

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



ITEM
1.9
(ID # 2888)

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, January 17, 2017

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32816 - Applicant: The Woods(Riverside) Venture, LLP - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR)(8-14 D.U./Ac.): Community Development: Medium High Density Residential (CD:MHDR) (5-8 D.U./Ac.) - Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. - 13.34 Acres - Zoning: General Residential (R-3) - Approved Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots - REQUEST: EXTENSION OF TIME TO APRIL 11, 2017 - FIRST EXTENSION. Applicant Fees 100%

RECOMMENDED MOTION: Continued on page 2.

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: 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 Jeffries, seconded by Supervisor Tavaglione 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 and Ashley
Nays: None
Absent: None
Date: January 17, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kalvin Boston*
Deputy

1.9

**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 May 18, 2016. The Tentative Tract Map No. 32816 will now expire on April 11, 2017.

BACKGROUND:

Summary

On March 1, 2006 the Planning Commission recommended approval to the Board of Supervisors.

The Tentative Tract Map was originally approved at the Board of Supervisors along with Change of Zone 7152 on April 11, 2006.

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 extension of times for tentative maps statewide.

The Planning Commission heard the first extension of time for Tentative Tract Map No. 32816 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.

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

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**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 1.5

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32816 – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD:HDR)(8-14 D.U./Ac.): Community Development: Medium High Density Residential (CD:MHDR) (5-8 D.U./Ac.) – Location: Northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave. – 13.34 Acres - Zoning: General Residential (R-3) – Approved Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots.

VI. PLANNING COMMISSION ACTION:

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


APPROVED FIRST EXTENSION OF TIME TO APRIL 11, 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.

1.5

Agenda Item No.
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. 32816
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 13.34 acres into 84 multi-family residential lots.

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. 32816

BACKGROUND:

On March 1, 2006 the Planning Commission recommended approval to the Board of Supervisors.

The tentative tract map was originally approved at the Board of Supervisors along with Change of Zone 7152 on April 11, 2006.

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 Transportation Department is recommending the addition of (8) conditions of approval, the Environmental Health Department is recommending

W

the addition of (2) conditions of approval, the Building Safety Department (Grading Division) is recommending the addition of (1) condition of approval.

