

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



ITEM
1.5
(ID # 2885)

MEETING DATE:
Tuesday, November 15, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33743 - Applicant: The Woods (Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) - Location: Northerly of Domenigoni Parkway easterly of Leon Rd., and southerly of Olive Ave. – 5.61 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area. - REQUEST: EXTENSION OF TIME TO FEBRUARY 4, 2017 - FIRST EXTENSION. Deposit Based Fees 100% [\$0]

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

Continued on Page

ACTION: Consent

Steven Weiss
Steven Weiss, Director 10/31/2016

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: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Benoit and Ashley
Nays: None
Absent: Tavaglione and Washington
Date: November 15, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

1-5

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

Page 2

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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on May 18, 2016. The Tentative Tract Map No. 33743 will now expire on February 4, 2017.

BACKGROUND:

Summary

The Tentative Tract Map was originally approved at Planning Commission on February 4, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them.

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

The Planning Commission heard the first extension of time for Tentative Tract Map No. 33743 on May 18, 2016. The Planning Commission approved the project by a 5-0 vote.

Board Action

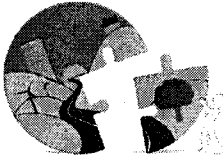
The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

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

ATTACHMENTS:

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 1.3

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33743 – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of Domenigoni Parkway easterly of Leon Rd., and southerly of Olive Ave. – 5.61 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

II. PLANNING COMMISSION ACTION:


Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 5-0

APPROVED FIRST EXTENSION OF TIME TO FEBRUARY 4, 2017.

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

Agenda Item No. **1:3**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: May 18, 2016

TENTATIVE TRACT MAP NO. 33743
FIRST EXTENSION OF TIME
Applicant: The Woods (Riverside) Venture


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5.61 acres into one lot for 57 condominium units and one recreation area.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on February 4, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Environmental Health Department is recommending the addition of (3) conditions of approval, the Transportation Department is recommending the addition of (9) conditions of approval, the Building & Safety Department, Grading Division, is recommending the addition of (1) condition of approval.

W

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

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become February 4, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 4, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone
District 3

