

822B

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 4, 2011

**SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1** - Applicant: Phillip Rheingans - Third Supervisorial District - Location: Northerly of Crest Drive, southerly of Thornton Avenue, westerly of Dartmouth Street and easterly of Cornell Street.

**REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 1, 2012.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on July 6, 2011.

**THE PLANNING COMMISSION:**

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to March 1, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Symms Luna*  
\_\_\_\_\_  
Carolyn Symms Luna  
Planning Director

Initials:  
CSL:vc

Dep't Recomm.:  
☐ Policy

☒ Consent

Per Exec. Ofc.:  
☒ Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.4

**PLANNING COMMISSION  
MINUTE ORDER JULY 6, 2011  
CITY OF LA QUINTA BOARD CHAMBERS**

- I. **AGENDA ITEM 1.4: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1** - Applicant: Phillip Rheingans - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Crest Drive, southerly of Thornton Avenue, westerly of Dartmouth Street and easterly of Cornell Street – 6.41 Gross Acres - Zoning: One Family Dwellings, 7,200 square feet (R-1-10000) - Approved Project Description: Schedule A subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes (Quasi-judicial)

- II. **PROJECT DESCRIPTION**  
**FIRST EXTENSION OF** for **TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 1, 2012.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Scott Arnold at 951-955-3585 or e-mail [sarnold@rctlma.org](mailto:sarnold@rctlma.org).

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**  
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0; Commissioner Petty absent:

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to March 1, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**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](mailto:dbowie@rctlma.org)

Agenda Item No. 1.4  
Area Plan: San Jacinto Valley  
Zoning District: Ramona  
Supervisory District: Third  
Project Planner: Scott Arnold  
Planning Commission Hearing: July 6, 2011

TENTATIVE TRACT MAP NO. 32081M1  
FIRST EXTENSION OF TIME  
Applicant: Phil Rheingans

## **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. 32081, MINOR CHANGE NO. 1**

### **BACKGROUND:**

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, it necessary to recommend the addition of twenty (20) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Planning Department is recommending the addition of one (1) Condition of Approval. The Planning Department, Landscaping Division, is recommending the addition of six (6) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) Conditions 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 June 2, 2011) indicating the acceptance of the twenty (20) conditions.

SA 6/20/11

**TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**  
**FIRST EXTENSION OF TIME REQUEST**  
**PC Staff Report: July 6, 2011**  
**Page 2 of 2**

**ORIGINAL Approval Date:** March 1, 2005  
**ORIGINAL Expiration Date:** March 1, 2008

**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 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 March 1, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until March 1, 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.