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

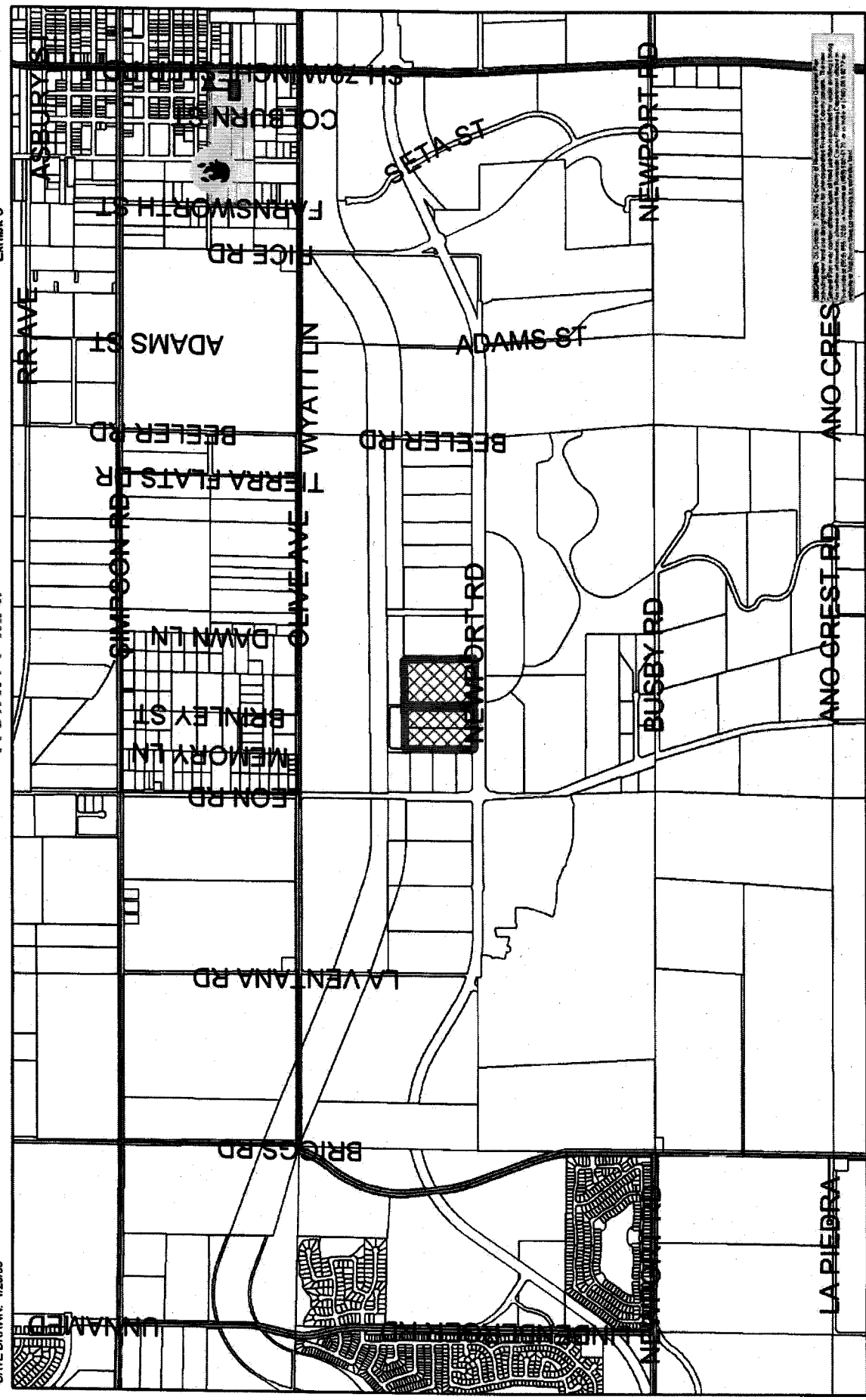
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CZ07152 TR32816
VICINITY MAP

Planner: Russell Brady
Date: 2/8/06
Exhibit 5

Supervisor Stone
District 3
DATE DRAWN: 1/20/06



Map prepared by the Planning Department, Riverside County, California. The map is for informational purposes only and does not constitute a contract. The map is subject to change without notice. The map is not to be used for any other purpose. The map is not to be used for any other purpose. The map is not to be used for any other purpose.

