

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Planning Director

DATE: August 31, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office p.m.

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by 9/1/10
Please schedule on the September 14, 2010 BOS Agenda

file copy

BOS sent 9-1-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863 -
Applicant: Todd Foutz - Third Supervisorial District – Bautista Zoning Area - San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue and easterly of Fairview Avenue – 4.58 Acres - Zoning: Rural Residential (R-R) – Approved Project Description: Schedule B subdivision of 4.58 acres into seven ½-acre lots. - **REQUEST: EXTENSION OF TIME TO MAY 25, 2009 (SB1185 brings the expiration date to 5/25/10 and AB333 brings the expiration date to 5/25/12) - FIRST EXTENSION.**

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on July 14, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 32863**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



Greg Neal
Deputy Planning Director

Initials:
CSL:vc/m

REVIEWED BY EXECUTIVE OFFICER

DATE

Tina Grande

Departmental Concurrence

Dept Re Policy

Consent Policy

Per Exec. Ofc. Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 1.2: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863** - Applicant: Todd Foutz - Supervisorial District – Bautista Zoning - Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue and easterly of Fairview Avenue – 4.58 Acres - Zoning: Rural Residential (R-R) – Approved Project Description: Schedule B subdivision of 4.58 acres into seven ½-acre lots. (Quasi-judicial)
- II. **PROJECT DESCRIPTION**
EXTENSION OF TIME TO MAY 25, 2009 (SB1185 brings the expiration date to 5/25/10 and AB333 brings the expiration date to 5/25/12) - EXTENSION.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;
- APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 32863**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 1.2
Area Plan: San Jacinto Valley
Zoning Area: Bautista
Supervisory District: Third
Project Planner: Raymond Juarez

Tentative Tract Map No. 32863
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: July 14, 2010
Applicant: Todd Foutz

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant 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.

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. 32863.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of five (5) 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 Planning (Landscaping Division) Department is recommending the addition of four (4) Conditions of Approval. The Planning (Cultural Resources Division) Department is recommending the addition of one (1) Condition of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated April 8, 2010) indicating the acceptance of the five (5) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, 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, Governor Schwarzenegger signed into law AB333, 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

TENTATIVE TRACT MAP NO. 32863, FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

