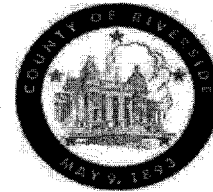


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.8
(ID # 3086)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817 – Applicant: Lansing Companies, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: Northerly of Central Avenue and easterly of Menifee Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. And One Detention Basin – REQUEST: THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817. Applicant 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 November 16, 2016. The Tentative Tract Map No. 31817 will now expire on August 25, 2017

ACTION: Consent

Steven Weiss, Director

11/28/2016

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: Applicant Fees			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
 Nays: None
 Absent: Benoit
 Date: December 13, 2016
 xc: Planning, Applicant

Kecia Harper-Ihem
 Clerk of the Board
 By: Deputy
 1-8

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

BACKGROUND:

Summary

BACKGROUND:

Summary

The Tentative Tract Map No. 31817 was originally approved at Planning Commission on August 25, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of 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 extension of time for Tentative Tract Map No. 31817 on August 25, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake absent)

Board Action

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

Impact on Citizens and Businesses

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

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

ATTACHMENTS:

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

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



Tina Grande, Principal Management Analyst

12/5/2016



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

RIVERSIDE COUNTY
PLANNING DEPARTMENT

I. AGENDA ITEM 1.3

THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817 – Applicant: Lansing Companies, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) – Location: Northerly of Central Avenue and easterly of Menifee Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – **APPROVED PROJECT DESCRIPTION:** Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin.

II. PROJECT DESCRIPTION:

Third Extension Of Time For Tentative Tract Map No. 31817, extending the expiration date to August 25, 2017.

III. PLANNING COMMISSION ACTION:


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

APPROVED THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31817, extending the expiration date to August 25, 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: Lakeview/Nuevo
Zoning District: Nuevo Area
Supervisory District: Fifth
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

**TENTATIVE TRACT MAP NO. 31817
THIRD EXTENSION OF TIME
Applicant: Lansing Companies Inc.**


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 for a Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one 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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 31817 was originally approved at Planning Commission on August 25, 2004.

The County Planning Department, as part of the review of this Extension of Time request recommends 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 October 20, 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 August 25, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 25, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

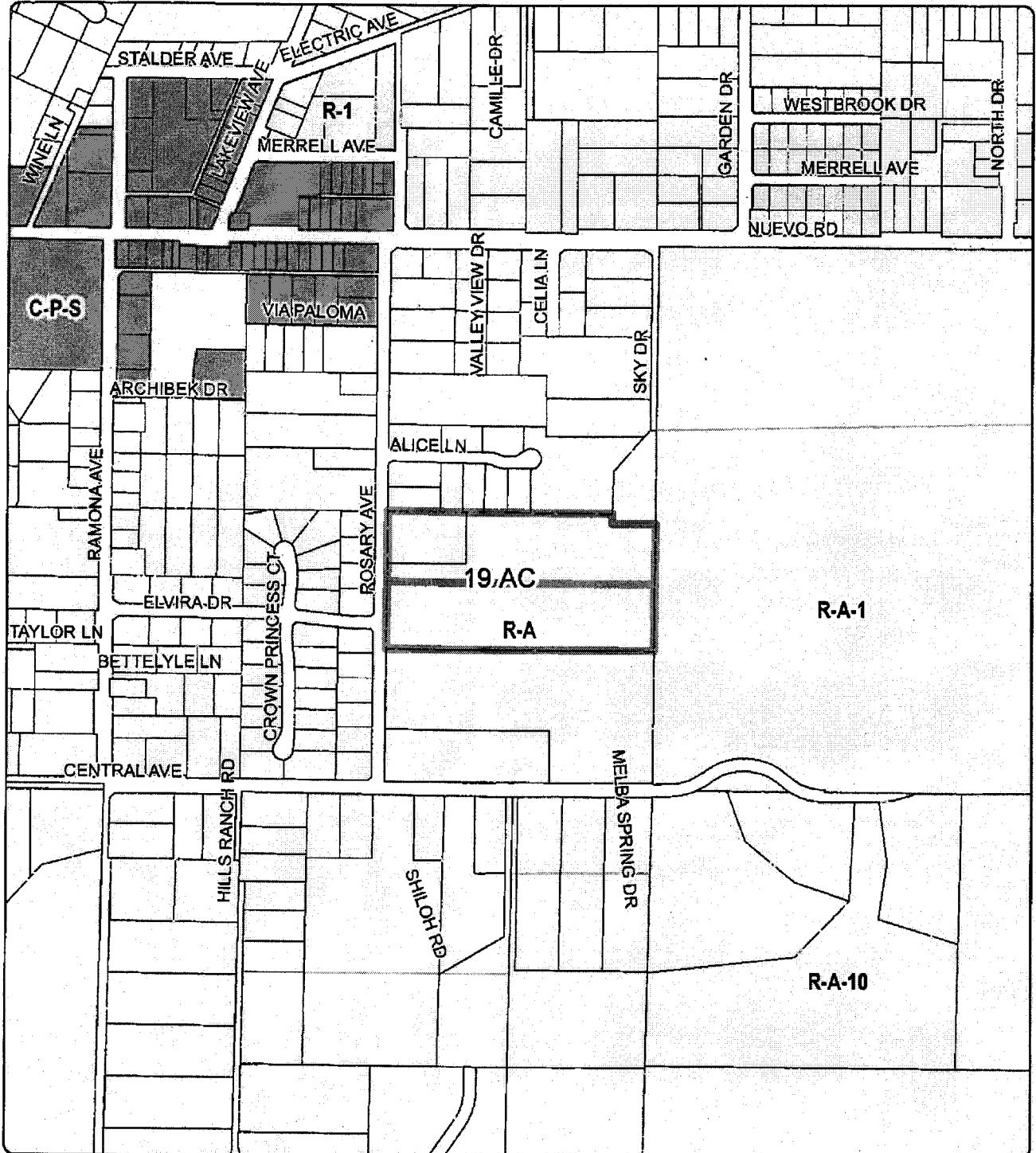
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