RIVERSIDE COUNTY PLANNING DEPARTMENT

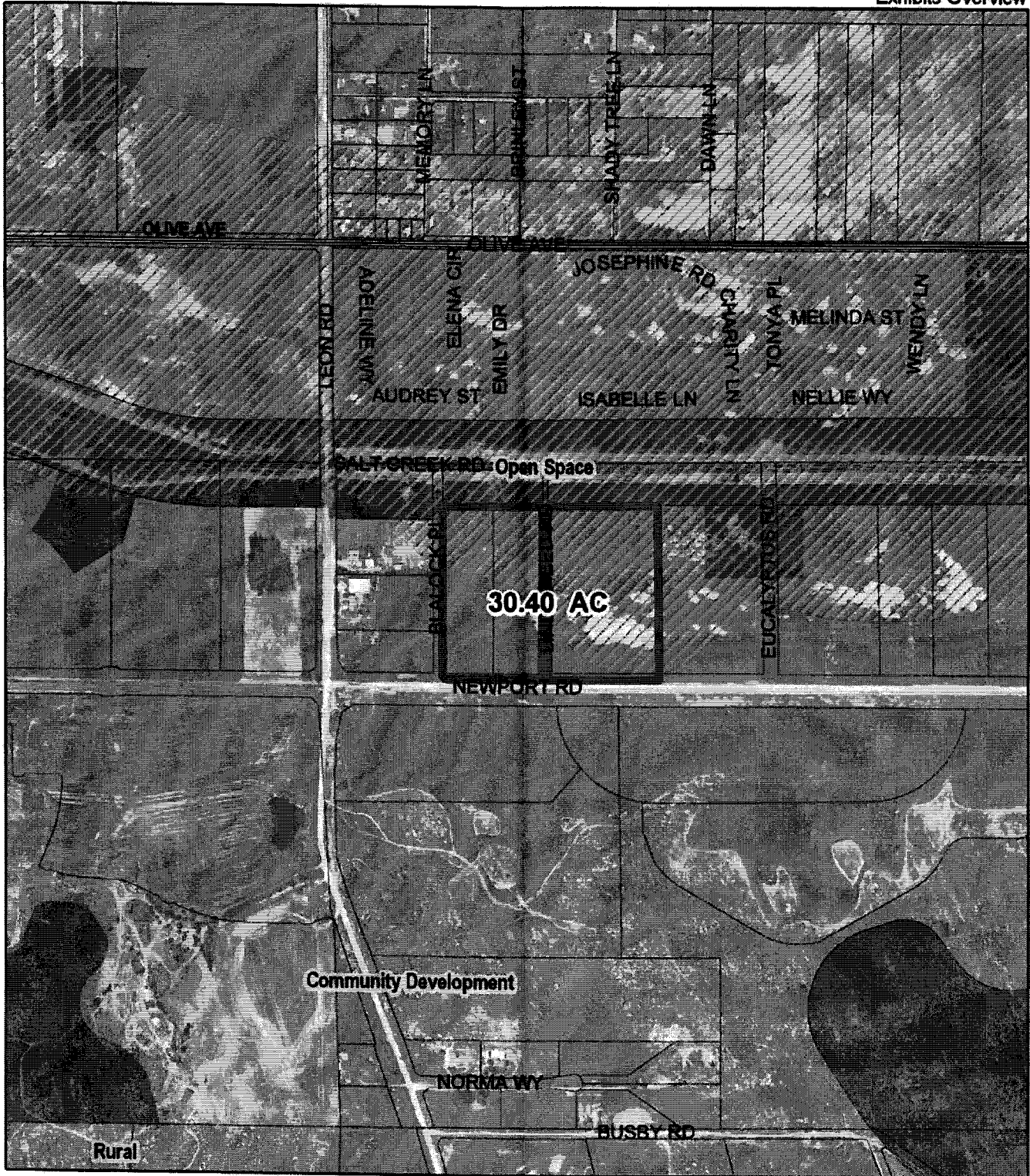
Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : 32



ASSESSORS 461-18
BK. PG.
THOMAS 869 B1
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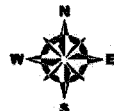
CZ07152 TR32816

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Winchester**
Township/Range: T5SR2W
SECTION: 32



ASSESSORS
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Supervisor Stone
District 3