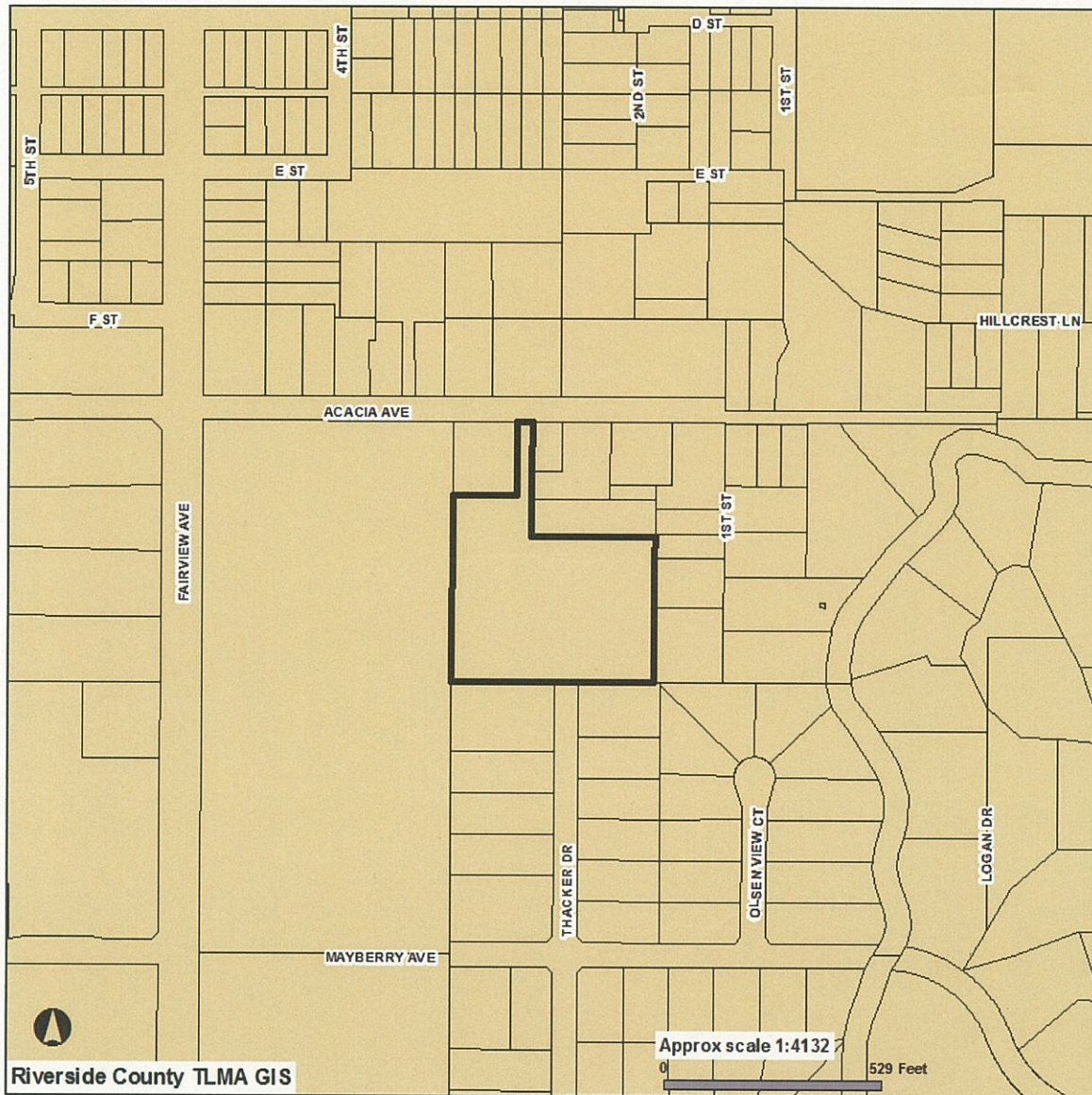
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 25, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until May 25, 2012. 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. 32863**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863 - Applicant: Todd Foutz - Third Supervisorial District – Bautista Zoning Area - San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue and easterly of Fairview Avenue – 4.58 Acres - Zoning: Rural Residential (R-R) – Approved Project Description: Schedule B subdivision of 4.58 acres into seven ½-acre lots. - **REQUEST: EXTENSION OF TIME TO MAY 25, 2009 (SB1185 brings the expiration date to 5/25/10 and AB333 brings the expiration date to 5/25/12) - FIRST EXTENSION.**

