

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



FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY-
PLANNING

SUBMITTAL DATE:
September 20, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31374 -
Applicant: Neil D. Gascon - First Supervisorial District – Lakeland Village Zoning District -
Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5
D.U./Ac.) - Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of
Union Avenue – 5.23 Acres - Zoning: One-Family Dwellings (R-1) – Approved Project
Description: This proposal is to subdivide 5.23 acres of a 7.06 acre lot into 24 single family
residential lots with minimum lot size of 7,200 square feet and one (1) detention basin. -
REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31374,
extending the expiration date to November 8, 2016. 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.
31374 will now expire on November 8, 2016.

Policy

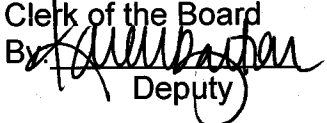
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit based funds			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: October 25, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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

BACKGROUND:

Summary

The Tentative Tract Map No. 31374 was originally approved by the Planning Commission on August 31, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 7103 and both were approved on November 8, 2005.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of eleven (11) 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. 31374 on August 3, 2016. The Planning Commission approved the project by a vote of 4-0 (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 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 1.1

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31374 – Applicant: Neil D. Gascon – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) – Location: Southerly of Grand Avenue, easterly of Blanche Drive, and northerly of Union Avenue – 5.23 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: This proposal is to subdivide 5.23 acres of 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 sq. ft. and one (1) detention basin.

II. PROJECT DESCRIPTION:

First Extension of Time Request for Tentative Tract Map No. 31374, extending the expiration date to November 8, 2016.

III. PLANNING COMMISSION ACTION:

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

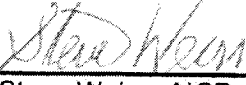
APPROVED FIRST EXTENSION OF TIME for Tentative Tract Map No. 31374.

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.

1.1

Agenda Item No.
Area Plan: Elsinore
Zoning Area: Lakeland Village
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: August 3, 2016

TENTATIVE TRACT MAP NO. 31374
FIRST EXTENSION OF TIME
Applicant: Neil D. Gascon


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 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 square feet and one (1) open space 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:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31374

BACKGROUND:

The Tentative Tract Map No. 31374 was originally approved by the Planning Commission on August 31, 2005. It proceeded to the Board of Supervisors along with Change of Zone 7103 and both were approved on November 8, 2005.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of eleven (11) 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 February 2, 2016) indicating the acceptance of the eleven (11) 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.

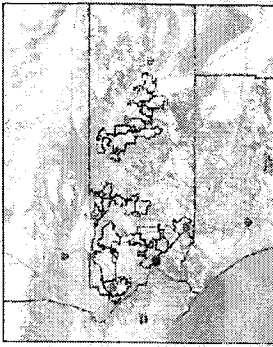
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 November 8, 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. 31374, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 8, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

PM31374
Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - 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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0 1,433 2,867 Feet