CZ07152 TR32816

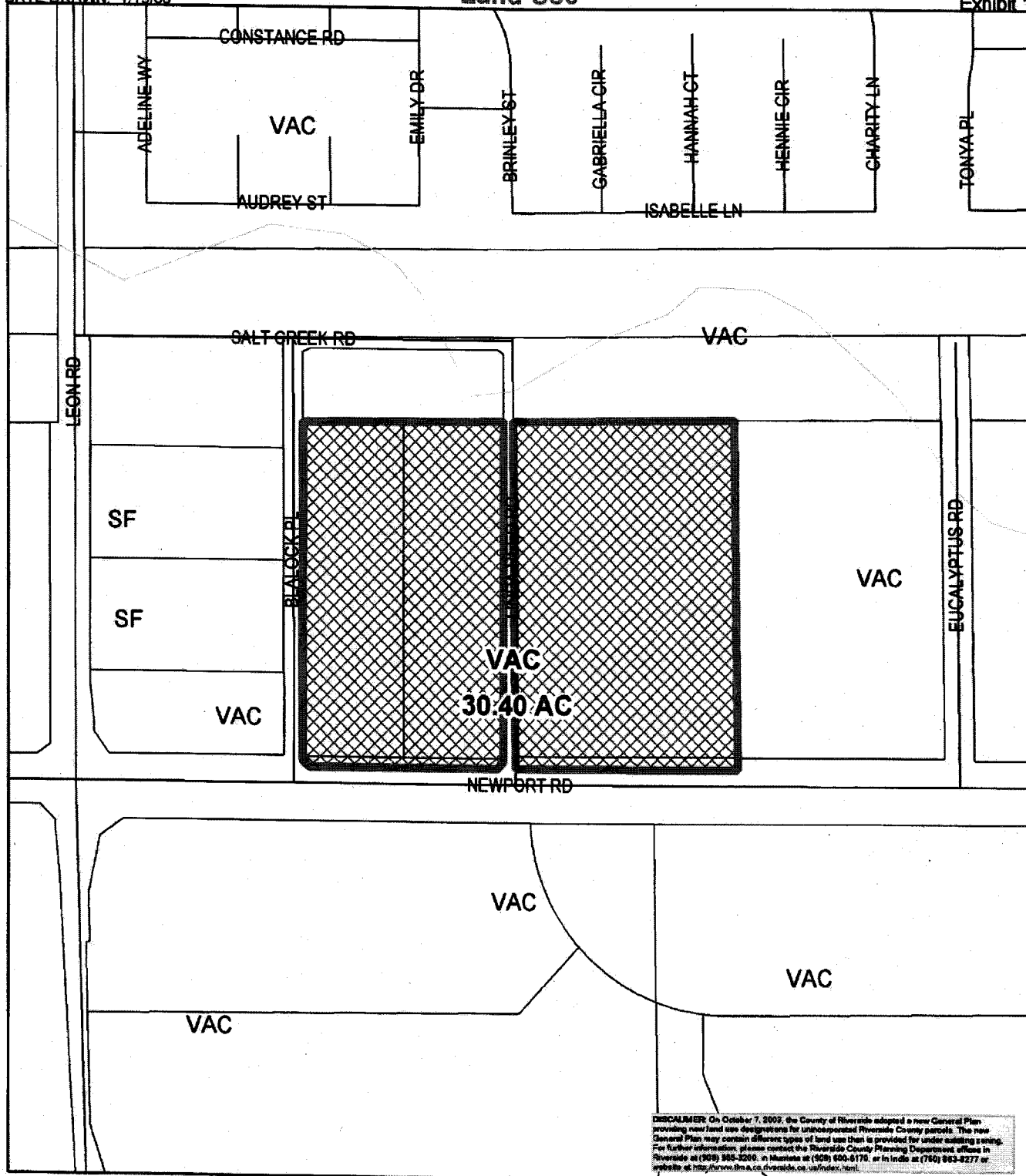
Planner: Russell Brady

Date: 2/8/06

DATE DRAWN: 1/19/06

Land Use

Exhibit 1



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) 955-3260, in Murietta at (951) 650-6170, or in Indio at (760) 863-8277 or website at <http://www.bnsa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: T5SR2W
Section : 32