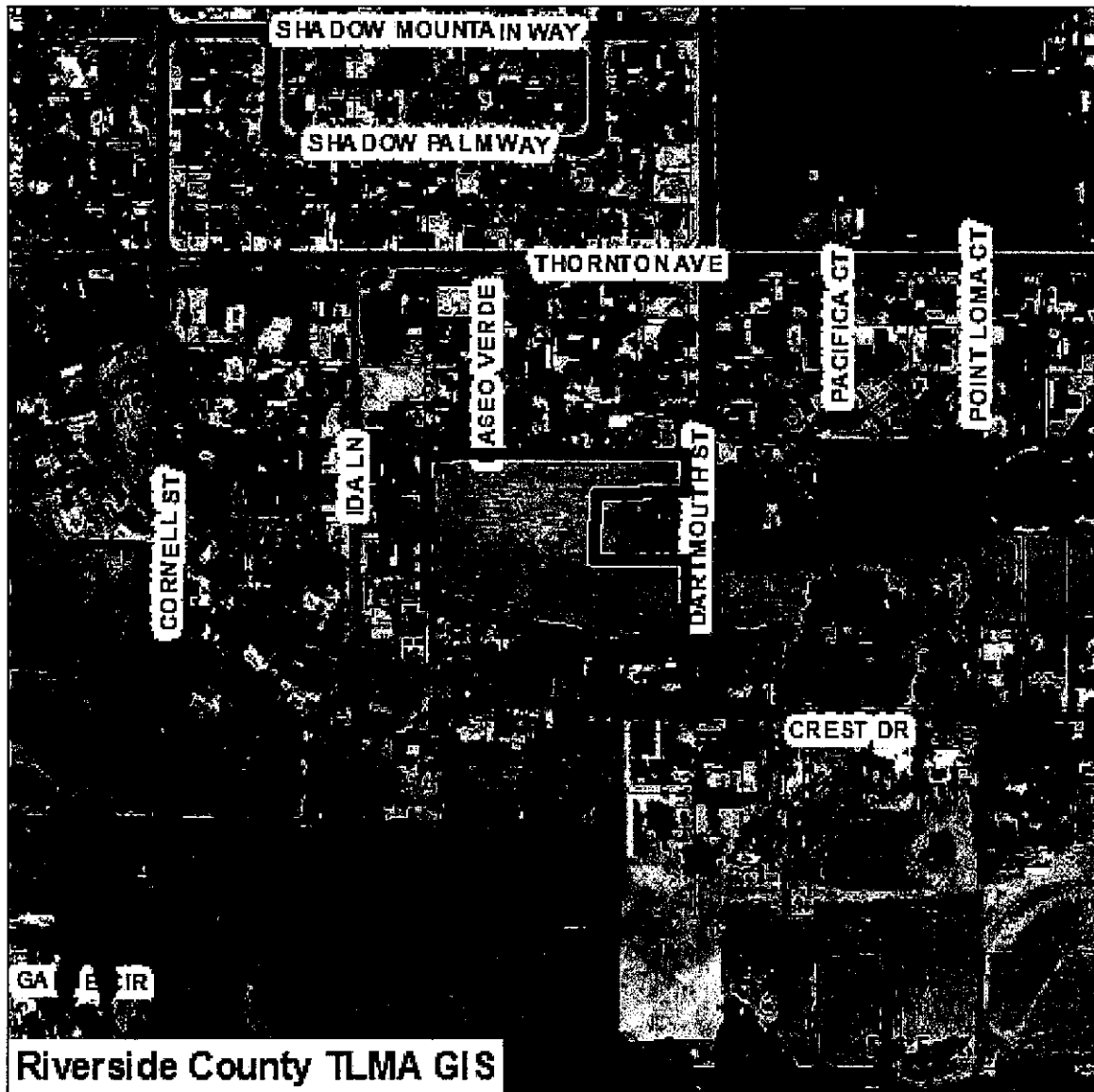
**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect the benefits of SB1185 and AB333 to March 1, 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. 32081, MINOR CHANGE NO. 1** - Applicant: Phillip Rheingans - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) - Location: Northerly of Crest Drive, southerly of Thornton Avenue, westerly of Dartmouth Street and easterly of Cornell Street – 6.41 Gross Acres - Zoning: One Family Dwellings, 7,200 square feet (R-1-10000) - Approved Project Description: Schedule A subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes. - **REQUEST: FIRST EXTENSION OF** for **TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 1, 2012.



## TR32081M1 - AERIAL PHOTO



Selected parcel(s):  
450-080-048

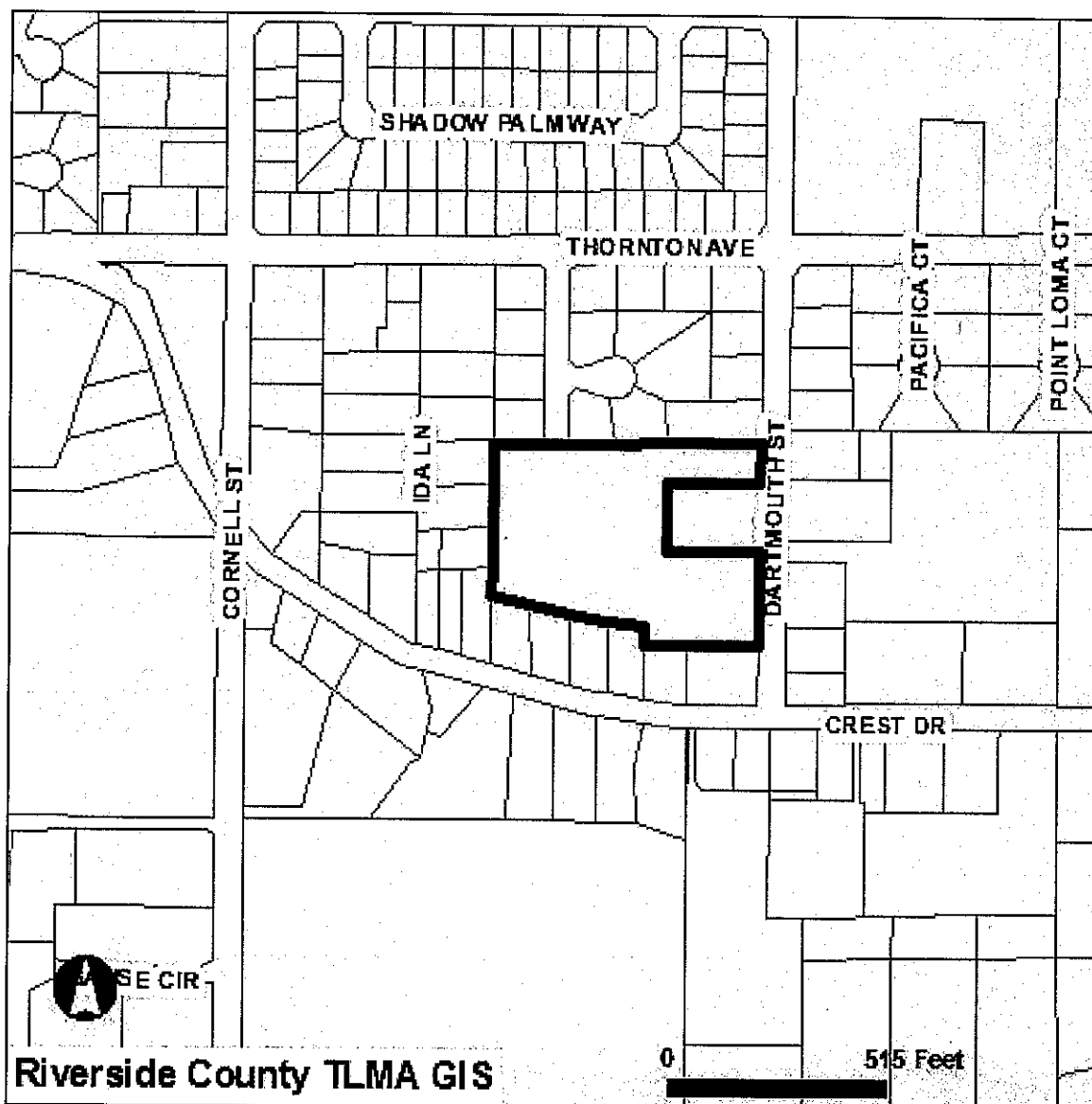
**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jun 20 09:59:13 2011