AREA PLAN - TR32863



Selected parcel(s):
553-020-017

AREA PLAN

SELECTED PARCEL

PARCELS

SAN JACINTO VALLEY

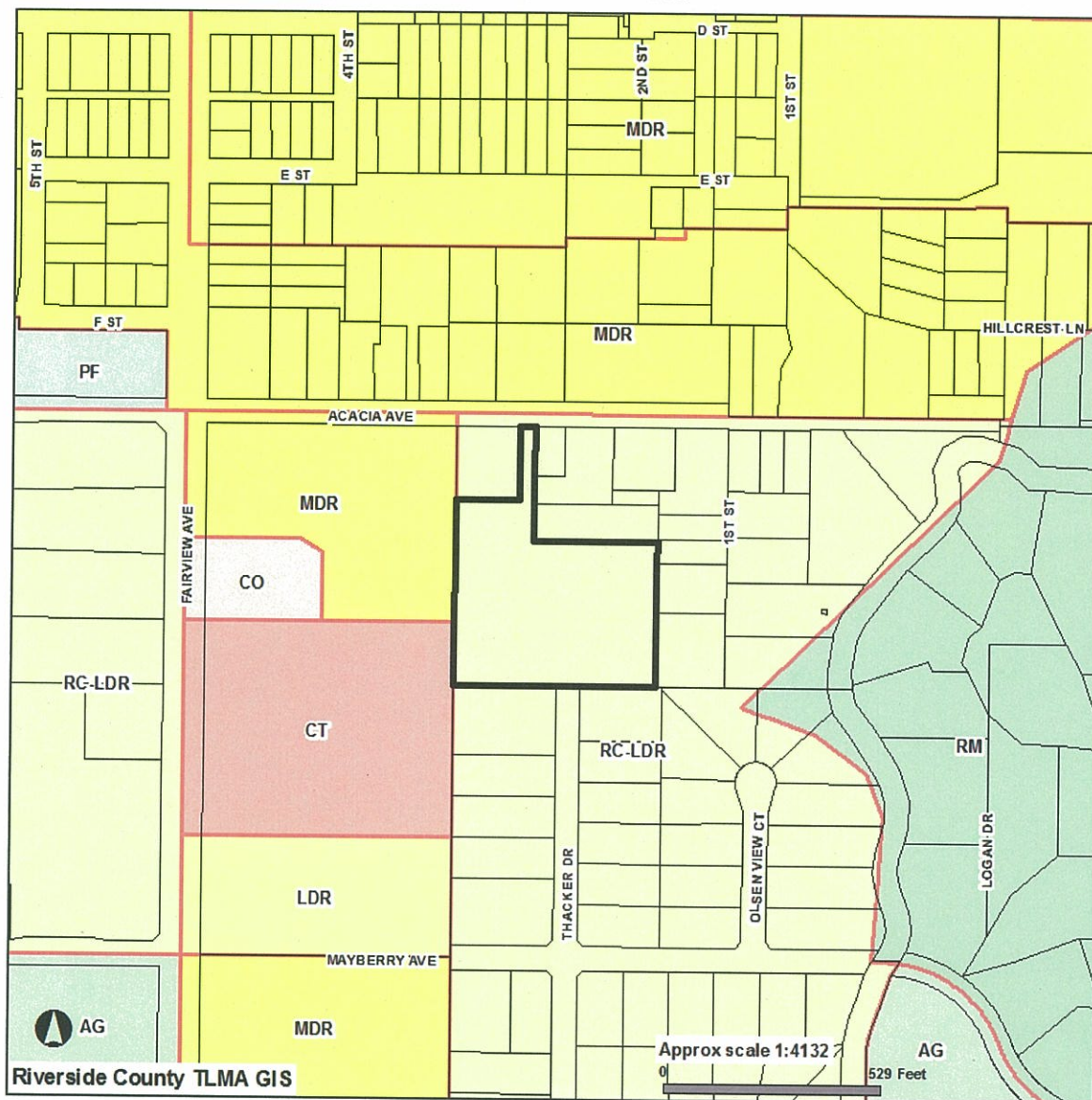
CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Aug 19 12:36:49 2009

LAND USE - TR32863



Selected parcel(s):
553-020-017

LANDUSE

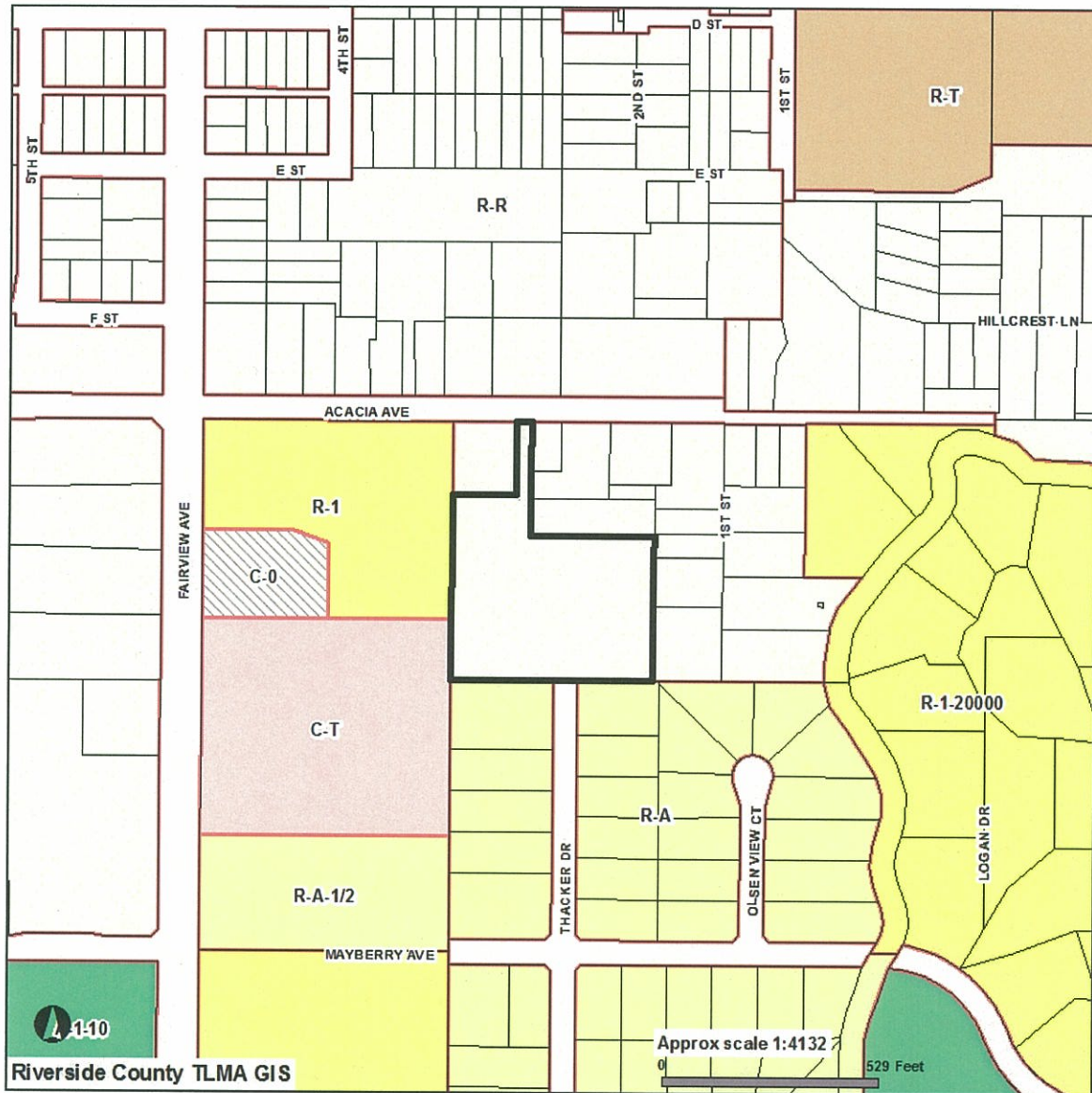
- | | | | |
|--|-------------------------------|----------------------------------|------------------------|
| SELECTED PARCEL | PARCELS | AG - AGRICULTURE | PF - PUBLIC FACILITIES |
| CT - COMMERCIAL TOURIST | LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | |
| LDR-RC - RURAL COMMUNITY - LOW DENSITY RESIDENTIAL | RM - RURAL MOUNTAINOUS | CITY BOUNDARY | |
| | | | CO - COMMERCIAL OFFICE |