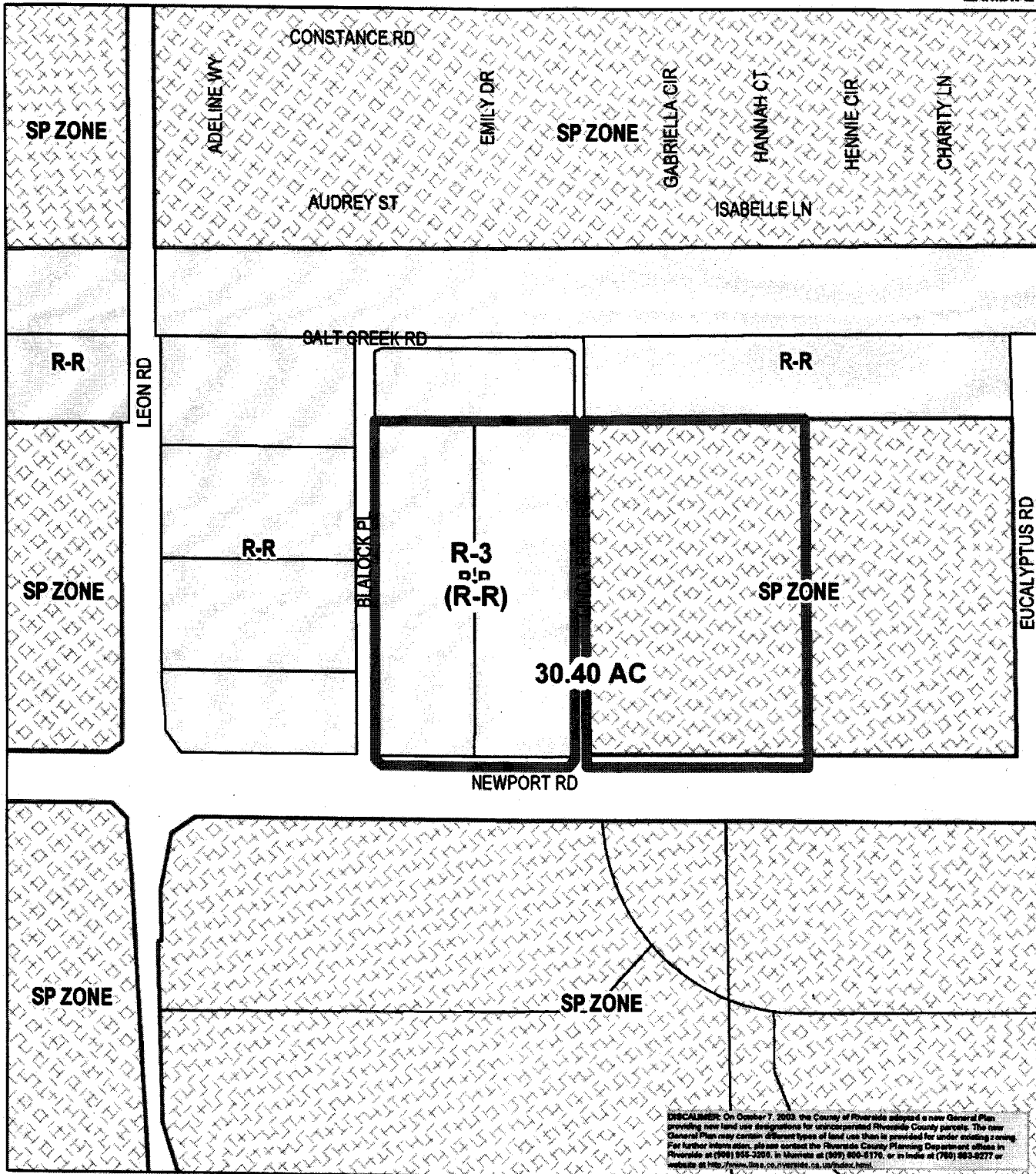


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Supervisor Stone
 District 3
 DATE DRAWN: 1/19/06

CZ07152 TR32816
PROPOSED ZONING

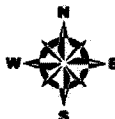
Planner: Russell Brady
 Date: 2/8/06
 Exhibit 2



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 office in Riverside at (951) 955-2000, in Murietta at (951) 955-5175, or in Indio at (760) 963-9277 or website at <http://www.assessor.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: **Winchester**
 Township/Range: **T5SR2W**
 Section : **32**