Supervisor Buster
District 1

DATE DRAWN 7/13/05

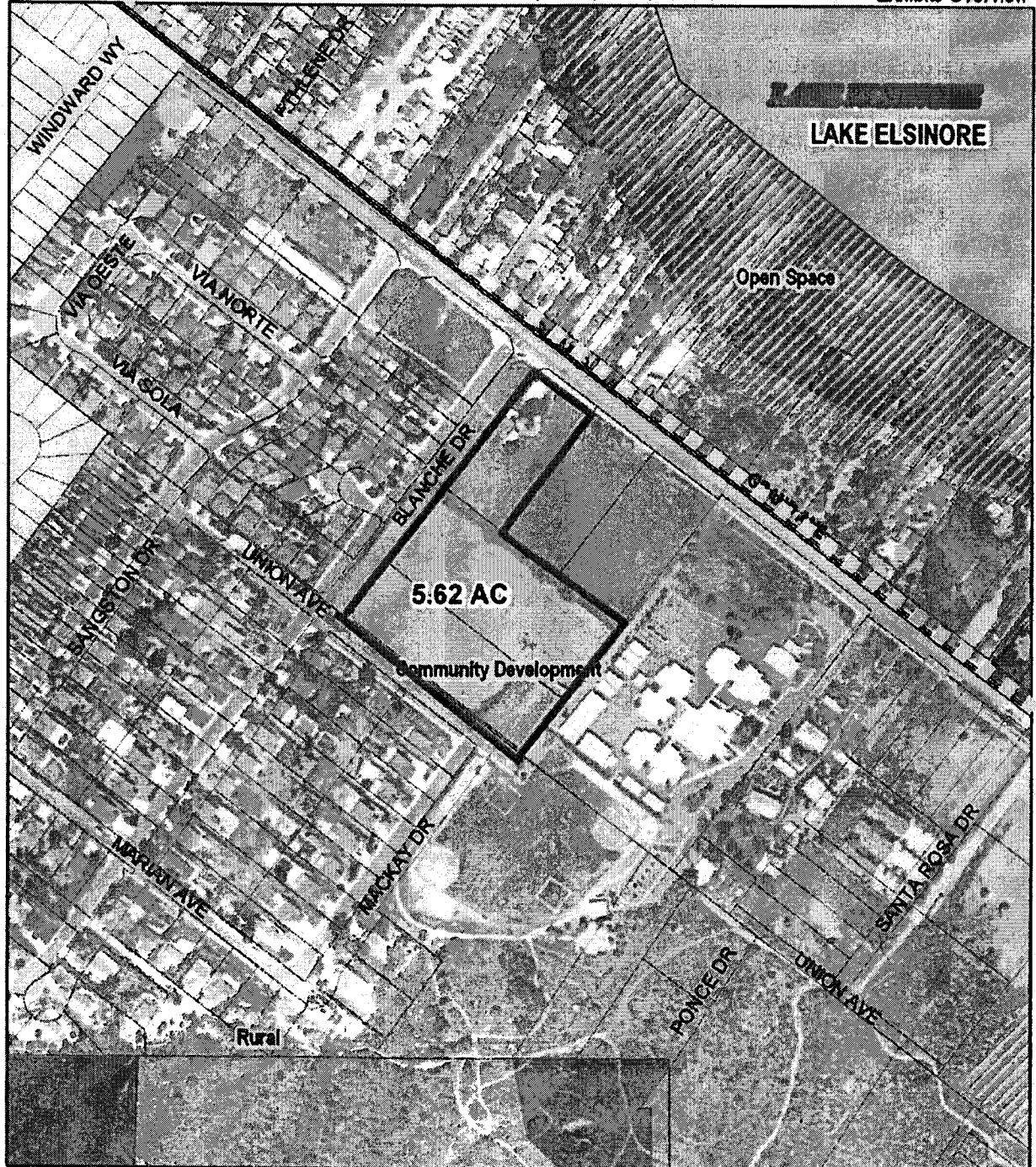
CZ07103 TR31374

DEVELOPMENT OPPORTUNITY

Planner: Mark Staples

Date: 7/13/05

Exhibits Overview

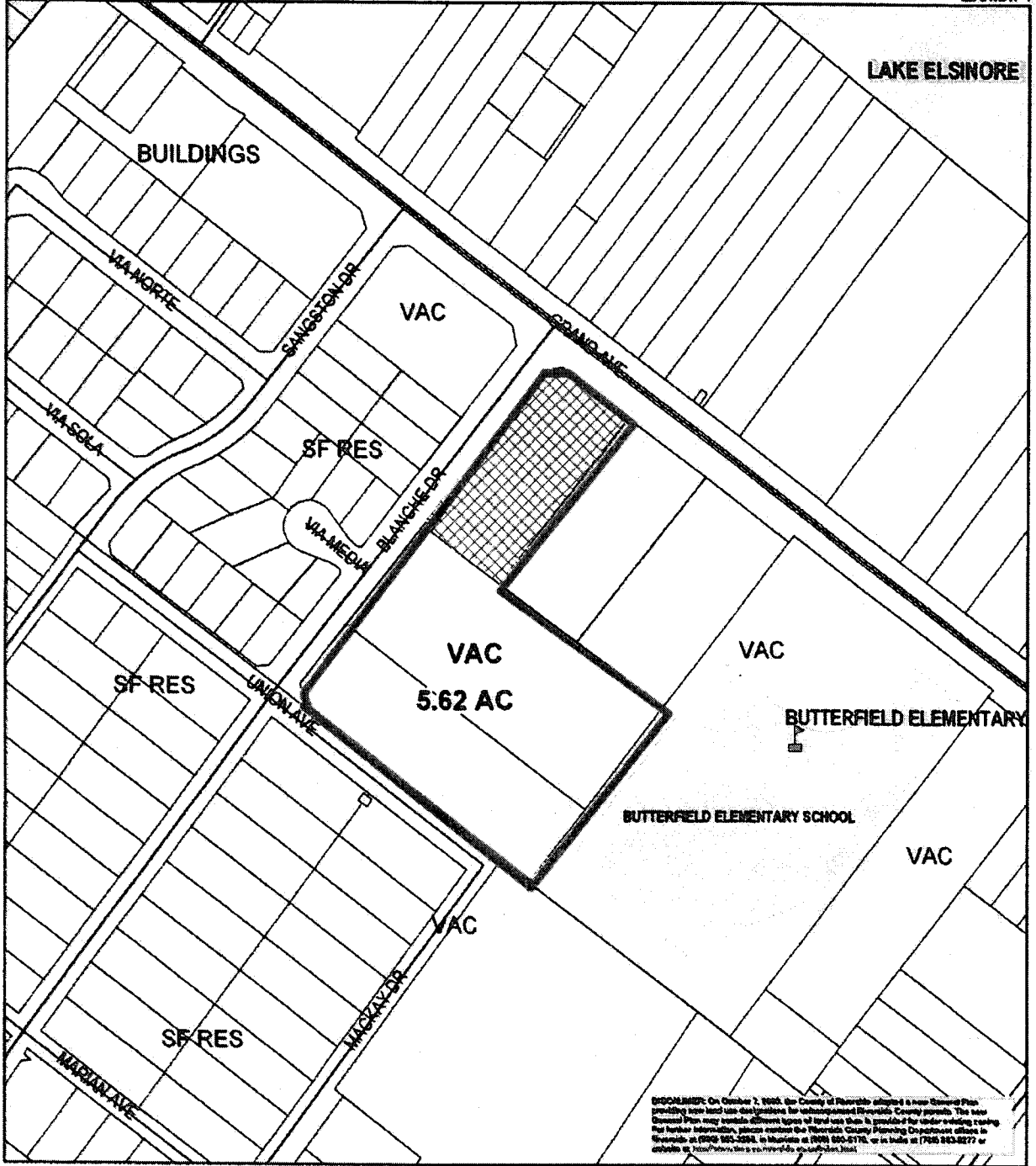


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lakeland Village**
Township/Range: T6SR5W
SECTION: 14



ASSESSORS 381-30
BK. PG.
THOMAS 866 A7
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: T6SR5W
Section: 14



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Supervisor Buster
District 1