EXISTING ZONING

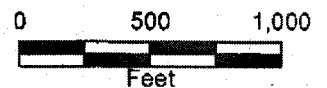
Supervisor Ashley
District 5

Date Drawn: 11/19/2015
Exhibit 2



Zoning District: Nuevo

Author: Mickey Zolézio



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversidecounty.net>

Supervisor Ashley
District 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR31817
LAND USE

Date Drawn: 11/19/2015
Vicinity Map



Zoning District: Nuevo

DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new Ordinance that created the Riverside County Planning Department. The County Planning Department is responsible for the preparation and maintenance of the County General Plan and the County Zoning Ordinance. The County Planning Department is not responsible for the preparation and maintenance of the County General Plan or the County Zoning Ordinance. The County Planning Department is not responsible for the preparation and maintenance of the County General Plan or the County Zoning Ordinance. The County Planning Department is not responsible for the preparation and maintenance of the County General Plan or the County Zoning Ordinance.

Author: Mickey Zolezio

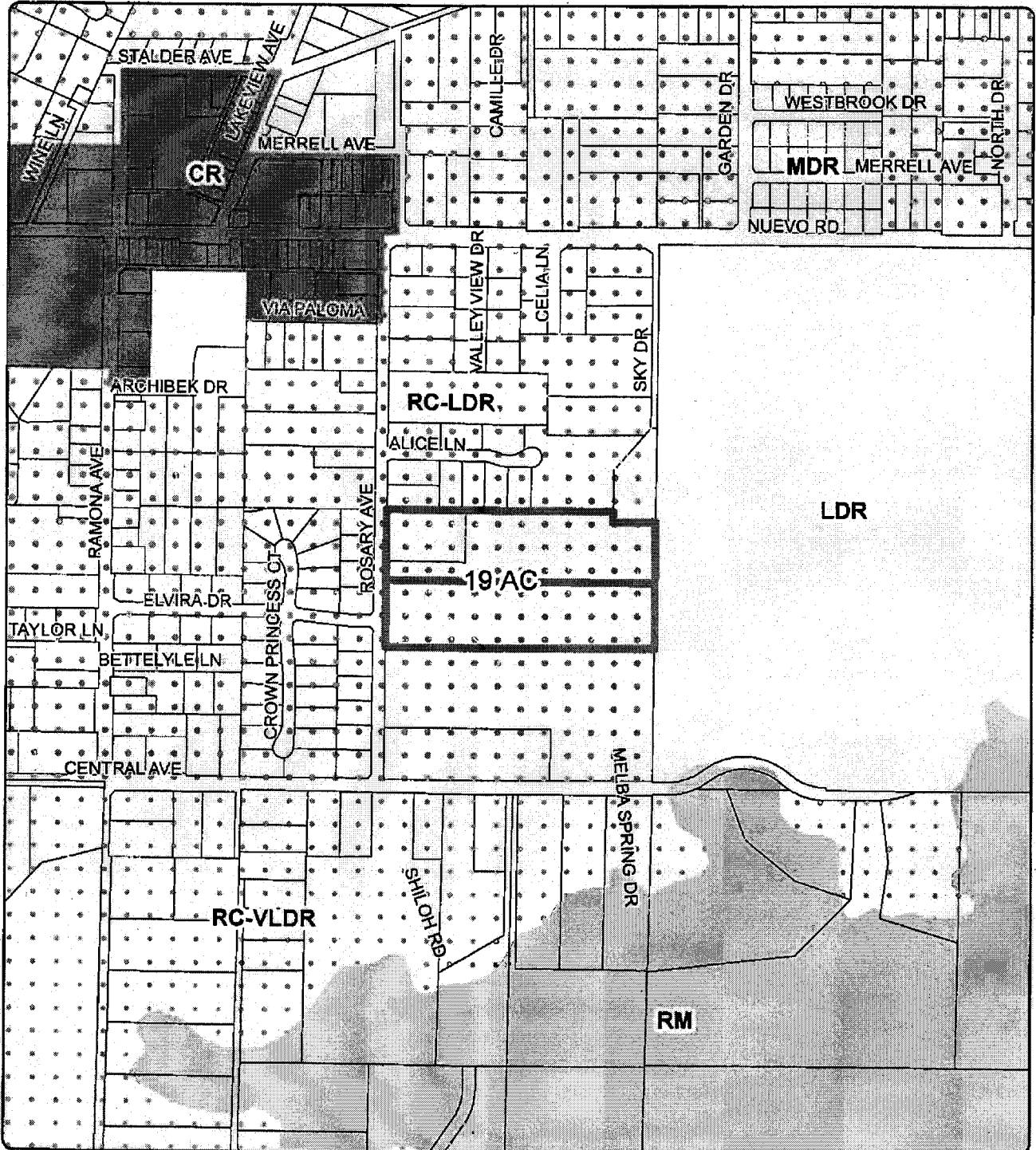
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31817

