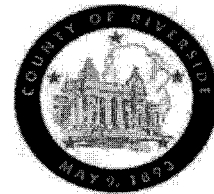


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM

(ID # 2883)

MEETING DATE:

Tuesday, November 15, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31291 - Applicant: California Business Bank – Third Supervisorial District – Hemet / San Jacinto Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC – LDR) (1/2 Acre Minimum) - Location: Northerly of Old Southwest Brand Road, Southerly of Cactus Valley Road, Easterly of Girard Street and Westerly of Kel-Star Road – 40.28 Acres - Zoning: Residential Agricultural – 20,000 Square Foot Minimum (R-A-20000) Approver Project Description: Tentative Tract Map 31291 is a Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with ½ acre minimum lot sizes and one (1) remainder parcel for the flood plain - REQUEST: EXTENSION OF TIME TO DECEMBER 14, 2016. Deposit Based Fees 100% [\$0]

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

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
 1.8

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

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 September 7, 2016. The Tentative Tract Map No. 31291 will now expire on December 14, 2016.

BACKGROUND:

Summary

The Tentative Tract Map 31291 was originally approved at Planning Commission on November 3, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6954 and both were approved on December 14, 2004. The first Extension of Time was approved at Planning Commission on June 17, 2008.

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 second extension of time for Tentative Tract Map No. 31291 on September 7, 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

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

B. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 7, 2016**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31291 – Applicant: California Business Bank – Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 Acre Minimum) – Location: Northerly of Old Southwest Brand Road, southerly of Cactus Valley Road, easterly of Girard Street and westerly of Kel-Star Road – 40.28 Acres – Zoning: Residential Agricultural – 20,000 sq. ft. minimum (R-A-20000) – Approved Project Description: Tentative Tract Map No. 31291 is a Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with 0.5 acre minimum lot sizes and one (1) remainder parcel for the flood plain.

II. PROJECT DESCRIPTION:

Extension Of Time To December 14, 2016 – Second Extension.

III. PLANNING COMMISSION ACTION:

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


APPROVED SECOND EXTENSION OF TIME TO DECEMBER 14, 2016.

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: San Jacinto Valley
Zoning District: Hemet / San Jacinto
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 31291
SECOND EXTENSION OF TIME
Applicant: Lee & Associates c/o Juve
Pinedo


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 40.28 acres into forty-two (42) family residential lots with 20,000 sq. ft. minimum lot sizes and one remainder parcel for the flood plain.

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31291

BACKGROUND:

The Tentative Tract Map 31291 was originally approved at Planning Commission on November 3, 2004. It proceeded to the Board of Supervisors along with Change of Zone 6954 and both were approved on December 14, 2004. The first Extension of Time was approved at Planning Commission on June 17, 2008.

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. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 25, 2016) indicating the acceptance of the thirteen (13) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 14, 2016. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