DATE DRAWN: 7/13/05

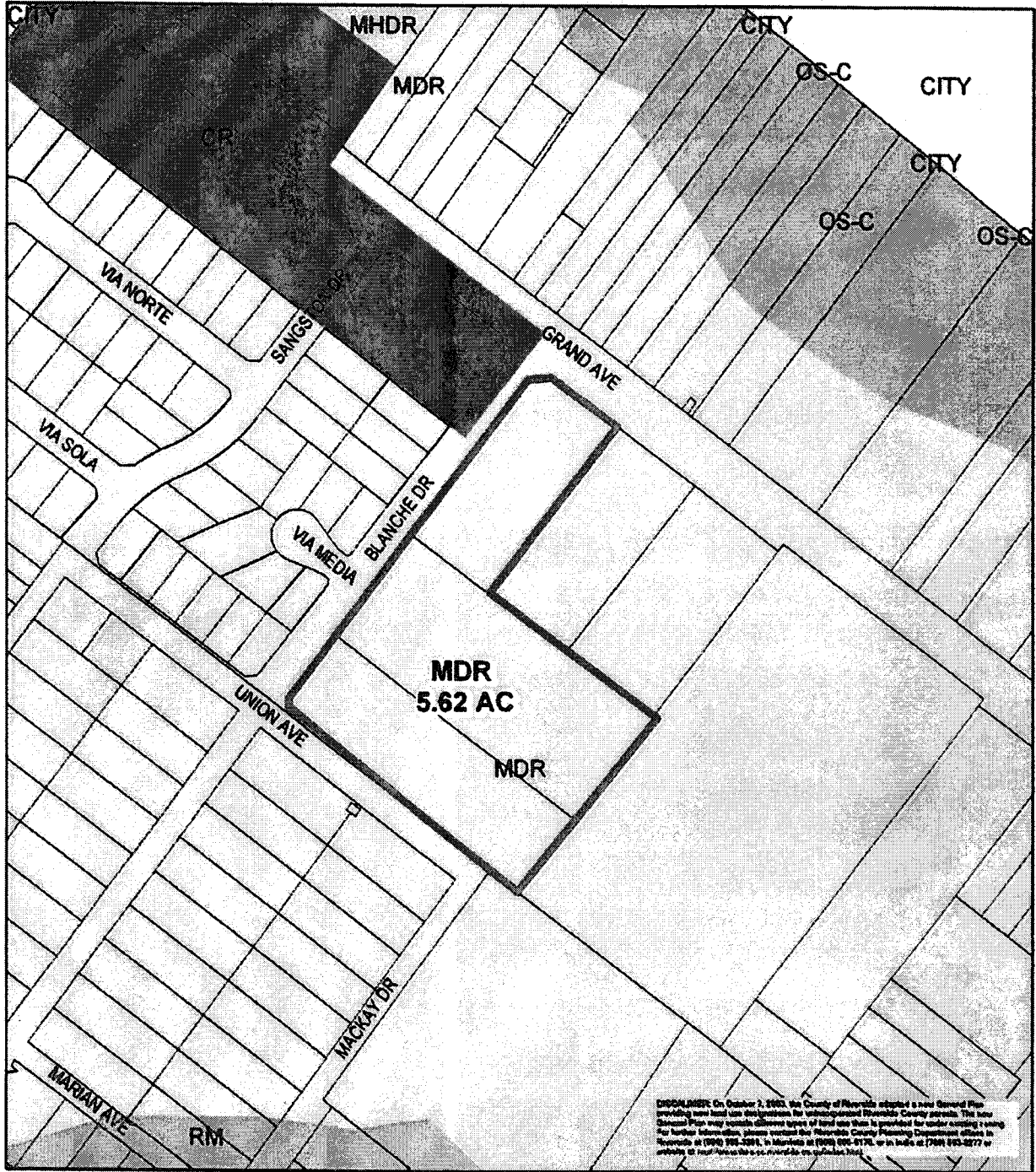
CZ07103 TR31374

General Plan

Planner: Mark Staples

Date: 8/31/05

Exhibit 5



DISCLAIMER: On October 2, 2003, the County of Riverside adopted a new General Plan providing more land use designations for unincorporated Riverside County parcels. This 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) 955-3081, in Murietta at (951) 955-0170, or in Indio at (760) 653-8277 or website: <http://www.co.riverside.ca.gov/planning.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lakeland Village**
Township/Range: T6SR5W
Section: 14