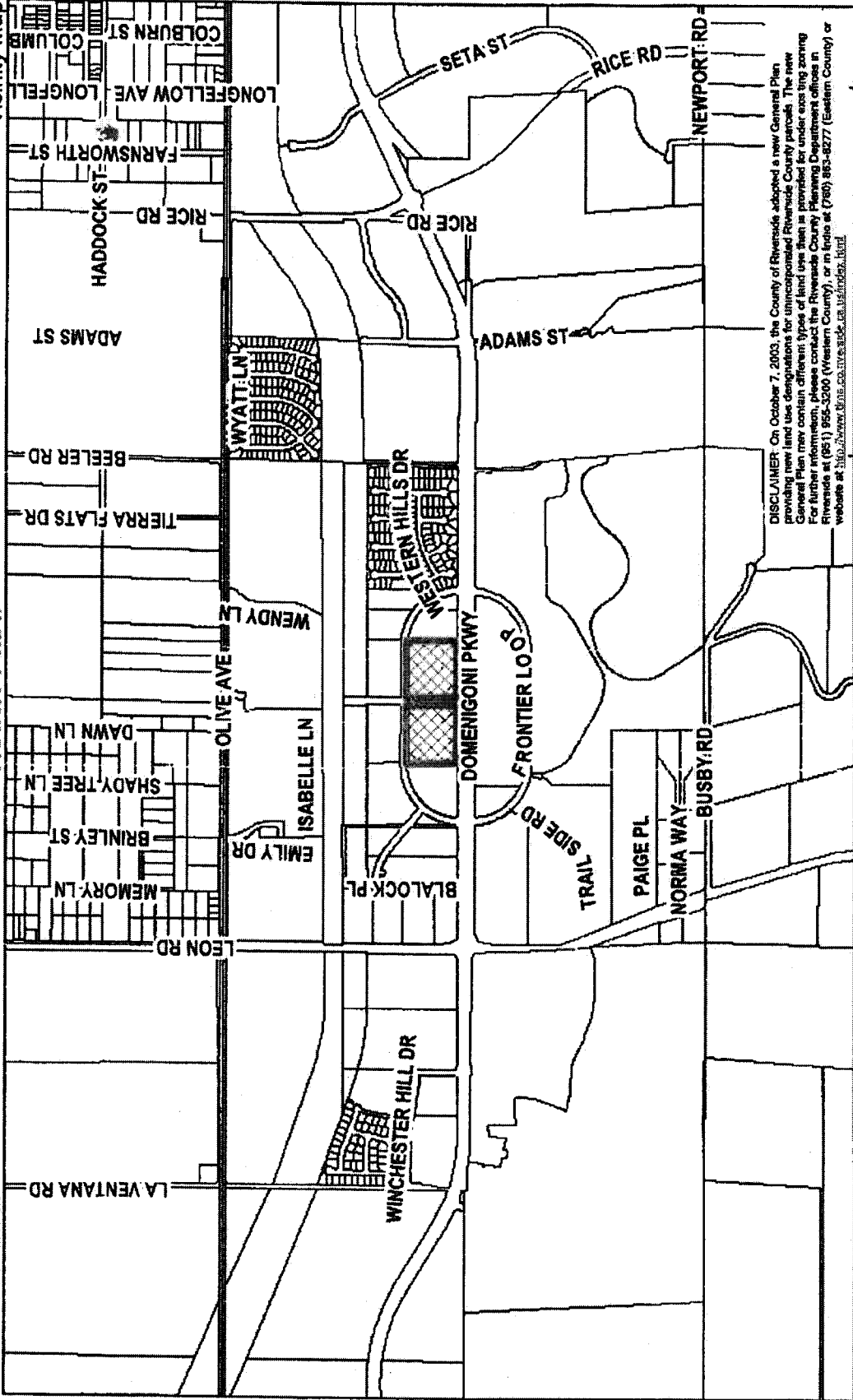
Date Drawn: 1/7/09

TR33743

VICINITY MAP

Planner: Russel Brady
Date: 2/4/09

Vicinity Map



Area: Winchester
Township/Range: T5SR2W
Section : 9

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 461-18
Thomas
Bros. Pg. 869 C1