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Supervisor Stone
District 3

CZ07152 TR32816

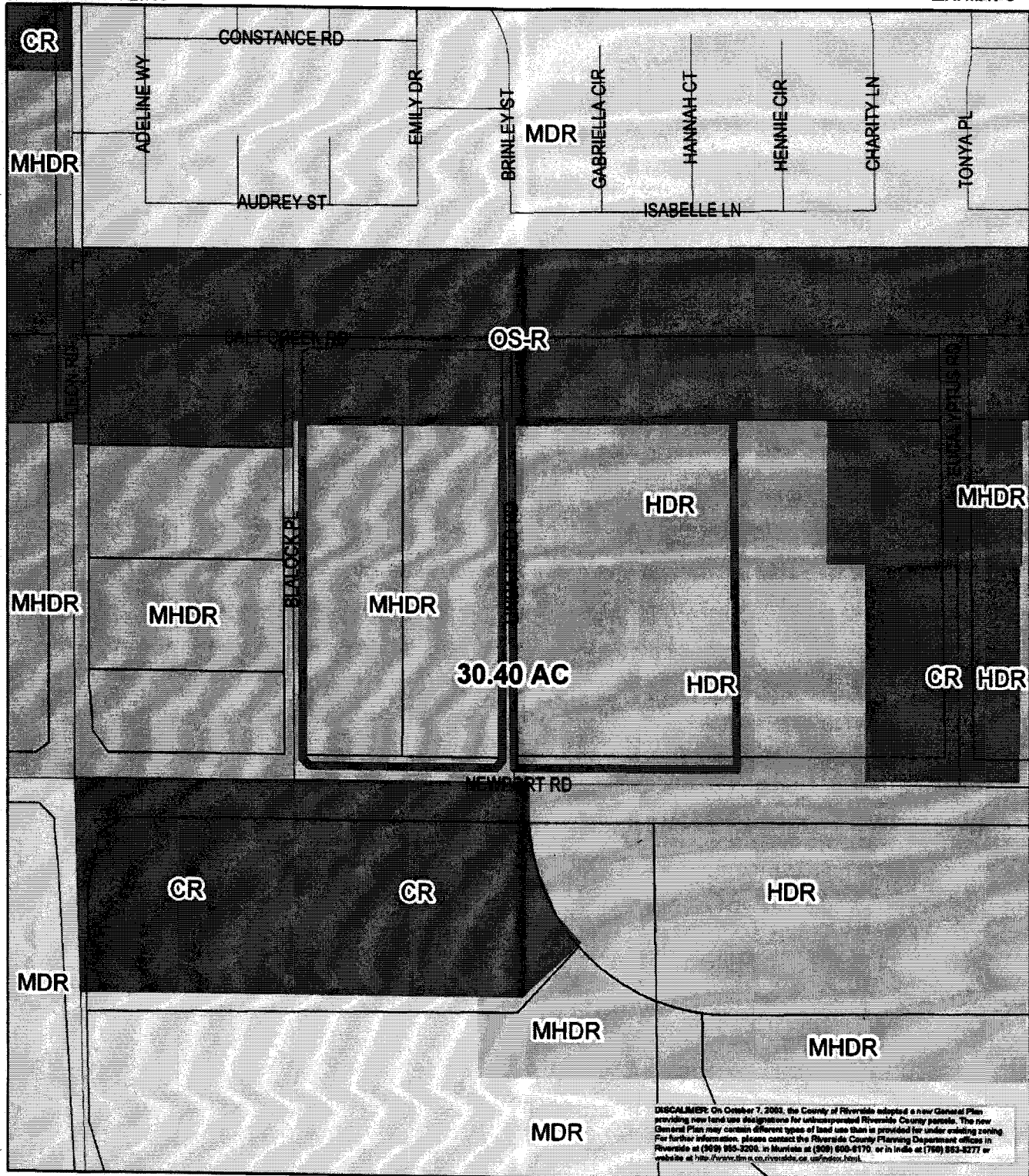
Planner: Russell Brady

Date: 2/8/06

Exhibit 5

DATE DRAWN: 1/29/06

General Plan



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) 833-8277 or website at <http://www.lmrc.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**
Township/Range: **T5SR2W**
Section : **32**