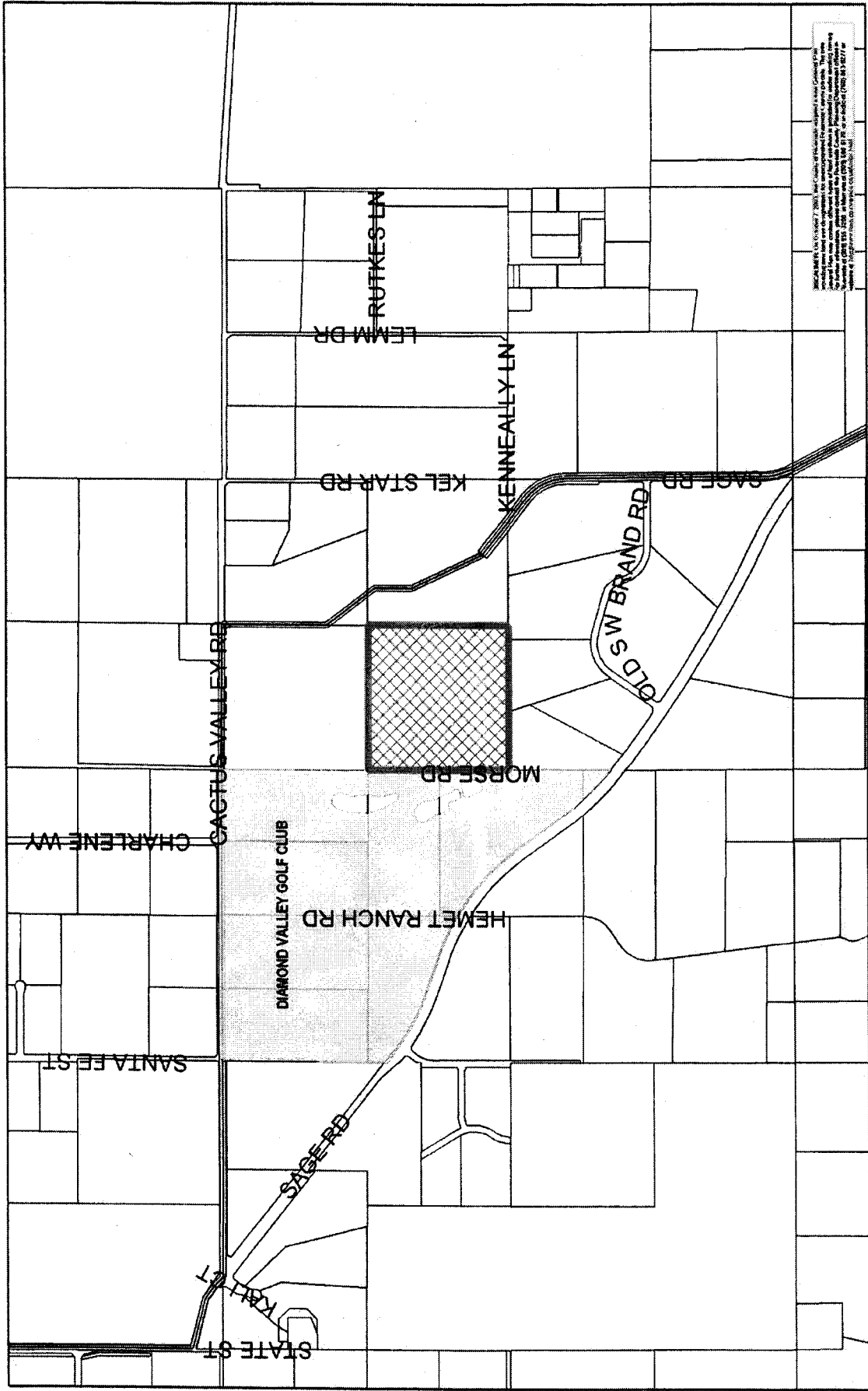
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31291**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 14, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN: 10/25/04