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REPORT PRINTED ON...Wed Aug 19 12:37:07 2009

ZONING - TR32863



Selected parcel(s):
553-020-017

ZONING

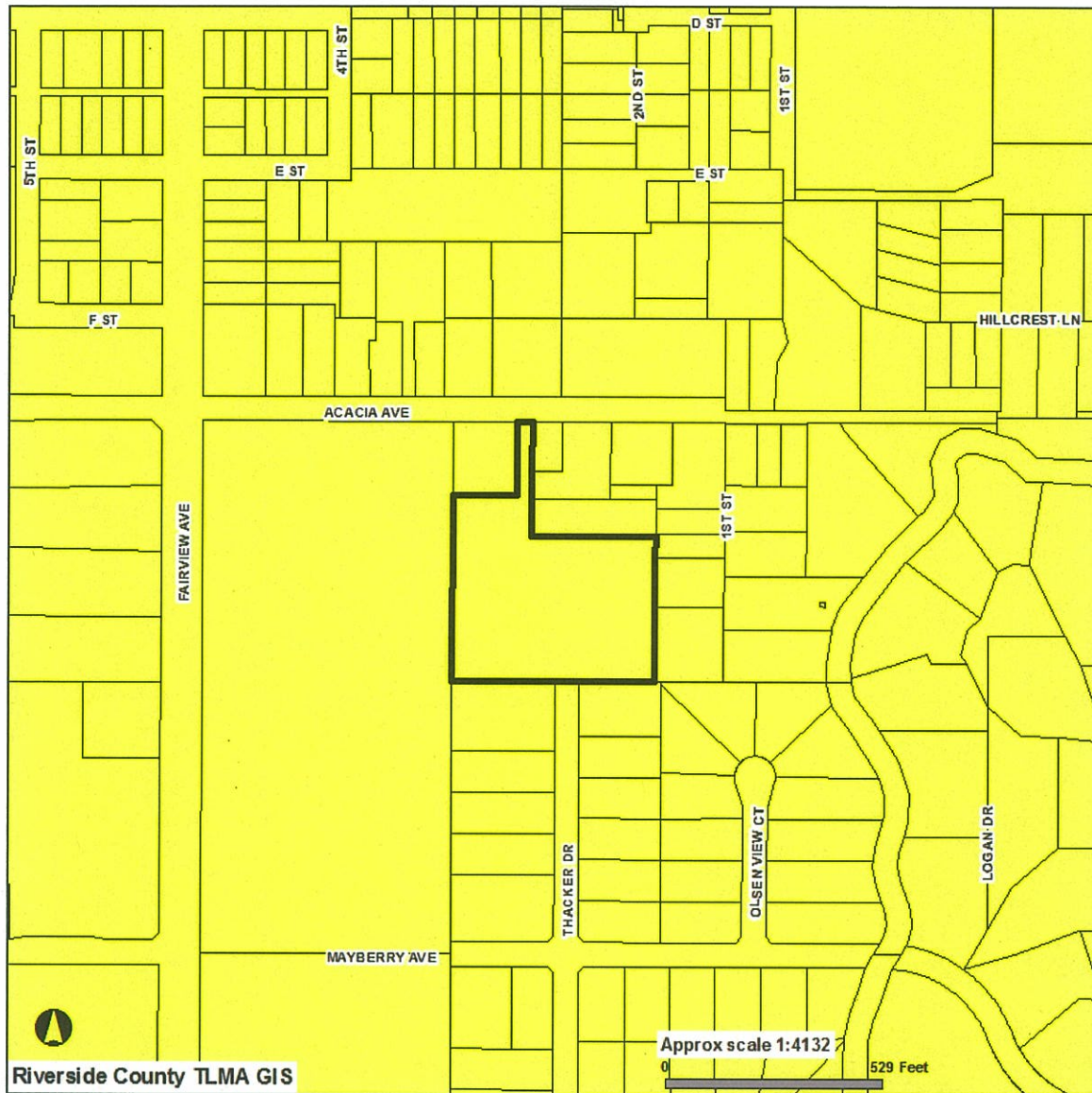
- | | | | |
|-----------------|----------------|-----------------|--------|
| SELECTED PARCEL | PARCELS | ZONING BOUNDARY | A-1-10 |
| C-T | R-1, R-1-20000 | R-A, R-A-1/2 | R-R |
| R-T | C-0 | CITY BOUNDARY | |