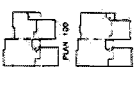
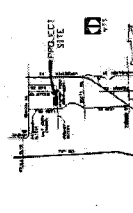
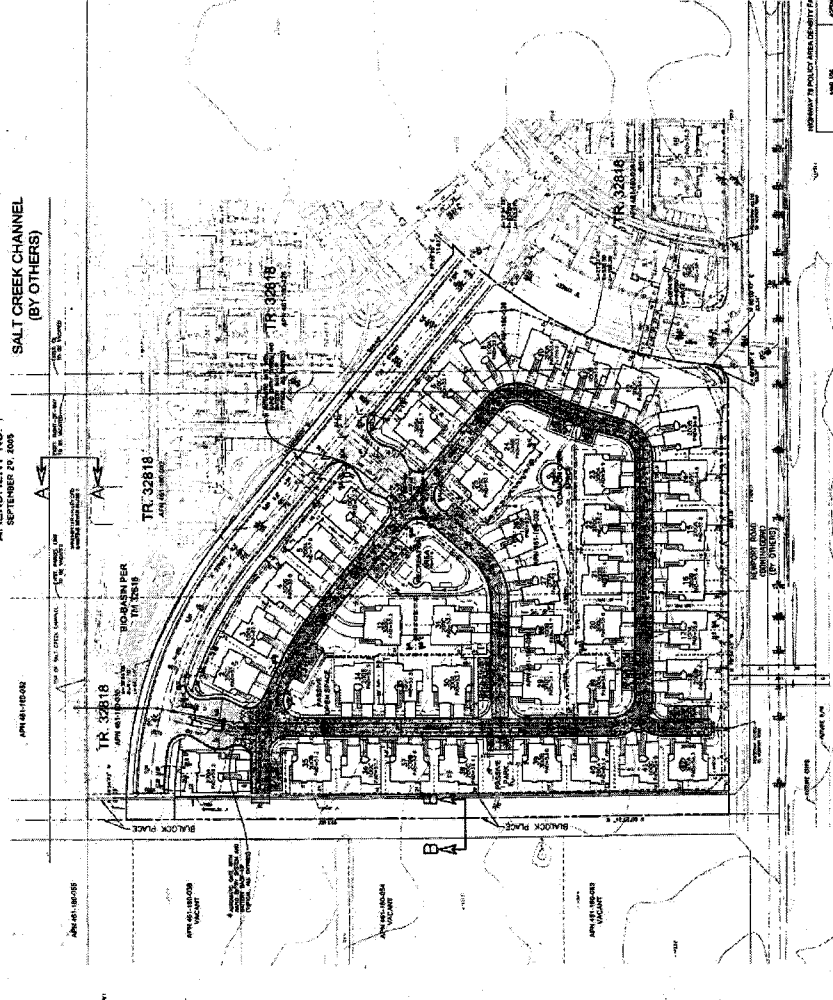
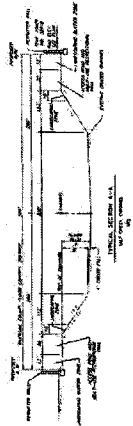


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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 32816

BEING A PORTION OF PARCEL 3 OF PARCEL MAP NO. 32816,
RECORDED IN BOOK 54 OF PARCEL MAPS AT PAGE 48 THROUGH 57,
OF PARCEL MAPS AND LOTS INCORPORATED IN BOOK 54 OF PARCEL MAPS AT PAGE 4,
IN THE STATE OF CALIFORNIA,
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
SECTION 2, TOWNSHIP 2 NORTH,
RANGE 18 EAST,
SEPTEMBER 29, 2005

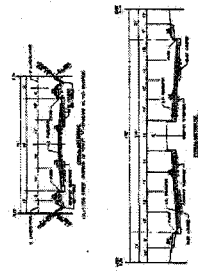
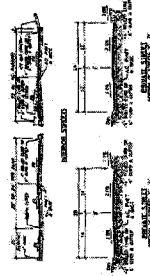
SALT CREEK CHANNEL
(BY OTHERS)