CZ06954 TR31291

Planner: Nicolas Faure
Date: 11/03/04
Exhibit 5



THIS MAP IS A PRELIMINARY MAP. IT IS NOT A FINAL MAP. THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

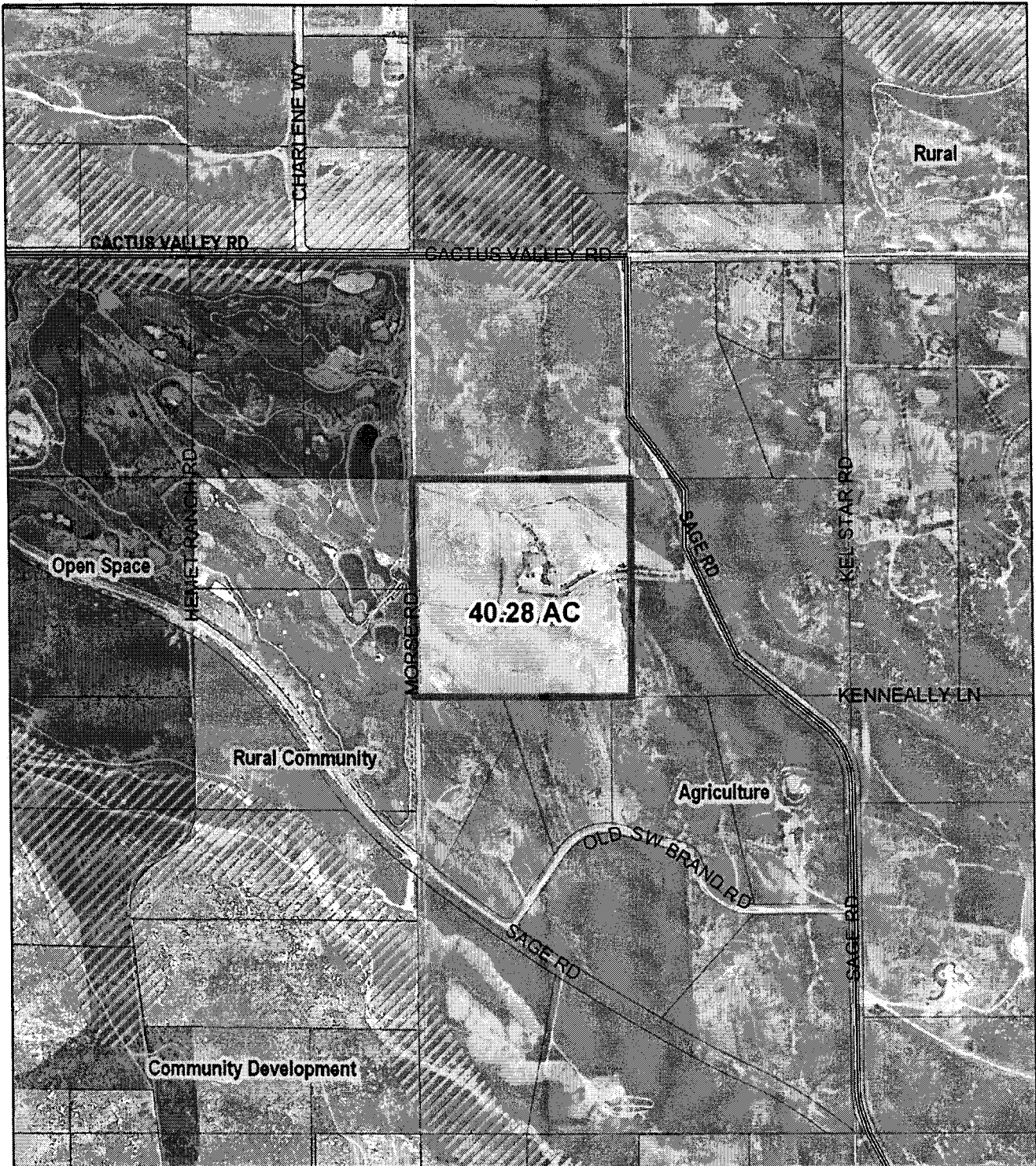
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Supervisor Venable
District 3
DATE DRAWN 10/25/04

CZ06954 TR31291

DEVELOPMENT OPPORTUNITY

Planner: Nicolas Faure
Date: 09/22/04
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Hemet-San Jacinto**
Township/Range: T6SR1W
SECTION: 11