Version 110502

## TR32081 - SUPERVISORIAL DISTRICT



Selected parcel(s):  
450-080-048

## SUPERVISORIAL DISTRICTS

- ☒ SELECTED PARCEL  
☐ PARCELS

- ☒ INTERSTATES  
☒ HIGHWAYS  
☐ DISTRICT 3  
☐ SUPERVISOR JEFF STONE

- ☐ CITY

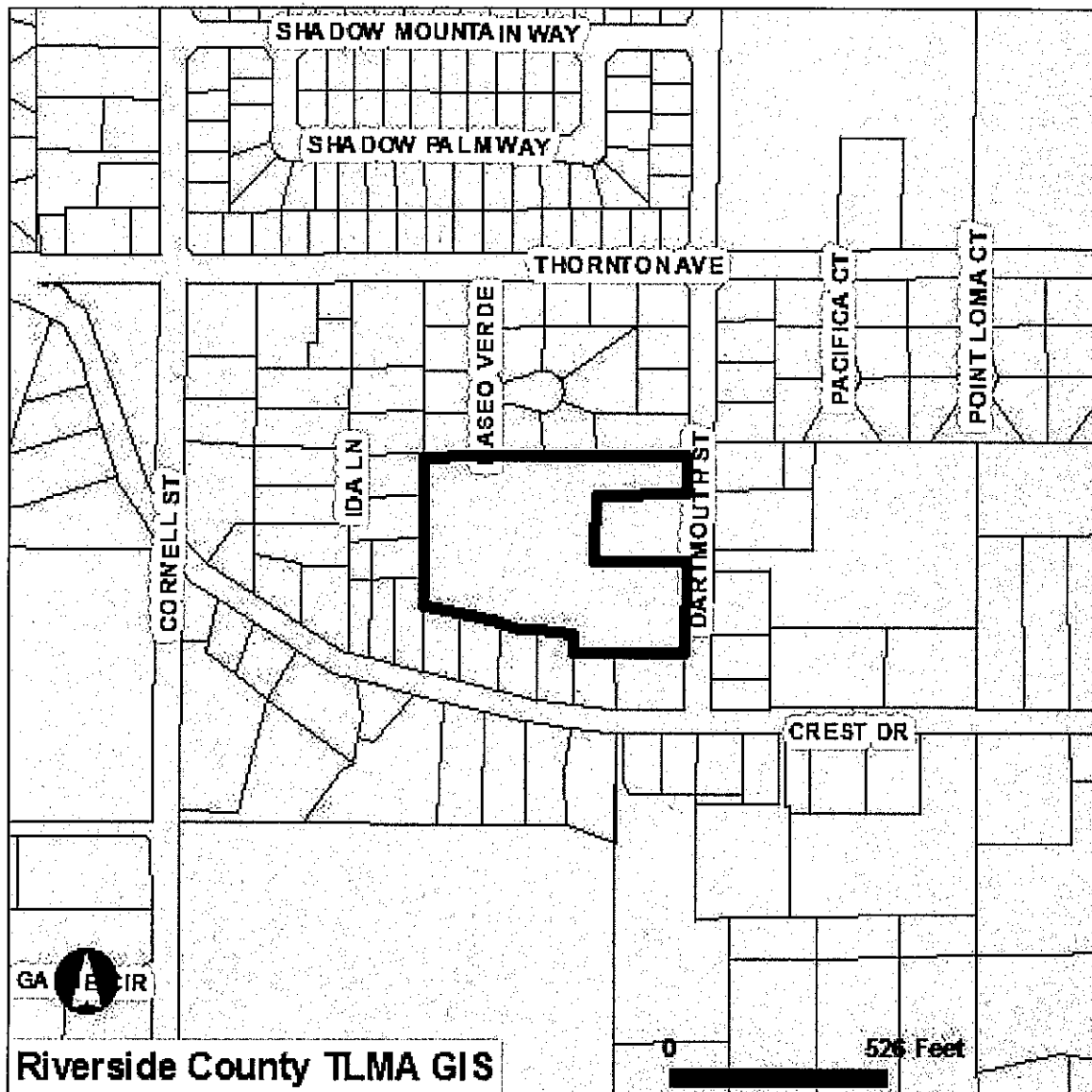
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REPORT PRINTED ON...Tue Feb 08 08:35:34 2011