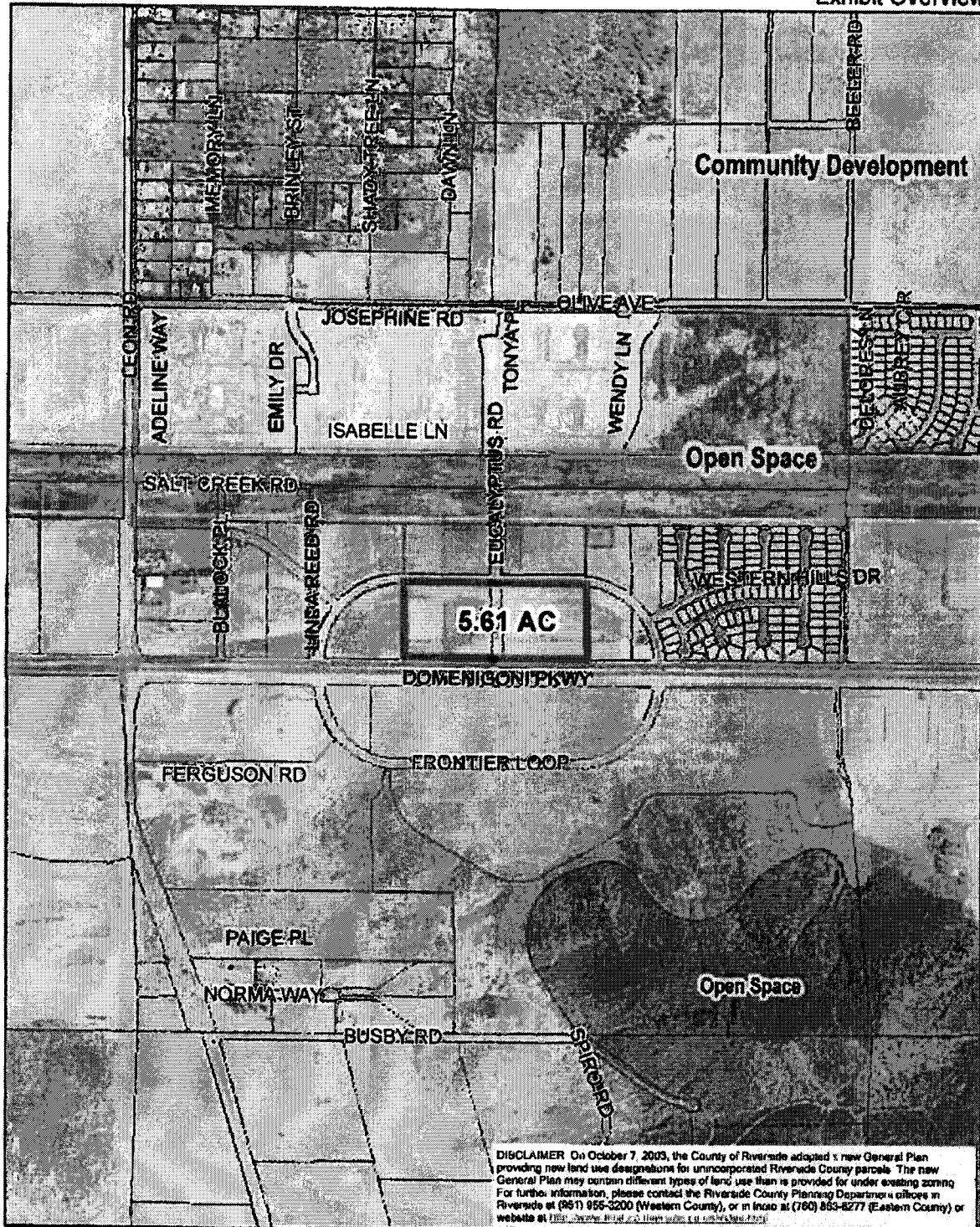


Supervisor: Stone
 District 3
 Date Drawn: 1/7/09

TR33743

Planner: Russell Brady
 Date: 2/4/09
 Exhibit Overview

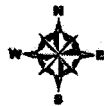
DEVELOPMENT OPPORTUNITY



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 (Western County), or in Inco at (760) 853-8277 (Eastern County) or website at <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
 Township/Range: T5SR2W
 Section: 32