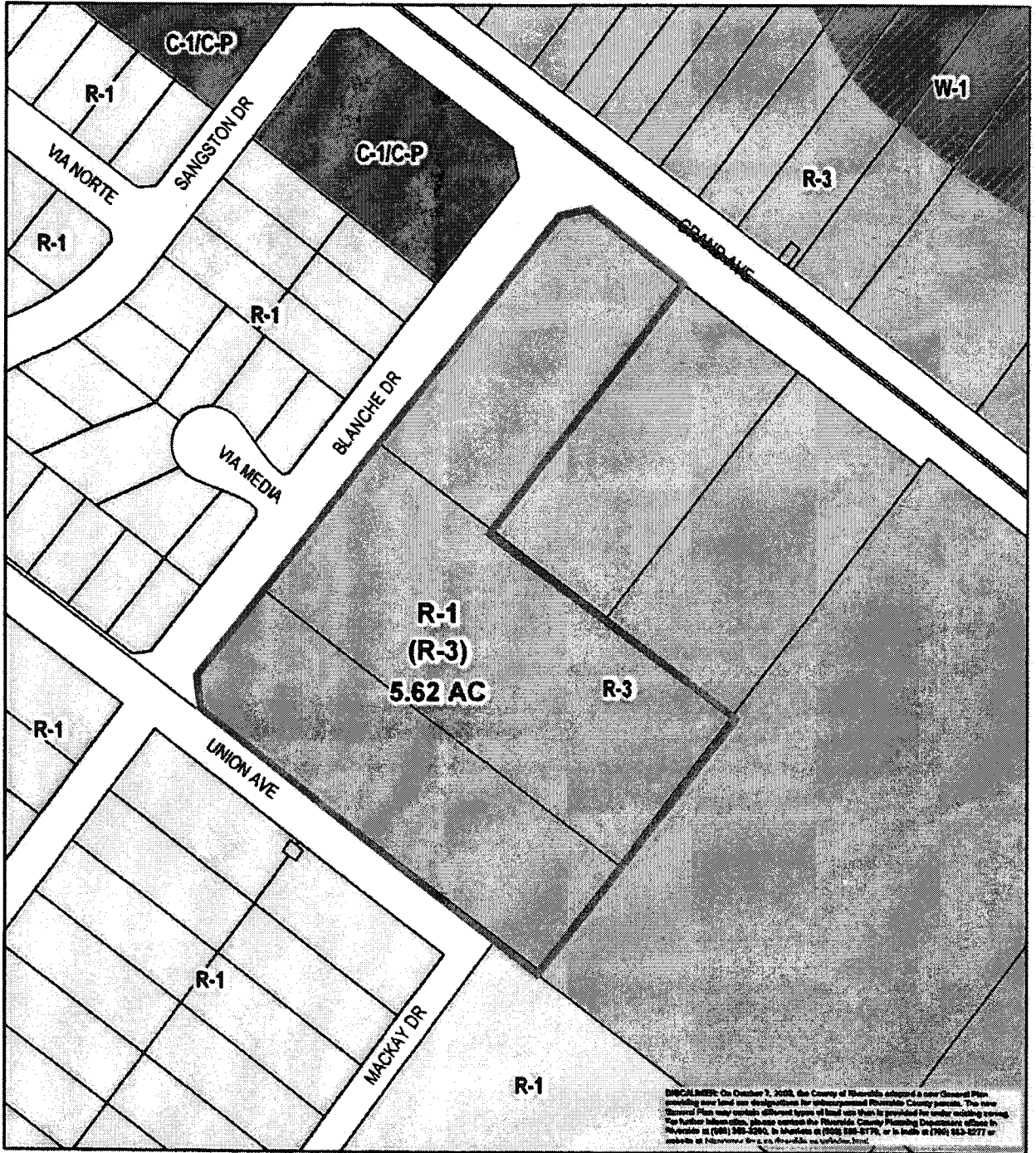


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Supervisor Buster
 District 1
 DATE DRAWN: 7/13/05

CZ07103 TR31374
 PROPOSED ZONING

Planner: Mark Staples
 Date: 8/31/05
 Exhibit 3



SPECIAL NOTE: On October 2, 2005, 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 office in Riverside at (951) 955-5285, by e-mail at (951) 955-5179, or by fax at (951) 955-5277 or website at Riverside.org or Riverside.ca website link.