Version 101221

## TR32081M1 - AREA PLAN: SAN JACINTO VALLEY



Selected parcel(s):  
450-080-048

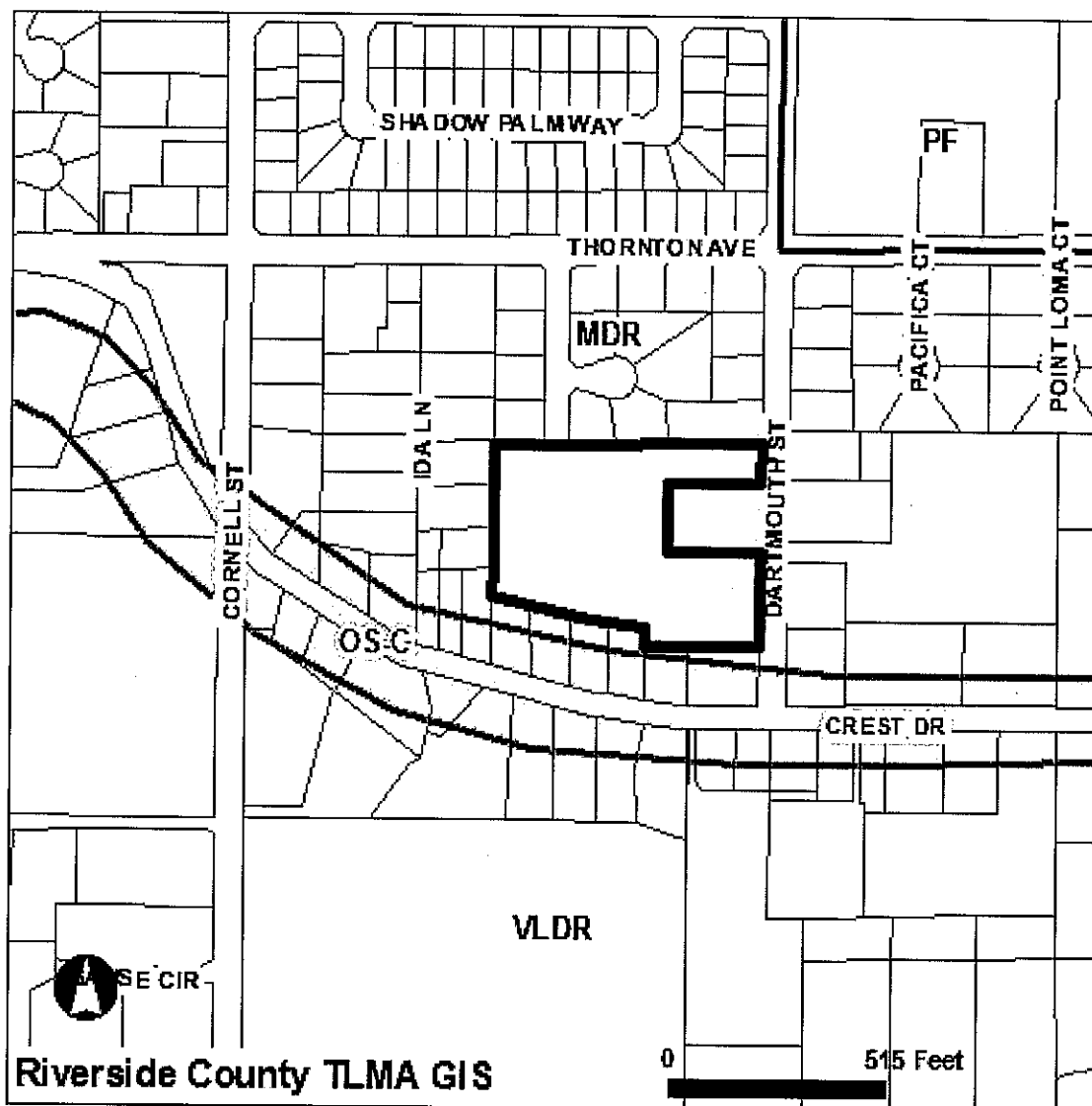
**\*IMPORTANT\***

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Version 110502

## TR32081 - LAND USE



Selected parcel(s):  
450-080-048

## LAND USE

- |  |                                     |                    |                               |
|--|-------------------------------------|--------------------|-------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES                         | HIGHWAYS           | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS         | MDR - MEDIUM DENSITY<br>RESIDENTIAL | OSC - CONSERVATION | PF - PUBLIC FACILITIES        |
| VLDL - VERY LOW DENSITY<br>RESIDENTIAL   |                                     |                    |                               |

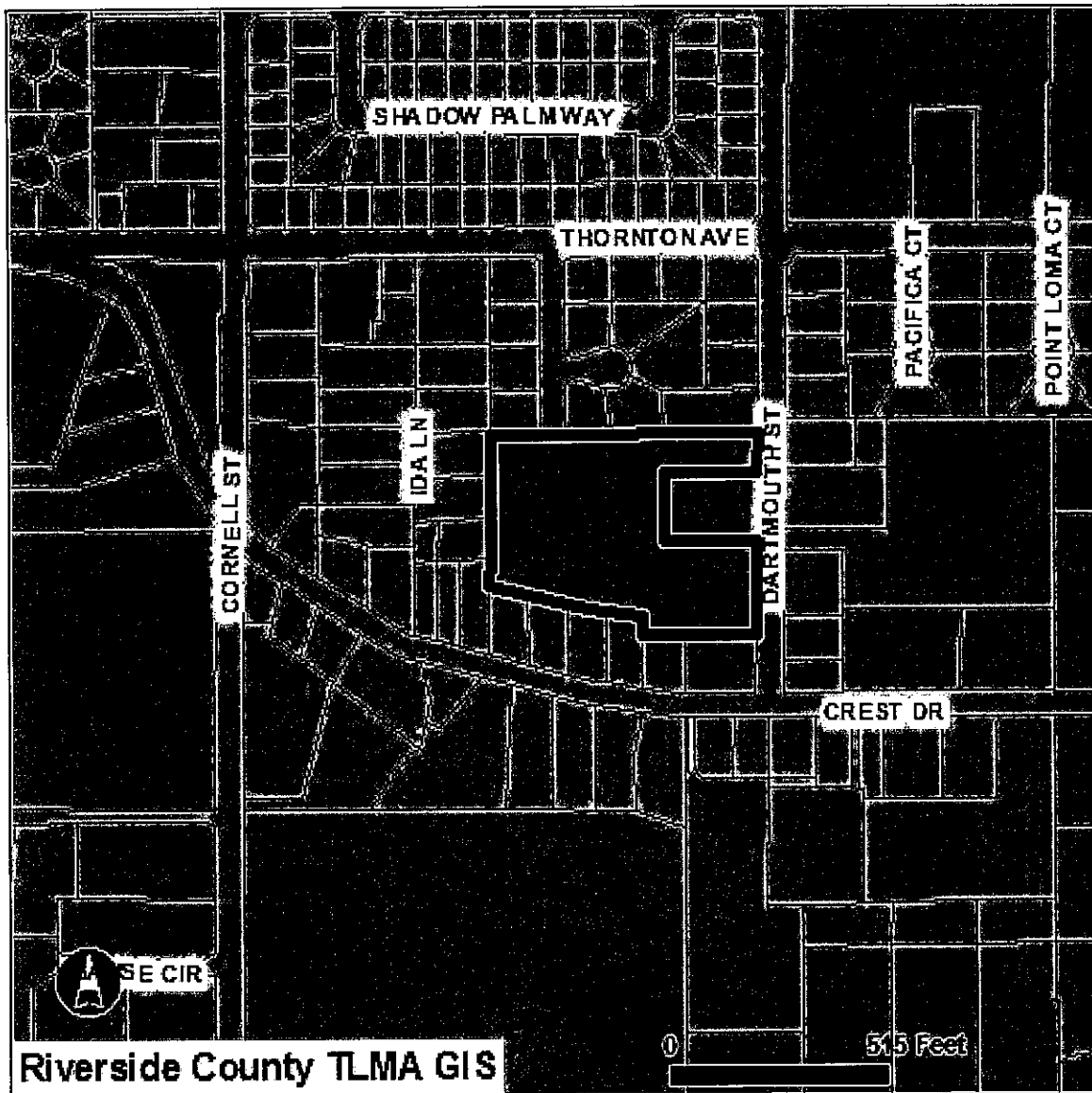
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Version 101221