IMPORTANT

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REPORT PRINTED ON...Wed Aug 19 12:37:42 2009

ZONING DISTRICTS - TR32863



Selected parcel(s):
553-020-017

ZONING DISTRICTS

- SELECTED PARCEL
- PARCELS
- BAUTISTA AREA
- CITY BOUNDARY

IMPORTANT

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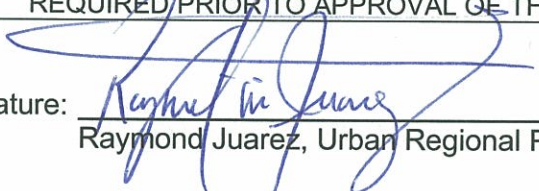
REPORT PRINTED ON...Wed Aug 19 12:37:25 2009

Extension of Time Environmental Determination

Project Case Number: TENTATIVE TRACT MAP NO. 32863
 Original E.A. Number: 39770
 Extension of Time No.: FIRST
 Original Approval Date: May 25, 2005
 Project Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue and easterly of Fairview Avenue
 Project Description: Schedule B subdivision of 4.58 acres into seven 1/2-acre lots.

On June 2, 2010, 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:  Date: June 2, 2010
 Raymond Juarez, Urban Regional Planner For, Ron Goldman, Planning Director

BLAINE A. WOMER CIVIL ENGINEERING

A California Corporation
41555 E. Florida Ave., Suite G
Hemet, CA 92544
(951) 658-1727
(951) 658-9347 FAX

LETTER OF TRANSMITTAL

To: Riverside County Planning Dept.
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Date: April 8, 2010
Project No.: F07-04-003
Attention: Chantell Griffin
Subject: Tract 32863
Extension of Time
Conditions of Approval

We are transmitting to you the following items:

- | | |
|-------------------|------------------|
| Legal Description | Original Mylars |
| • Letter | Sepias |
| Copy of Letter | Duplicate Mylars |

- | | | |
|---|------|--|
| 1 | Each | Letter from Property Owner Accepting Conditions of Approval
For Tract 32863 Extension of Time |
|---|------|--|

These are transmitted as checked below:

For Approval
For Signature
As Requested

- For Review and Comment
- For Your Use
For DPM's

REMARKS:

cc:


Blaine Womer, President

If enclosures are not as noted, kindly notify us at once.