Assessors
 Bk. Pg. 461-18
 Thomas
 Bros. Pg. 869 C1

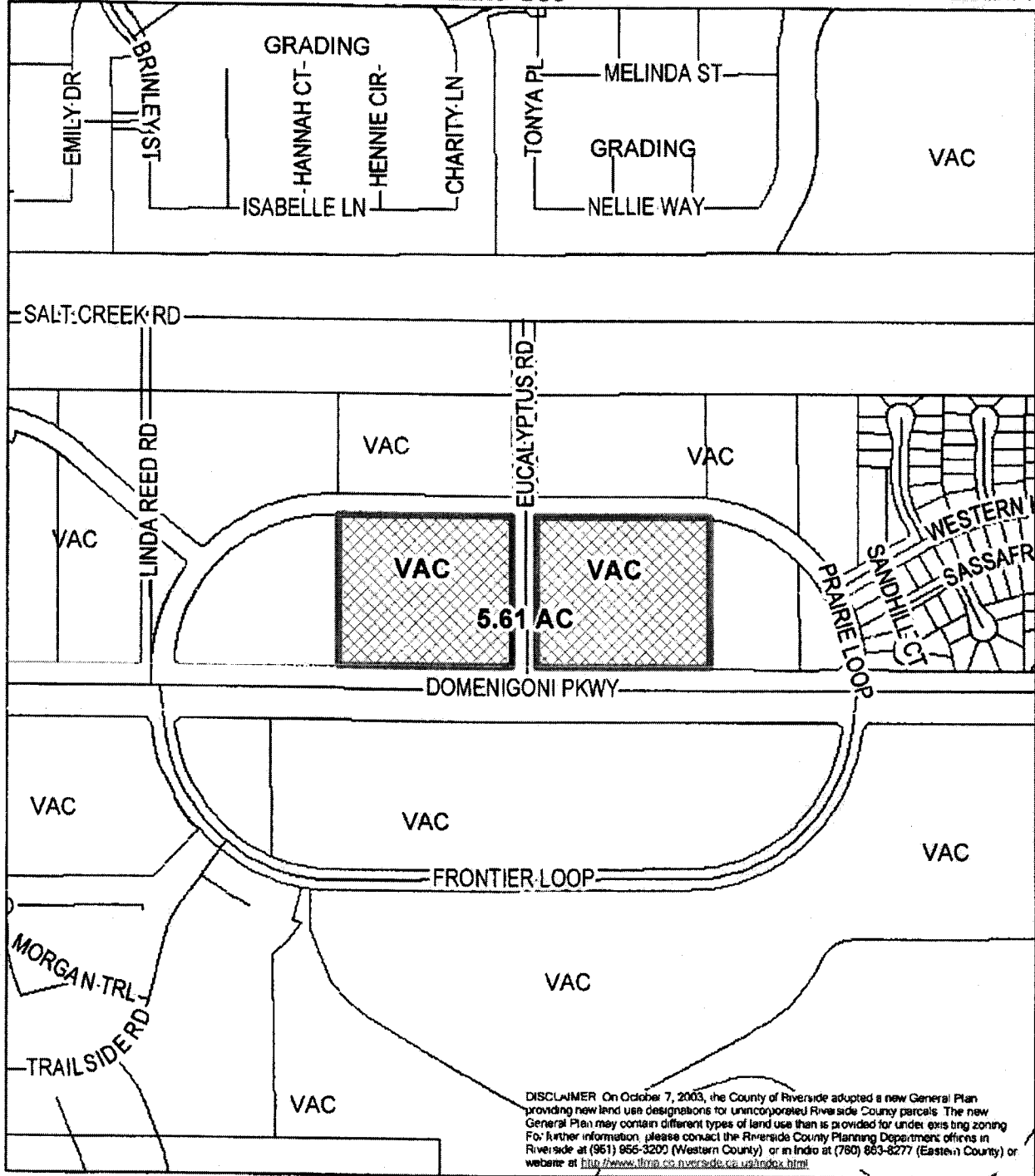


Supervisor Stone
District 3
Date Drawn: 1/7/09

TR33743

Land Use

Planner: Russell Brady
Date: 2/4/09
Exhibit 1



Area: Winchester
Township/Range: T5SR2W
Section: 32

RIVERSIDE COUNTY PLANNING DEPARTMENT

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Bros. Pg. 869 C1