## TR32081 - ZONING DISTRICT



Selected parcel(s):  
450-080-048

## ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL

RAMONA DISTRICT

INTERSTATES

HIGHWAYS

PARCELS

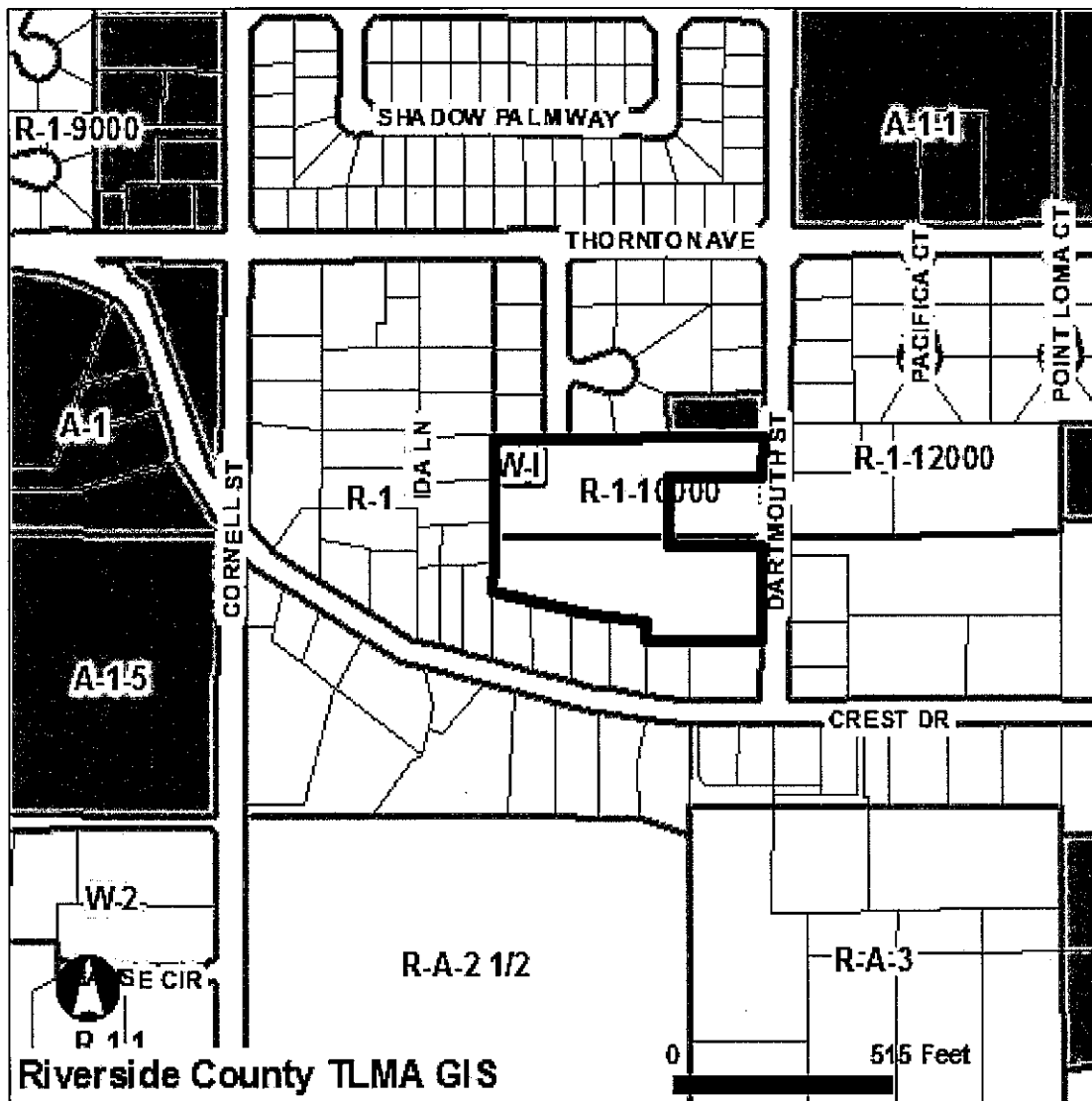
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REPORT PRINTED ON...Tue Feb 08 08:37:33 2011