RIVERSIDE COUNTY PLANNING DEPARTMENT

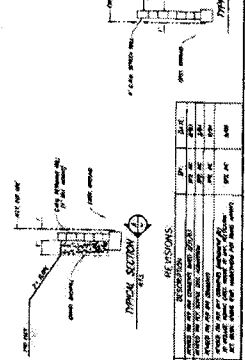
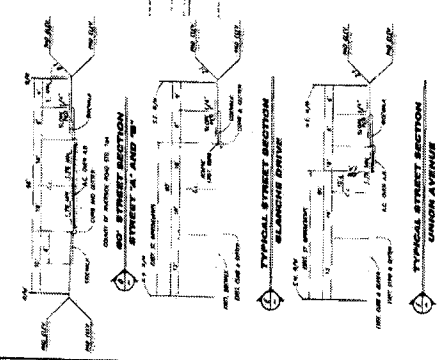
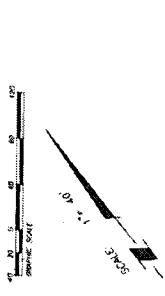
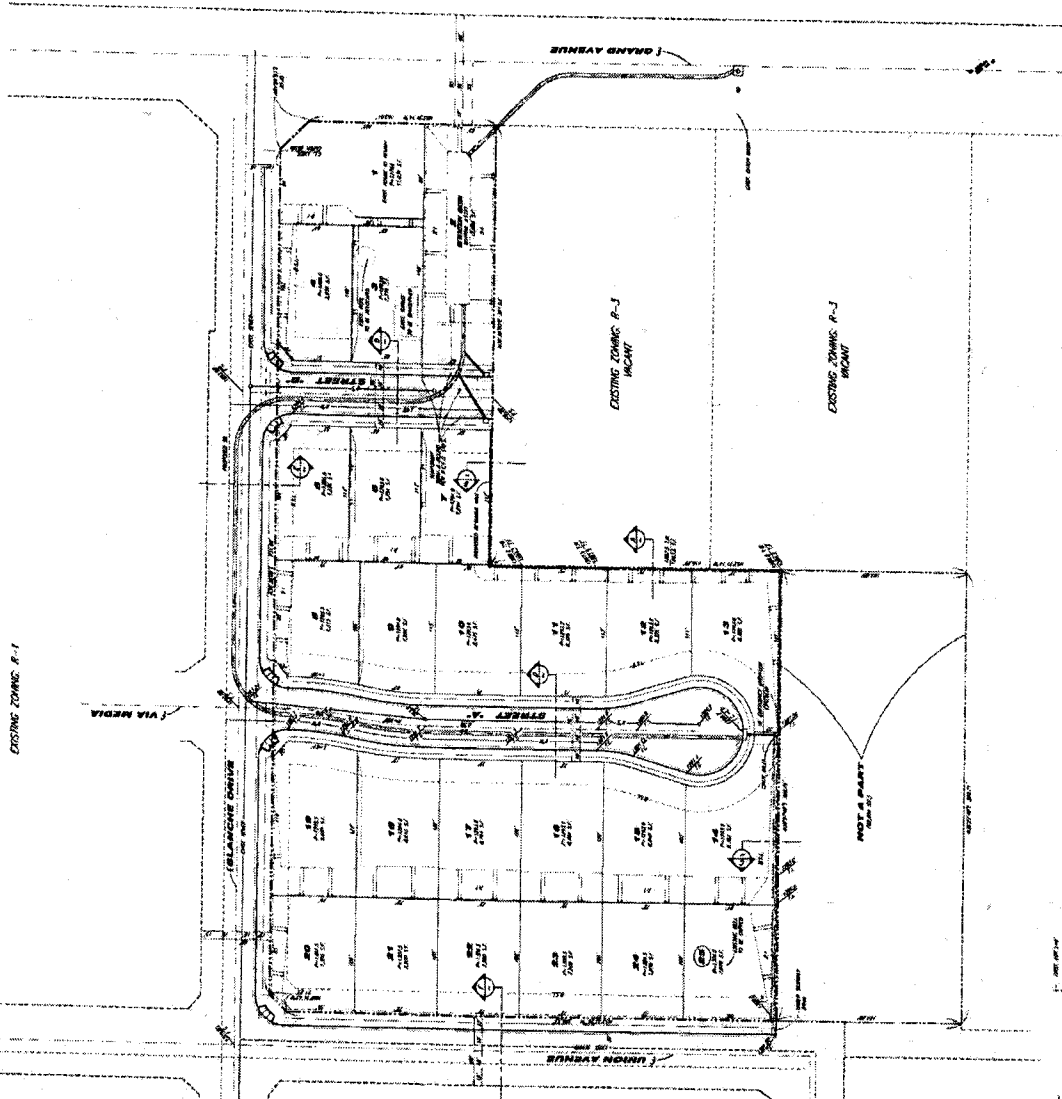
Zone
 District: **Lakeland Village**
 Township/Range: T6SR5W
 Section: 14