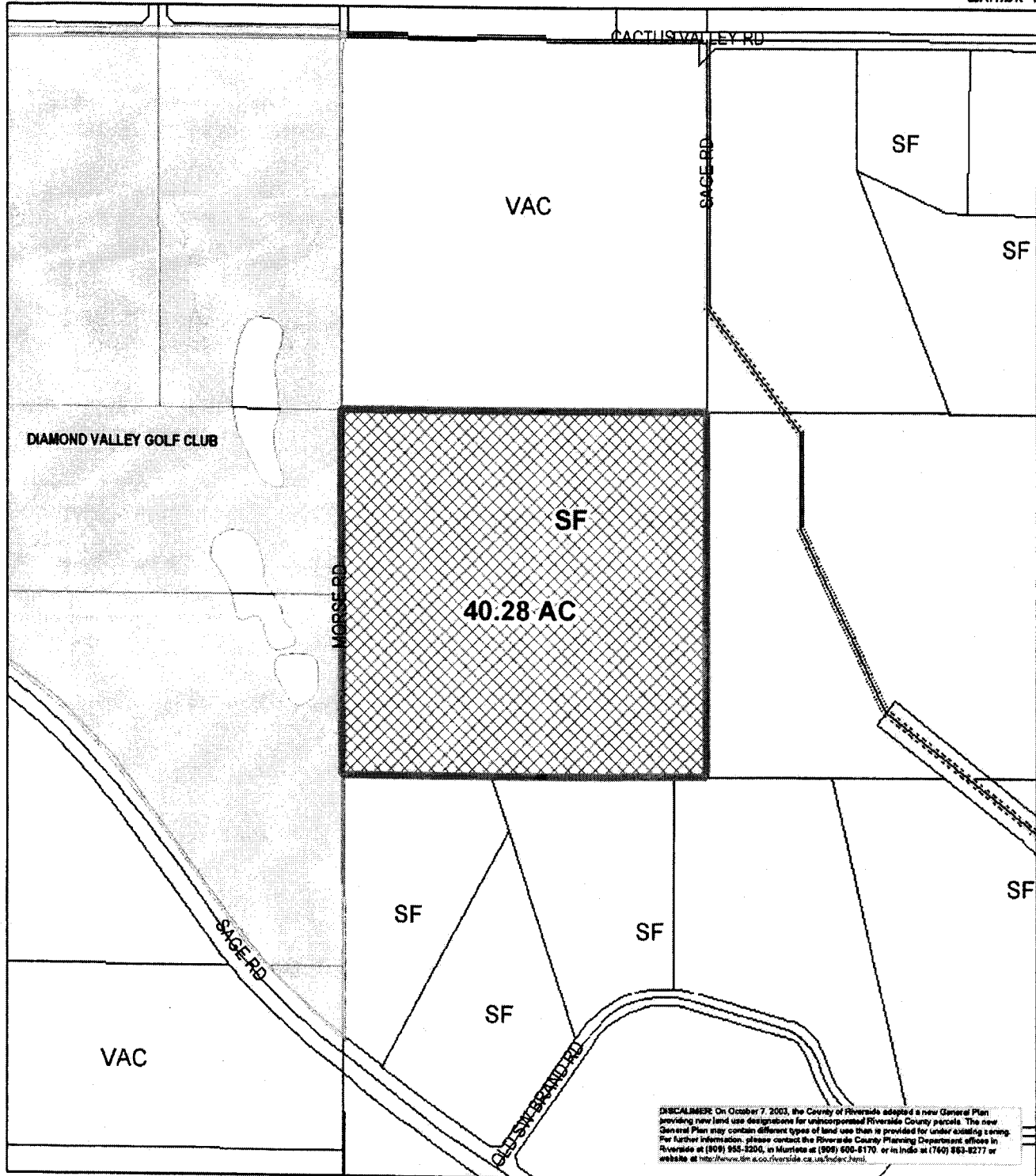
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Supervisor Venable
District 3
DATE DRAWN: 10/25/04

CZ06954 TR31291

Land Use

Planner: Nicolas Faure
Date: 11/04/04
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Hemet-San Jacinto**
Township/Range: T6SR1W
Section: 11



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Supervisor Venable
District 3
DATE DRAWN: 10/25/04

CZ06954 TR31291

PROPOSED ZONING

Planner: Nicolas Faure
Date: 11/03/04
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Hemet-San Jacinto**
Township/Range: T6SR1W
Section : 11