Supervisor Ashley
District 5

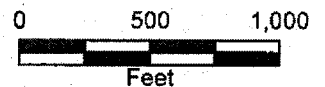
EXISTING GENERAL PLAN

Date Drawn: 11/19/15
Exhibit 5

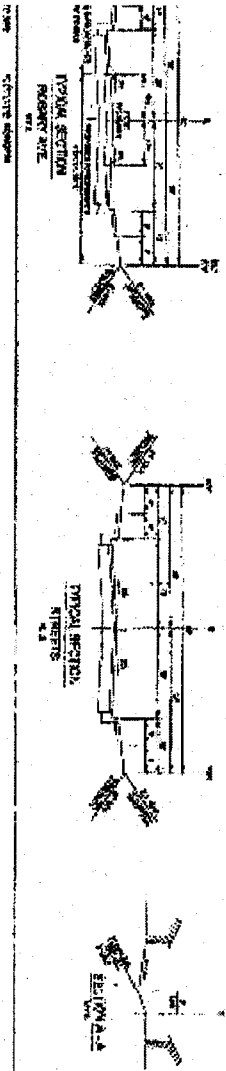
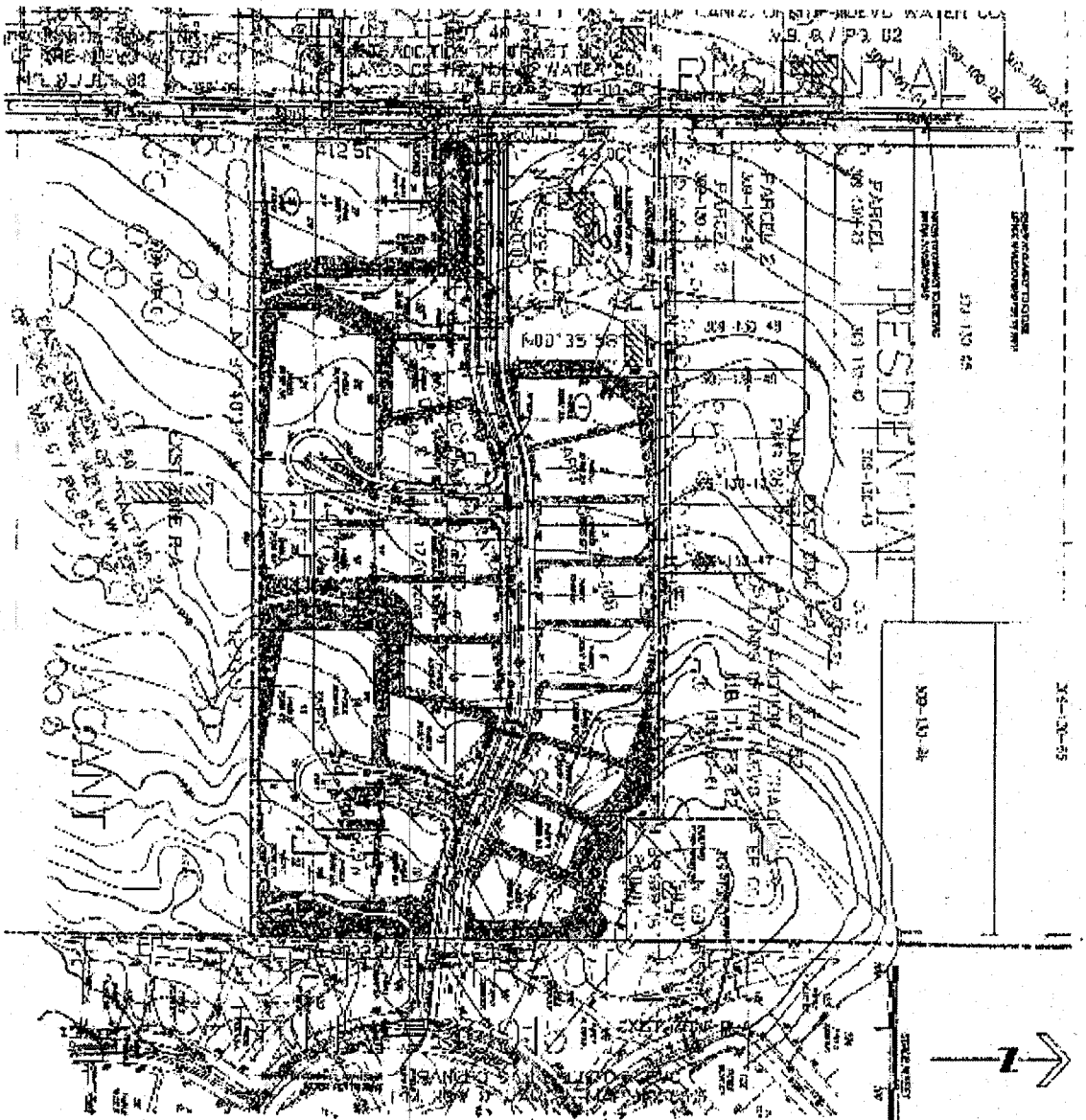


Zoning District: Nuevo

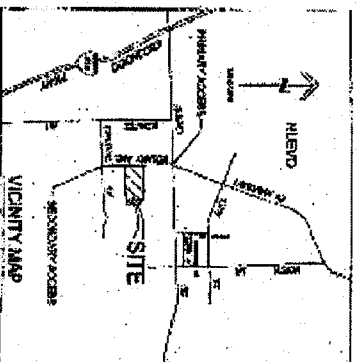
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NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10