Version 101221

## TR32081 - ZONING



Selected parcel(s):  
450-080-048

## ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1, A-1-1, A-1-5	R-1, R-1-1, R-1-10000, R-1-12000, R-1-9000
R-A-2 1/2, R-A-3	W-2	W-1	

## \*IMPORTANT\*

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REPORT PRINTED ON...Tue Feb 08 08:37:09 2011

Version.101221

# Extension of Time Environmental Determination

Project Case Number: TR32081M1  
Original E.A. Number: CEQA Exempt  
Extension of Time No.: First  
Original Approval Date: March 1, 2005  
Project Location: Northerly of Crest Drive, southerly of Thornton Avenue, westerly of Dartmouth Street and easterly of Cornell Street  
Project Description: Schedule A subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

On 6/7/11, 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 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 checked="" 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: Scott Arnold  
Scott Arnold, Principal Planner

Date: 6/7/11  
For Carolyn Syms Luna, Director

**Morales, Catherine**

---

**From:** Phil Rheingans [phil@rheingansfarms.com]  
**Sent:** Thursday, June 02, 2011 1:34 PM  
**To:** Morales, Catherine  
**Subject:** Re: FW: 1st EOT for TR32081M1

Catherine,

Yes, we'll work with the new EOT conditions. Please send whatever paperwork we need to do from here.

Thanks so much,  
Phil

On Thu, Jun 2, 2011 at 9:48 AM, Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)> wrote:

Phil,

Please let me know if the conditions for the EOT are acceptable.

Thank you,

*Catherine D. Morales*

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12<sup>th</sup> Floor

Riverside, CA 92502

951.955.1681

*Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.*

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15:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 18 MAP - EOT WQMP REQUIRED

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 preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

PLANNING DEPARTMENT

10.PLANNING. 16 GEN - IF HUMAN REMAINS EOT1

RECOMMND

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. 17 GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

10. GENERAL CONDITIONS

10.PLANNING.. 17                    GEN - INADVERTANT ARCHAEO EOT1 (cont.)                    RECOMMND

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 18                    MAP - LC LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. EOT1

10.PLANNING. 19                    MAP - LC LANDSCAPE REQUIREMENT                    RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

10. GENERAL CONDITIONS

10.PLANNING. 19                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

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 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

TRANS DEPARTMENT

10.TRANS. 8                      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.

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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 11 MAP - EOT WQMP REQUIRED

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. 17 MAP - IMP PLANS (EOT1)

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 18 MAP - UTILITY PLAN (EOT1)

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

50. PRIOR TO MAP RECORDATION

50.TRANS. 19                      MAP - GRAFFITI ABATEMENT EOT1                      RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 9                      MAP - EOT WQMP REQUIRED                      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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 18                      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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18                      MAP - LC LANDSCAPE SECURITIES (cont.)                      RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.  
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14                      MAP - BLOCK WALL                      RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative wall along the perimeter of the project site. The required wall shall be subject to the approval of the County Department of Building and Safety.

(Anti-graffiti coating portion of condition was removed as a result of all the walls being within the development and no portions being exposed to the public. This changed occurred with the 1st extension on time. The original condition will be placed in not apply to maintain the administrative record.)

90.PLANNING. 15                      MAP - LC LNDSKP INSPCT DEPOSIT                      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. 16                      MAP - LC LNDSKP INSPCTN RQMNTS                      RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16                      MAP - LC LNDSCP INSPCTN RQMNTS (cont.)                      RECOMMND

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 17                      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

TRANS DEPARTMENT

90.TRANS. 6                              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:

04/26/11  
15:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (EOT1) (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

04/26/11  
15:26

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR32081M1

Parcel: 450-080-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - 80% COMPLETION (EOT1) (cont.) (cont.)      RECOMMND

systems shall be installed and operational in  
accordance with County Ordinance 461.

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, in accordance  
with ordinance 461.

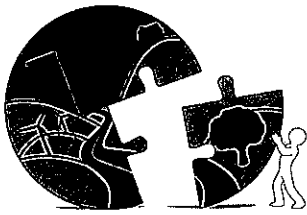
90.TRANS. 8                      MAP - LANDSCAPING EOT1                      RECOMMND

Prior to issuance of an occupancy permit; the project  
proponent shall complete annexation to Landscaping and  
Lighting Maintenance District NO. 89-1-Consolidated ,  
County Service Area and/or Assessment District as approved  
by the Transportation Department for continuous landscape  
maintenance within for continuous landscape maintenance  
within public road rights-of-way, in accordance with  
Ordinance 461.