TYPICAL ARCHITECTURAL PLANS



TYPICAL STREET SECTIONS



RESUME:
This tentative tract map is being prepared for the purpose of subdividing a portion of Parcel 3 of Parcel Map No. 32816, recorded in Book 54 of Parcel Maps at Page 48 through 57, of Parcel Maps and Lots Incorporated in Book 54 of Parcel Maps at Page 4, in the State of California, in the unincorporated territory of Riverside County, Section 2, Township 2 North, Range 18 East, September 29, 2005.

GENERAL NOTES:
1. THE TRACT MAP NO. 32816 IS A PORTION OF PARCEL 3 OF PARCEL MAP NO. 32816, RECORDED IN BOOK 54 OF PARCEL MAPS AT PAGE 48 THROUGH 57, OF PARCEL MAPS AND LOTS INCORPORATED IN BOOK 54 OF PARCEL MAPS AT PAGE 4, IN THE STATE OF CALIFORNIA, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, SECTION 2, TOWNSHIP 2 NORTH, RANGE 18 EAST, SEPTEMBER 29, 2005.

LEGEND OF ABBREVIATIONS AND SYMBOLS:
1. LOT CENTER
2. LOT CORNER
3. LOT AREA
4. LOT PERIMETER
5. LOT DISTANCE
6. LOT BEARING
7. LOT AREA
8. LOT PERIMETER
9. LOT DISTANCE
10. LOT BEARING

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COUNTY OF RIVERSIDE
PLANNING AND DEVELOPMENT DEPARTMENT
APPROVED: _____
DATE: _____

Extension of Time Environmental Determination

Project Case Number: TR32816
Original E.A. Number: EA40000
Extension of Time No.: First
Original Approval Date: April 11, 2006
Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.

Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots

On April 11, 2006, 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 5, 2016
For Steve Weiss, ACIP, Planning Director

THE WOODS

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

April 11, 2016

To: Tim Wheeler

From: Jim Lytle

Re: Acceptance of EOT-1 Conditions of Approval for CASE TR32816

Mr. Wheeler:

I am the applicant for the EOT Case TR32816. I accept the following conditions of approval associated with this Extension of Time Request.

1. General Conditions

10-TRANS.13-EOT 1-MAP - COUNTY WEB SITE
10-TRANS.14-EOT 1-MAP - TUMF CREDIT AGREEMENT
10-TRANS.15-EOT 1-MAP - CREDIT/REIMBURSEMENT 4 IMP

2. Prior to Map Recordation

50-E-HEALTH.5 - EOT 1 - EMWD WATER & SEWER
50-E-HEALTH.6 - EOT 1 - LEA CLEARANCE

50-TRANS.43 - EOT 1 - MAP SIGNING & STRIPING PLAN
50-TRANS.44 - EOT 1 - TUMF CREDIT AGREEMENT

3. Prior to Building Permit Issuance

80-BS GRADE.2 - EOT 1 - ROUGH GRADE APPROVAL

4. Prior to Building Final Inspection

90-TRANS.7-EOT 1 - GRAFFITI ABATEMENT
90-TRANS.8-EOT 1 - MAP - 80% COMPLETION
90-TRANS.9-EOT 1 - MAP-LANDSCAPING

Regards,



Jim Lytle

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

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562

TEL 951.696.0600 • FAX 951.834.9801

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 13 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. 14 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 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. 15 MAP-CREDIT/REIMB 4 IMP (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.

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>.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- EMWD WATER & SEWER RECOMMND

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

50.E HEALTH. 6 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.

TRANS DEPARTMENT

50.TRANS. 43 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. 44 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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - EOT1 ROUGH GRADE APPROVA (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 7 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. 8 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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

RECOMMND

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 accordance with County Ordinance 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

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, "A" Street, and "B" Street.