary, the Department or District is obligated to inform the Planning Department of that fact, and provide details as to what modification are to be required as part of the Minor Change or Revised Map.

Should you have any questions regarding this item, please do not hesitate to contact **Bahelila Boothe**, Project Planner, at (951) 955-8703 or email at bboothe@rctlma.org / **MAILSTOP# 1070**.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED
JUN 09 2015
ADMINISTRATION
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: TR29315 DATE SUBMITTED: 6/9/2015

Assessor's Parcel Number(s): 308-140-005, 308-160-003 thru 009

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: September 11, 2001

Applicant's Name: Mission Pacific Land Company E-Mail: jkeller@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 333-6752 Fax No: (949) 483-6752

Property Owner's Name: FVS Partners, LLC E-Mail: jabel@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 333-6752 Fax No: (949) 483-6752

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

RECEIVED
JUN 09 2015

ADMINISTRATIVE
PLANNING DEPARTMENT
RIVERSIDE COUNTY
GENERAL PLANNING

If the property is owned by more than one person, attach a separate page that references 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.

JASON KELLER

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

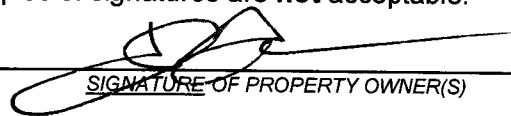
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

John K. Abel

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.