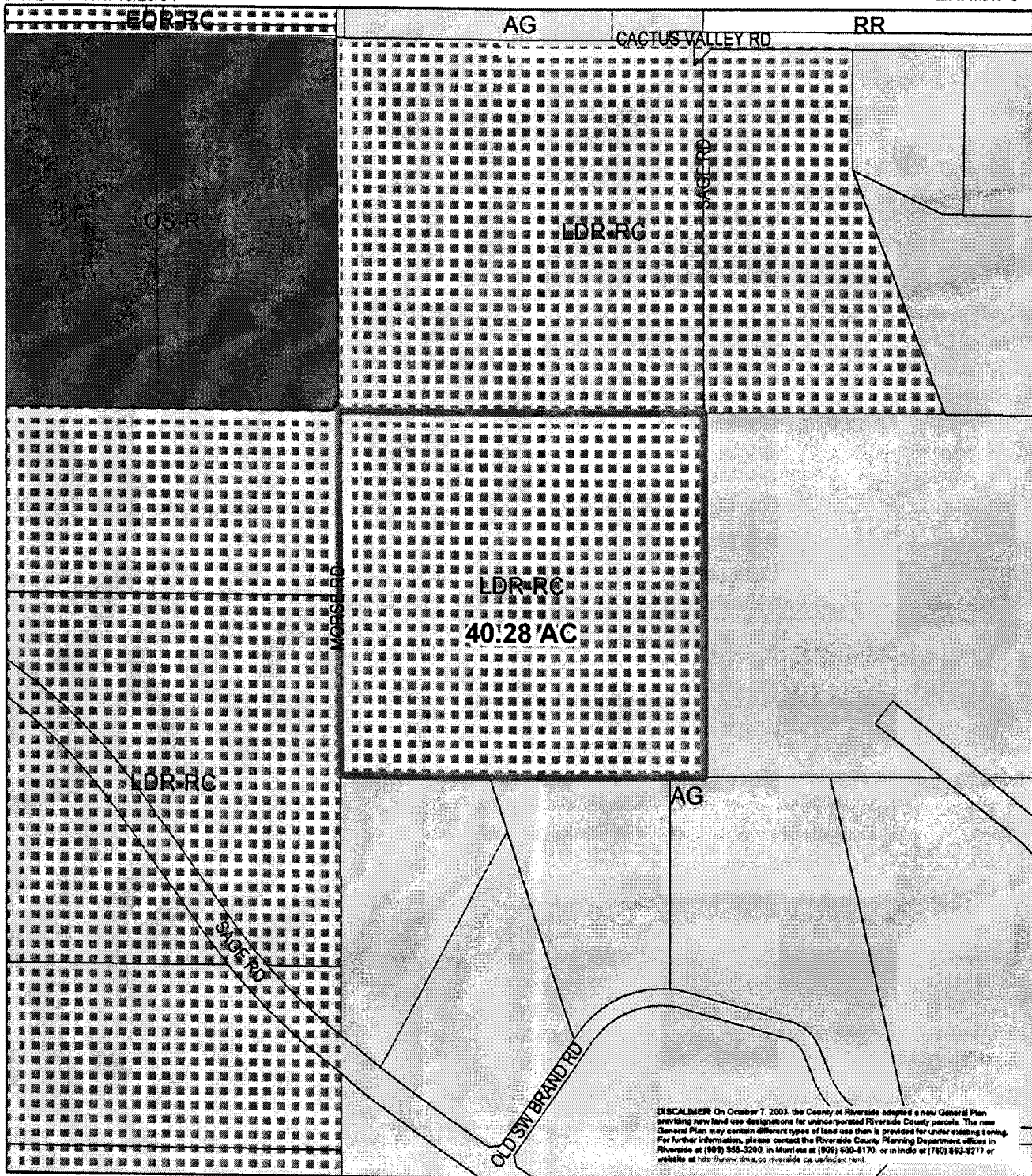
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Supervisor Venable
District 3
DATE DRAWN: 10/25/04

CZ06954 TR31291

General Plan

Planner: Nicolas Faure
Date: 11/03/04
Exhibit 5



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-8170, or in Indio at (760) 863-9277 or website at <http://www.tdm.ca.gov/riverside-ca-us/ncpl.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Hemet-San Jacinto
Township/Range: T6SR1W
Section: 11