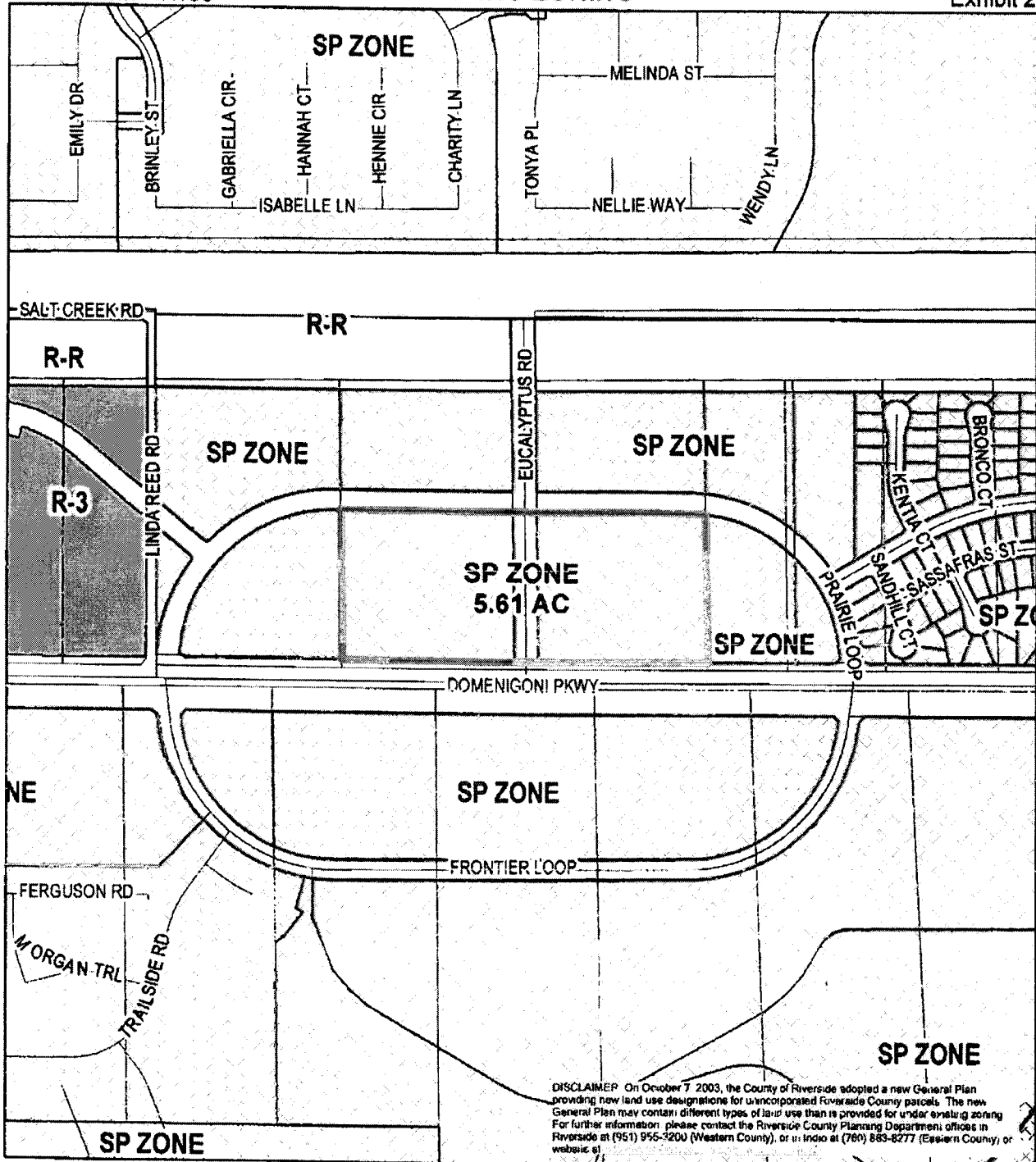


Supervisor Stone
District 3
Date Drawn: 1/7/09

TR33743

EXISTING ZONING

Planner: Russell Brady
Date: 2/4/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
Township/Range: T5SR2W
Section: 32

Assessors
Bk. Pg. 461-18
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Bros. Pg. 869 C1