90.TRANS. 9                      MAP - UTILITY INSTALL EOT1                      RECOMMND

Electrical power, telephone, communication, street  
lighting, and cable television lines shall be placed  
underground in accordance with Ordinance 460 and 461, or as  
approved by the Transportation Department. This also  
applies to existing overhead lines which are 33.6 kilovolts  
or below along the project frontage and between the nearest  
poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility  
company and submitted to the Department of Transportation  
as proof of completion.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

Date: April 26, 2011

To: Phil Rheingans  
620 E. Palouse River Dr.  
Moscow, ID 83843  
phil@rheingansfarms.com

**RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081, MINOR CHANGE NO. 1**

Dear Applicant:

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **February 16, 2011**. The LDC has determined it necessary to recommend the addition of twenty (20) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Planning Department is recommending the addition of one (1) Condition of Approval. The Planning Department, Landscaping Division, is recommending the addition of six (6) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) Conditions of Approval.

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 stat 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:

10.FLOOD RI.18	10.TRANS.8	60.FLOOD RI.9	90.PLANNING.17
10.PLANNING.16	50.FLOOD RI.11	80.PLANNING.18	90.TRANS.6
10.PLANNING.17	50.TRANS.17	90.PLANNING.14	90.TRANS.7
10.PLANNING.18	50.TRANS.18	90.PLANNING.15	90.TRANS.8
10.PLANNING.19	50.TRANS.19	90.PLANNING.16	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.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

Condition Acceptance Letter  
Tentative Tract Map No. 32081, First Extension of Time

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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, please contact me at 951-955-1681 or via email at [catmoral@rctlma.org](mailto:catmoral@rctlma.org), or my supervisor Larry Ross at 951-955-3585 or via email at [lross@rctlma.org](mailto:lross@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syme Luna, Director



---

Catherine Morales, Planning Technician

Attached: EOT Recommended Conditions of Approval (04/26/11, 15:26 Pages 1-9)

Revised: 6/23/10

Y:\Planning Case Files-Riverside office\TR32081M1\1ST EOT\TR32081 1ST EOT Proposed COAs 4.26.11.doc

**From:** Morales, Catherine  
**Sent:** Wednesday, February 02, 2011 7:41 AM  
**To:** Fairhurst, Richard; Gramlich, Rebecca; Khorashadi, Farah; Mooman, Shaheen; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Mouriquand, Leslie; Barber-Tyars, Felicia  
**Cc:** Juarez, Raymond  
**Subject:** TR32081 EOT #1  
**Attachments:** EOT LDC Transmittal Form\_KS.pdf

Good morning,

This EOT went to LDC on April 2, 2009 (see attached copy of original transmittal letter). I am sending the request once again to ensure that the conditions of approvals are up to date.

Please have your comments, if applicable, in LMS **by 2/16/11**. We intend to schedule the EOT on the next available Planning Commission agenda.

Please let either myself or Ray Juarez know should you have any questions.

Thank you,

*Catherine D. Morales*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

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

DATE: March 6, 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. 32081** - Applicant: Phillip Rheingans - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development – Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre). - Location: The project is located southerly of Thornton Ave., westerly of Dartmouth St., northerly of Crest Dr. and easterly of Cornell St. – 6.41 Gross Acres - Zoning: One Family Dwellings, 7,200 square feet (R-1-10000) - Approved Project Description: Schedule A subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes. - **REQUEST: EXTENSION OF TIME TO MARCH 1, 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 **April 2, 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.

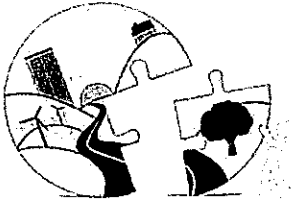
If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them 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 (i.e. "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](mailto:cgriffin@RCTLMA.org)/ **MAILSTOP# 1070.**



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: TR32081 DATE SUBMITTED: 2/13/2008

Assessor's Parcel Number(s): 450-080-019

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: 3/1/2005

Applicant's Name: Phil Rheingans E-Mail: phil@rheingansfarms.com

Mailing Address: 620 E Palouse River Dr  
Moscow Id 83843  
City State ZIP

Daytime Phone No: (619) 520-8753 Fax No: (208) 882-5250

Property Owner's Name: Same E-Mail:                     

Mailing Address:                       
                                                                
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

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## APPLICATION FOR EXTENSION OF TIME

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.

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.

Phil Rheingans

PRINTED NAME OF APPLICANT

[Signature]  
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.

Phil Rheingans

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Heather Rheingans

PRINTED NAME OF PROPERTY OWNER(S)

H. S. Rheingans  
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.