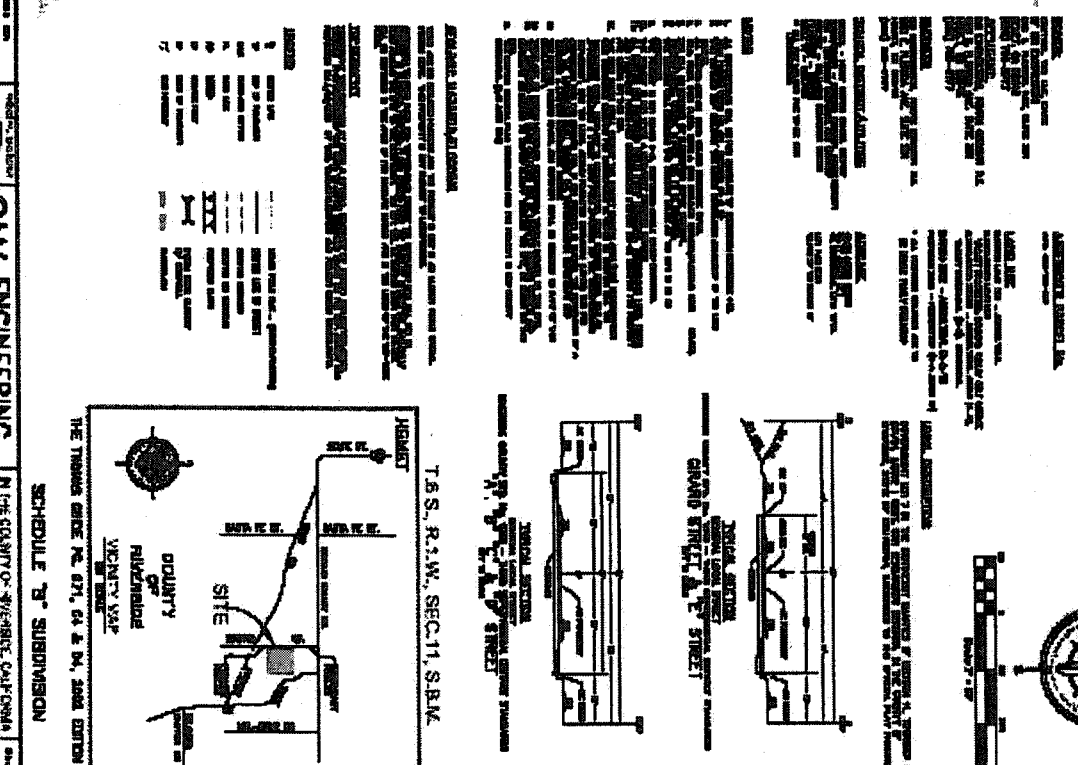
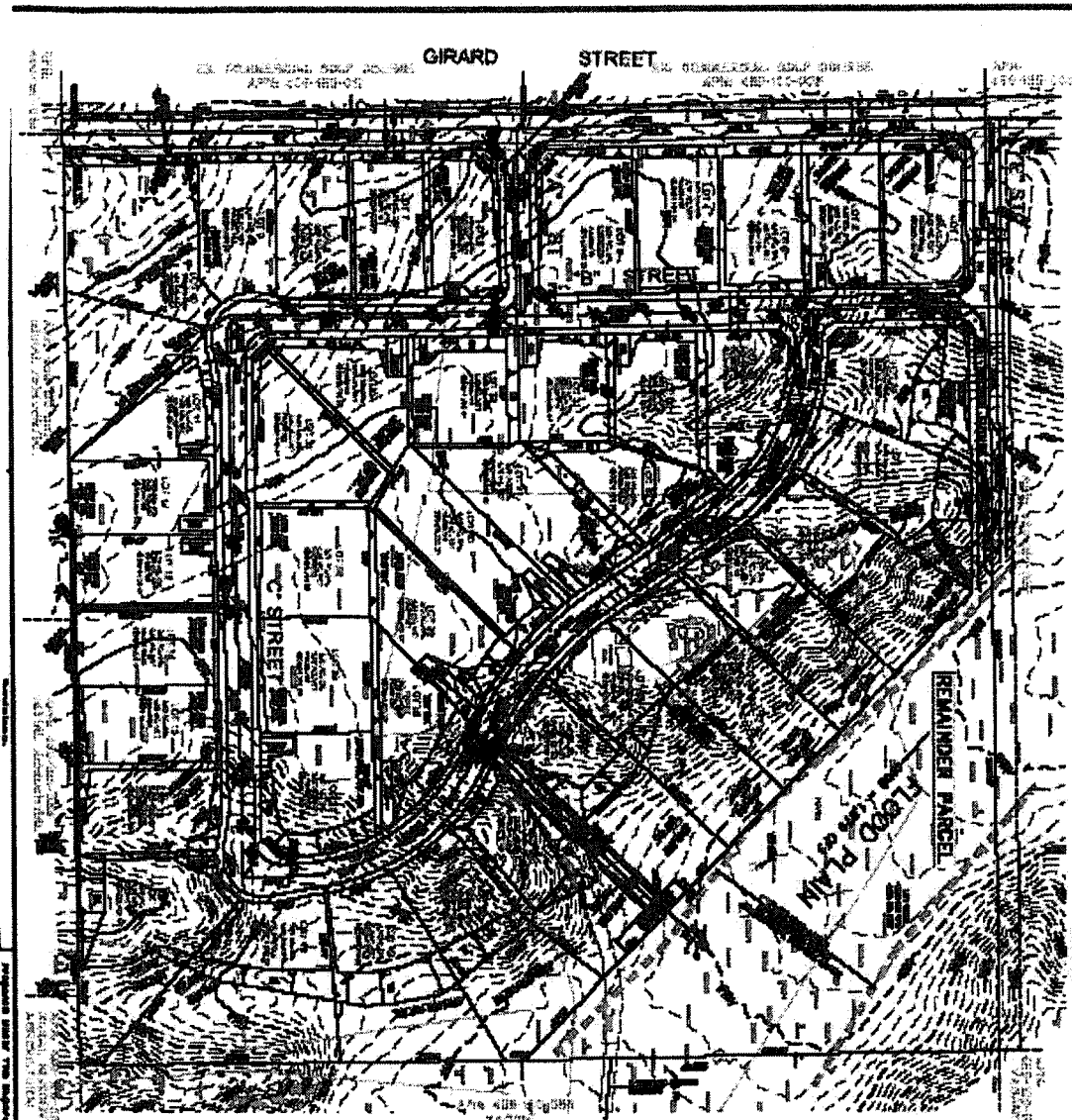