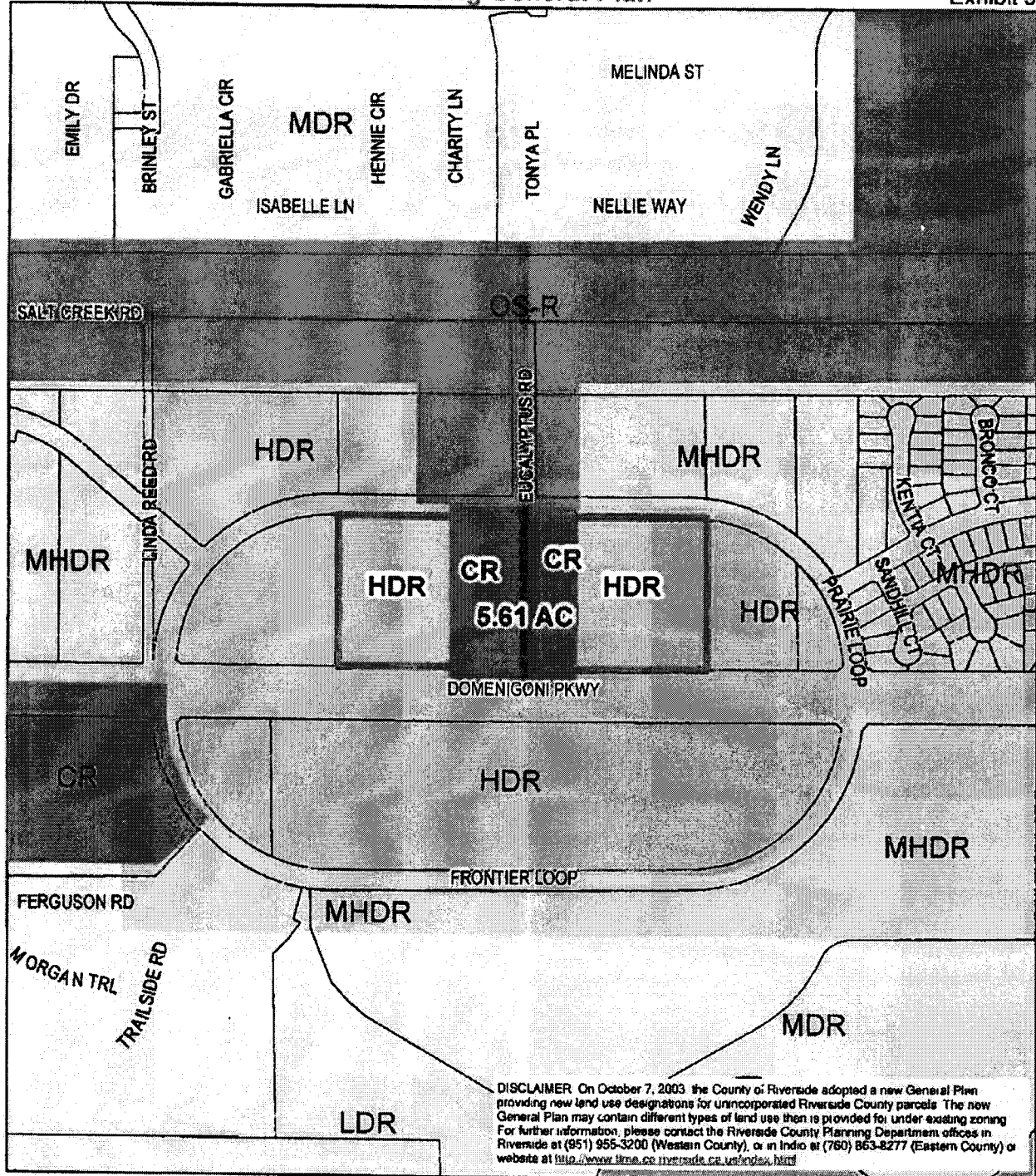


Supervisor Stone
 District 3
 Date Drawn: 1/7/09

TR33743

Planner: Russell Brady
 Date: 2/4/09
 Exhibit 5

Existing General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
 Township/Range: T5SR2W
 Section: 32



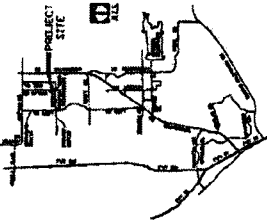
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COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 33743

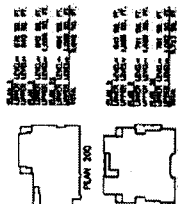
BEING PORTIONS OF PARCEL 5, PARCEL 8, LOT 7, AND LOT 10
 OF PARCEL MAP NO. 1833, RECORDED IN BOOK 56 OF PARCEL MAPS AT
 THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA,
 PAGE 48 THROUGH 57, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST

AMENDMENT NO. 1
 SEPTEMBER 29, 2005

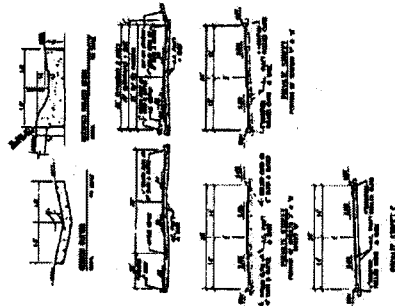
SALT CREEK CHANNEL
 (BY OTHERS)



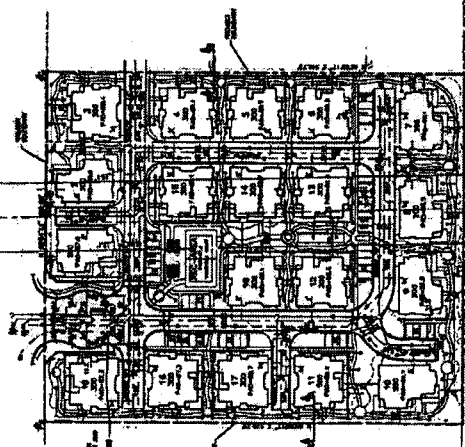
PROJECT SITE



TYPICAL ARCHITECTURAL PLANS



INTERIOR STREETS



OWNER:
 COUNTY OF RIVERSIDE
 300 WEST 9TH STREET, SUITE 200
 RIVERSIDE, CALIFORNIA 92501
 TEL: (951) 952-2000
 FAX: (951) 952-2001
 WWW.COUNTYOFRIVERSIDE.COM