Roja Partners

Todd A. Foutz, Managing Partner
Michael B. Foutz, Managing Partner

April 2, 2010

Ms. Chantell Griffin
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

TENTATIVE TRACT 32863 CONDITIONS OF APPROVAL

This is to inform you that we have reviewed the revised Conditions of Approval for Tentative Tract Map 32863 associated with our Extension of Time request for the tentative subdivision. We hereby agree to the Conditions of Approval as written on March 30, 2010, as follows:

10.Planning.18
10.Planning.20
80.Planning.19
90.Planning.14
90.Planning.15

We appreciate your expeditious processing of the Extension of Time Request.

Sincerely,

Todd A. Foutz,
Roja Partners
Managing General Partner

1045 East Morton Place
Hemet, CA 92543
(951) 658-3277
(951) 929-2159 fax
todd@pfftcpa.com

03/30/10
09:53

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR32863

Parcel: 553-020-017

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 18

GEN - IF HUMAN REMAINS EOT1

RECOMMEND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 20

MAP - LC LANDSCAPE REQUIREMENT

RECOMMEND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility

03/30/10
09:53

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR32863

Parcel: 553-020-017

10. GENERAL CONDITIONS

10. PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
 - 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
 - 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.
- EOT1

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80. PLANNING. 19 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following

03/30/10
09:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32863

Parcel: 553-020-017

80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 19

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMEND

components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

03/30/10
09:53

Riverside County LMS
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR32863

Parcel: 553-020-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14 MAP - LC LNDSCP INSPECT DEPOST 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.
EOT1

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSCP/ IRR 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.
EOT1

✓

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 20, 2009

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32863 - Applicant: Todd Foutz - Third Supervisorial District – Bautista Zoning Area - San Jacinto Valley Area Plan: Rural Community: Low Density Residential (RC:LDR) (2 dwelling units per acre) - Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue and easterly of Fairview Avenue – 4.58 Acres - Zoning: Rural Residential (R-R) – Approved Project Description: Schedule B subdivision of 4.58 acres into seven ½-acre lots. - **REQUEST: EXTENSION OF TIME TO MAY 25, 2010 - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **September 17, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at cgriffin@RCTLMA.org/ **MAILSTOP# 1070.**

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 32863 DATE SUBMITTED: 8-6-08

Assessor's Parcel Number(s): 553-020-017

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: September 13, 2005

Applicant's Name: Todd Foutz E-Mail: _____

Mailing Address: 1045 East Morton Place
Hemet, CA 92543
Street City State ZIP

Daytime Phone No: (951) 658-3277 Fax No: (951) 929-2159

Property Owner's Name: Roja Partners E-Mail: _____

Mailing Address: 1045 East Morton Place
Hemet, CA 92543
Street City State ZIP

Daytime Phone No: (951) 658-3277 Fax No: (951) 929-2159

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Todd Foutz

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Todd Foutz

PRINTED NAME OF PROPERTY OWNER(S)

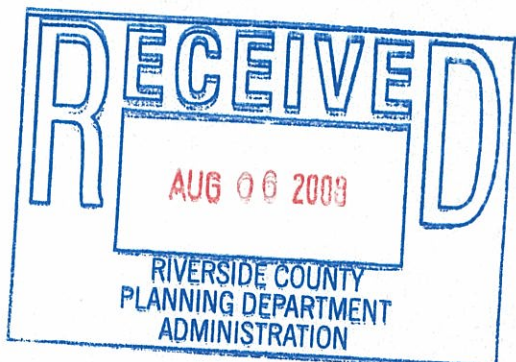


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.



BLAINE A. WOMER CIVIL ENGINEERING

A California Corporation
41555 E. Florida Ave., Suite G
Hemet, CA 92544
(951) 658-1727
(951) 658-9347 FAX

LETTER OF TRANSMITTAL

To: Riverside County Planning Dept.
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Date: August 5, 2008
Project No.: F07-05-003
Attention: Planning
Subject: Extension of Time
Tract 32863

We are transmitting to you the following items:

Legal Description	Original Mylars
• Prints	Sepias
Copy of Letter	Duplicate Mylars

1	Each	Extension of Time Application
1	Each	Fee Check in the Amount of \$338.64
1	Each	Tentative Tract Map

These are transmitted as checked below:

For Approval
For Your Use
As Requested

- For Processing Extension of Time
For Signature
For DPM's

REMARKS:

cc:


Pam Weatherly

If enclosures are not as noted, kindly notify us at once.