ASSESSORS
BK. PG. 469-12
THOMAS 871 C3
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IN THE COUNTY OF RIVERSIDE, CALIFORNIA

TENTATIVE TRACT MAP NO. 91291

AMENDED NO. 1



CIVIL ENGINEERING IN THE COUNTY OF RIVERSIDE, CALIFORNIA

Extension of Time Environmental Determination

Project Case Number: TR31291
 Original E.A. Number: EA39512
 Extension of Time No.: Second
 Original Approval Date: December 14, 2004
 Project Location: North of Old Southwest Brand Road, South of Cactus Valley Road, East of Girard Street and West of Kel-Star Road
 Project Description: Schedule B subdivision of 40.28 acres into forty-two (42) family residential lots with 20,000 sq ft. minimum lot sizes and one remainder parcel for the flood plain.

On December 14, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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 25, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

To: Juve Pinedo
Subject: RE: extension of time TR31291

From: Juve Pinedo [<mailto:juve.pinedo@lee-associates.com>]
Sent: Monday, July 25, 2016 11:09 AM
To: Wheeler, Timothy
Cc: Ross, Larry
Subject: RE: extension of time TR31291

Tim/Larry,

We accept ALL conditions listed below.

50 E Health #2
50 Planning #31
60 BS Grade #14
80 Planning #24
90 BS Grade #3
90 BS Grade #4
90 BS Grade #5
90 BS Grade #6
90 BS Grade #7
90 Planning #14
90 Planning #15
90 Trans #8
90 Trans #9

Thank you.

Juve Pinedo | Senior Vice President
Lee & Associates – Investment Services Group, Inc.
Office: 714.852.3040
Fax: 714.617.9106
Cell: 714.348.6099
Email: juve.pinedo@lee-associates.com
1235 W. Town and Country Road, Suite 3413
Orange, CA 92868
A member of the Lee & Associates Group of Companies
Corporate ID# 01859073 | BRE ID# 01810823

From: Wheeler, Timothy [<mailto:TWHEELER@rctima.org>]
Sent: Friday, July 22, 2016 5:39 PM
To: Juve Pinedo <juve.pinedo@lee-associates.com>
Cc: Ross, Larry <LROSS@rctima.org>
Subject: RE: extension of time TR31291
Importance: High

Juve,

I reviewed what was on file for this case and I do not see that we received and acceptance letter from you for the recommended conditions for this extension of time. Please review the attached conditions and if you accept them, please provide me with a letter or reply to this email.

Attn: Juve Pinedo
Lee & Associates
1235 W. Town and Country Road, Suite 3413
Orange, CA 92868

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31291.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on December 3, 2015. The LDC 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E Health #2
50 Planning #31
60 BS Grade #14
80 Planning #24
90 BS Grade #3
90 BS Grade #4
90 BS Grade #5
90 BS Grade #6
90 BS Grade #7
90 Planning #14
90 Planning #15
90 Trans #8
90 Trans #9

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

07/22/16
17:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2

EOT2- ECP PHASE I ESA REQUIRED

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 31

MAP - LC LNDSCP COMN AREA MTNC

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.
EOT2

07/22/16
17:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2- 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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 24 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT2

07/22/16
17:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2- 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 EOT2- 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 EOT2- 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 EOT2- WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT2- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

07/22/16
17:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14

MAP - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT2

90.PLANNING. 15

MAP - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

EOT2

TRANS DEPARTMENT

90.TRANS. 8

MAP EOT2-80% 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

TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP EOT2-80% COMPLETION (cont.)

RECOMMND

improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted 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.

07/22/16
17:33

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31291

Parcel: 469-120-057

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP EOT2-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 all street.