DESIGNER:
 COUNTY OF RIVERSIDE
 300 WEST 9TH STREET, SUITE 200
 RIVERSIDE, CALIFORNIA 92501
 TEL: (951) 952-2000
 FAX: (951) 952-2001
 WWW.COUNTYOFRIVERSIDE.COM

LEGAL DESCRIPTION:
 BEING PORTIONS OF PARCEL 5, PARCEL 8, LOT 7, AND LOT 10
 OF PARCEL MAP NO. 1833, RECORDED IN BOOK 56 OF PARCEL MAPS AT
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FABRIC SCHEDULE TABLE

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
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10

NONWAY TRACT AREA DENSITY FACTORS

TYPE	AREA	DENSITY	ADJUSTED
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...
...
...
...

COUNTY OF RIVERSIDE

TELEPHONY, ELECTRIC MAP
 AMENDMENT NO. 1

Extension of Time Environmental Determination

Project Case Number: TR33743
Original E.A. Number: EA40493
Extension of Time No.: First
Original Approval Date: February 4, 2009
Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

On February 4, 2009 this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: May 9, 2016

For Steve Weiss, ACIP, Planning Director

THE WOODS

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

April 12, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR33743

Mr. Wheeler:

I am the applicant for the EOT Case TR33743. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-E-HEALTH.2 - EOT 1 - EMWD WATER AND SEWER

10-TRANS.9 - MAP - COUNTY WEB SITE (EOT 1)

10-TRANS.10 - MAP - TUMF CREDIT AGMT (EOT 1)

10-TRANS.11 - MAP - IMP CREDIT / REIMB (EOT 1)

2. Prior to Map Recordation

50-HEALTH.5 - LEA CLEARANCE (EOT 1)

50-HEALTH.6 - WATER & SEWER WILL SERVE (EOT 1)

50-TRANS.40 - MAP-GRAFFITI ABATEMENT (EOT 1)

50-TRANS.41 - MAP-SIGNING & STRIPING PLAN (EOT 1)

50-TRANS.42 - MAP-TUMF CREDIT AGREEMENT (EOT 1)

3. Prior to Building Permit Issuance

80-BS GRADE.2 - MAP - ROUGH GRADE APPROVAL (EOT 1)

4. Prior to Building Final Inspection

90-TRANS.6 - MAP - GRAFFITI ABATEMENT (EOT 1)

90-TRANS.7 - MAP - 80% COMPLETION (EOT 1)

90-TRANS.8 - MAP - LANDSCAPING (EOT 1)

Regards,

Jim Lytle

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

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562

TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 2 EOT1- EMWD WATER AND SEWER RECOMMND

TR33743 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). 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.

TRANS DEPARTMENT

10.TRANS. 9 MAP - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

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

10.TRANS. 11 MAP-IMP CREDIT/REIMB (EOT1) RECOMMND

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

TRACT MAP Tract #: TR33743

Parcel: 461-280-011

10. GENERAL CONDITIONS

10.TRANS. 11 MAP-IMP CREDIT/REIMB (EOT1) (cont.) RECOMMND

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

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE RECOMMND

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

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 40 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

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

50.TRANS. 41 MAP-SIGNING & STRPNG PLN EOT1 RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 42 MAP-TUMF CREDIT AGREEMENT EOT1 RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

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50. PRIOR TO MAP RECORDATION

50.TRANS. 42

MAP-TUMF CREDIT AGREEMENT EOT1 (cont.)

RECOMMND

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

MAP -EOT1 ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 6

MAP - GRAFFITI ABATEMENT EOT1

RECOMMND

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

90.TRANS. 7

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

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

RECOMMND

installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 8

MAP - LANDSCAPING (EOT1)

RECOMMND

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

Landscaping shall be improved within Newport Road.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 1.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.