LEGEND

..... EASEMENT

..... PROPERTY LINE

..... WATER MAIN

..... SEWER MAIN

..... DRIVE

..... SIDEWALK

..... CURB

..... GROUND SURFACE

..... PROPOSED GRADE

..... EXISTING GRADE

..... EXISTING ROAD

..... EXISTING UTILITY

..... EXISTING STRUCTURE

..... EXISTING TREE

..... EXISTING FENCE

..... EXISTING WALL

..... EXISTING SIGN

..... EXISTING LIGHT

..... EXISTING SIGN

..... EXISTING LIGHT

..... EXISTING SIGN

..... EXISTING LIGHT

LOT/PAV TABLE

LOT NO.	PAVEMENT TYPE	PAVEMENT THICKNESS	PAVEMENT AREA
1	ASPHALT	4"	1,200
2	CONCRETE	6"	1,500
3	GRAVEL	6"	1,000
4	GRAVEL	6"	1,000
5	GRAVEL	6"	1,000
6	GRAVEL	6"	1,000
7	GRAVEL	6"	1,000
8	GRAVEL	6"	1,000
9	GRAVEL	6"	1,000
10	GRAVEL	6"	1,000

- GENERAL NOTES**
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
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 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.

LEGAL DESCRIPTION

THE PROPERTY IS DESCRIBED AS FOLLOWS:

...

EASEMENTS

...

OWNER/DEVELOPER/APPLICANT

...

ENGINEER/CONSULT PERSON

...

DATE OF MAP

...

31817

...

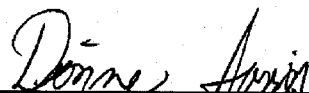
Extension of Time Environmental Determination

Project Case Number: TR31817
 Original E.A. Number: 39315
 Extension of Time No.: Third
 Original Approval Date: August 25, 2004
 Project Location: North of Central Avenue and east of Menifee Road.

Project Description: Schedule 'B' tract map proposing to subdivide 17.2 gross acres into 28 residential lots with a minimum lot size of 20,000 sq. ft. and one detention basin.

On August 25, 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: 
 Dionne Harris, Urban Regional Planner I

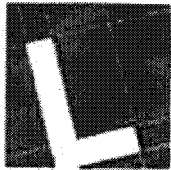
Date: 10/19/16
 For Steve Weiss, Planning Director

Harris, Dionne

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, October 20, 2016 1:37 PM
To: Harris, Dionne
Subject: RE: Recommended Conditions For Acceptance for 3RD EOT TR31817

The additional COA EPD: 60 EPD#1 is acceptable.
Thank you

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

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 Please consider the environment before printing this e-mail.

From: Harris, Dionne [mailto:DHarris@rctlma.org]
Sent: Thursday, October 20, 2016 1:24 PM
To: James Hoxie
Subject: RE: Recommended Conditions For Acceptance for 3RD EOT TR31817

Hi James,

There is one additional COA from EPD: 60. EPD #1.

Please accept this new COA for the Third Extension of Time for TR31817. I am trying to get this to the Nov. 2, 2016 Planning Commission.

Also, please see the COA attached.

Thank you,

09/30/16
12:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT2- WATER & SEWER WILL SERVE RECOMMND

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

50.E HEALTH. 6 EOT3- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

FLOOD RI DEPARTMENT

50.FLOOD RI. 11 MAP EOT WQMP REQUIREMENTS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

TRANS DEPARTMENT

50.TRANS. 32 EOT2-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

E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- ECP PHASE I ESA REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Enviromental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

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or as approved by the Director of Transportation.

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E HEALTH DEPARTMENT

60.E HEALTH. 1 EOT2- ECP PHASE I ESA REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, a Phase I Environmental Site Assessment (ESA) report shall be submitted to the Department of Environmental Health, Environmental Cleanup Program (ECP) for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - MBTA SURVEY EOT3

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

MAP - MBTA REPORT

RECOMMND

Prior to the issuance of building permits the biologist who carried out the MBTA survey shall submit a written report for review to EPD. At a minimum the report will provide survey results and describe any mitigation measures that

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - MBTA REPORT (cont.) RECOMMND

were employed to avoid take of any MBTA covered species.

WASTE DEPARTMENT

80.WASTE. 1 EOT2 - 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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8 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 Rosary Avenue.

90.TRANS. 9 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:

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - 80% COMPLETION (cont.)

RECOMMND

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

10/20/16
13:15

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 EOT2 - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1 EOT2 - 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.