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SCHEDULE "A" AMENDMENT NO. 2 TENTATIVE TRACT MAP 31374

LEGAL DESCRIPTION: PARCELS 1-10 OF BLOCK 15, WEST 1/4 SECTION 36, TOWNSHIP 14N, RANGE 5W, S36M, S37M, S38M, S39M, S40M, S41M, S42M, S43M, S44M, S45M, S46M, S47M, S48M, S49M, S50M, S51M, S52M, S53M, S54M, S55M, S56M, S57M, S58M, S59M, S60M, S61M, S62M, S63M, S64M, S65M, S66M, S67M, S68M, S69M, S70M, S71M, S72M, S73M, S74M, S75M, S76M, S77M, S78M, S79M, S80M, S81M, S82M, S83M, S84M, S85M, S86M, S87M, S88M, S89M, S90M, S91M, S92M, S93M, S94M, S95M, S96M, S97M, S98M, S99M, S100M, S101M, S102M, S103M, S104M, S105M, S106M, S107M, S108M, S109M, S110M, S111M, S112M, S113M, S114M, S115M, S116M, S117M, S118M, S119M, S120M, S121M, S122M, S123M, S124M, S125M, S126M, S127M, S128M, S129M, S130M, S131M, S132M, S133M, S134M, S135M, S136M, S137M, S138M, S139M, S140M, S141M, S142M, S143M, S144M, S145M, S146M, S147M, S148M, S149M, S150M, S151M, S152M, S153M, S154M, S155M, S156M, S157M, S158M, S159M, S160M, S161M, S162M, S163M, S164M, S165M, S166M, S167M, S168M, S169M, S170M, S171M, S172M, S173M, S174M, 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- 100. EXISTING ZONING: R-3

Extension of Time Environmental Determination

Project Case Number: TR31374
 Original E.A. Number: EA39716
 Extension of Time No.: First
 Original Approval Date: November 8, 2005
 Project Location: South of Grand Avenue, East of Blanche Drive, and North of Union Avenue _____

Project Description: to subdivide 7.06 acre lot into 24 single family residential lots with minimum lot size of 7,200 square feet and one (1) detention basin. _____

On November 8, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016
 For Steve Weiss, Planning Director

Anza Butterfield Road 34 LLC
33175 Temecula PKWY #A-533
Temecula, CA 92592-7310
T: 951 323 6700 E: ngascon3@verizon.net



February 2, 2016

Roger Arroyo, Urban Regional Planner III

VIA EMAIL: roarroyo@rctima.org. and

County of Riverside Planning Department

HARD COPY

4080Lemon St. 12th Floor

Riverside, CA 925

RE: Tract Map # TR 31374-Time Extension of Expiration Date

Dear Mr. Arroyo,

In connection with the "Application of Time" Filed September 4, 2015 and the new Conditions of Approval I received on January 27, 2016, a copy of which is attached hereto, this letter is our acceptance of the new Conditions of Approval and continuing request the "First" one-year extension of time be granted, extending the date of expiration from November 8, 2015 to November 8, 2016.

Please advise me if you require any additional information.

Best Regards,

A handwritten signature in black ink, appearing to read "Neil D. Gascon", followed by a horizontal line.

Neil D. Gascon

President and Managing Member



07/08/16
11:50

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31374

Parcel: 381-300-010

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT1- WATER AND SEWER SERVICE

RECOMMND

TR31374 is proposing potable water service and sanitary sewer service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER & SEWER WILL SERVE

RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 36 MAP-(EOT1) SIGNING & STRIPING

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-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

TRACT MAP Tract #: TR31374

Parcel: 381-300-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 EOT1-BMP CONST NPDES PERMIT (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

60.E HEALTH. 2 EOT1- ECP PHASE I REQUIRED RECOMMND

A Phase I Environmental Site Assessment (ESA) is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Program (ECP). If there are any additional questions, please contact ECP at (951)955-8980.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP -(EOT1) WASTE RECYCLE PLAN 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 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.

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Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1- 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.

TRANS DEPARTMENT

90.TRANS. 5

MAP - (EOT1) 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

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

RECOMMND

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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP-(EOT1) GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 7 MAP - (EOT1) LANDSCAPING 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 Grand Avenue and Blanche Drive.

WASTE DEPARTMENT

90.WASTE. 1 MAP -(EOT1) WASTE REPORTING FO 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.