

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

115B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 2, 2015

SUBJECT: FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30284 - Applicant: Infinity Construction - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) - Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo - 19.7 Acres - Zoning: Rural Residential (R-R) - APPROVED PROJECT DESCRIPTION: Schedule C subdivision of 19.7 acres into seven (7) single-family residences with a minimum lot size of 2.5 gross acres - Deposit Based Fees 100%

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

APPROVE the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30284, extending the expiration date to August 28, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit Based Funds				Budget Adjustment:	N/A
				For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref. – 3/20/2013

District: 3

Agenda Number:

2-4

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FOURTH EXTENSION OF TIME TENTATIVE TRACT MAP NO. 30284**

DATE: December 15, 2015

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Tentative Tract Map was initially approved by the Planning Commission on October 28, 2002. The applicant of the subject map has requested an extension of time to allow for the recordation of a final map. As part of the review of the extension of time request, it was determined necessary to recommend the addition of 15 new conditions of approval in order to make a determination that the project does not adversely affect the general health, safety and welfare of the public. Many of the items addressed by the additional conditions include the latest requirements to comply with water quality regulations. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefits from Senate Bill No. 1185 (SB1185) Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which grant statutory extension of time for maps statewide. Therefore, upon approval by the Board of Supervisors, the tentative map's expiration date will become August 28, 2016.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Staff and the Board of Supervisors.

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION HEARING REPORT OF ACTIONS MARCH 20, 2013

1.0 **CONSENT CALENDAR**

1.1 Staff Recommendation:
RECEIVE AND FILE

Planning Commission Action:
**BY A VOTE OF 5-0,
RECEIVED AND FILED**

RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25012 – Applicant: Metro PCS California, LLC – Engineer/Representative: Veronica Arvizu – Fourth/Fourth Supervisorial District – Location: Northerly of Highway 111, easterly of Colfax Street, and westerly of Hayes Street, more specifically 93800 Hammond Road – 15.96. **REQUEST:** Receive and file the Notice of Decision by the Planning Director on February 25, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communication facility. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

1.2 Staff Recommendation:
**APPROVE FOURTH
EXTENSION OF TIME**

Planning Commission Action:
**BY A VOTE OF 5-0,
APPROVED FOURTH
EXTENSION OF TIME**

FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30284 – No New Environmental Documentation is Required - Applicant: Infinity Construction – Third/Third Supervisorial District – Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo – 19.7 Acres - Schedule C subdivision of 19.7 acres into 7 single-family residences with a minimum lot size of 2.5 gross acres. **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30284, extending the expiration date to 8/28/14. Project Planner: Tamara Harrison at (951) 955-9721 or email tharriso@rctlma.org. (Quasi-judicial)

1.3 Staff Recommendation:
RECEIVE AND FILE

Planning Commission Action:
**BY A VOTE OF 5-0,
RECEIVED AND FILED**

RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25140 – Applicant: MetroPCS California, LLC – Engineer/Representative: Core Development Services – Third/Third Supervisorial District –Location: Northerly of E. Whittier Ave, southerly of Mayberry Ave, on the easterly side of Columbia St, and westerly of Cornell St, more specifically 26410 Columbia Street – 4.51 Gross Acres. **REQUEST:** Receive and file the Notice of Decision by the Planning Director on March 4, 2013 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility, disguised as a 50 foot high cross tower in a 304 square foot lease area. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

2.0 **POLICY CALENDAR**

2.1 Planning Commission Action:

REPORT FROM AD HOC GPIIP COMMITTEE – Report

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 20, 2013**

**BY A VOTE OF 5-0,
APPROVED THE AD HOC
RECOMMENDATION:
AUTHORIZED THE CHAIRMAN
TO FORWARD TO THE BOARD
OF SUPERVISORS FOR THEIR
CONSIDERATION**

from GPIIP Ad Hoc Committee on the GPIIP process and consideration of Planning Commission letter to the Board of Supervisors regarding GPIIP alternatives.

3.0 PUBLIC HEARINGS

**3.1 Staff Recommendation:
TENTATIVE APPROVAL**

Staff Recommendation at Hearing:
TENTATIVE APPROVAL

Planning Commission Action:
**BY A VOTE OF 5-0,
TENTATIVELY APPROVED**

CHANGE OF ZONE NO. 7768 – No New Environmental Documentation is Required - Applicant: Stone Star Riverside LLC – Engineer/ Representative: ACS Consulting Inc. – Third/Fifth Supervisorial District – Location: Southerly of McLaughlin Street and westerly of Emperor Road – 132.3 Gross Acres. **REQUEST:** The project proposes to formalize planning area boundaries for Planning Areas 35, 36 and 37 within Specific Plan No. 260 Amendment No. 2 The Menifee North Specific Plan. Principal Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

**3.2 Staff Recommendation:
CONSIDERATION OF FINDINGS
THAT NO NEW
ENVIRONMENTAL
DOCUMENTATION IS
REQUIRED; TENTATIVE
APPROVAL OF CHANGE OF
ZONE**

Staff Recommendation at Hearing:
**CONSIDERATION OF FINDINGS
THAT NO NEW
ENVIRONMENTAL
DOCUMENTATION IS
REQUIRED; TENTATIVE
APPROVAL OF CHANGE OF
ZONE**

Planning Commission Action:
**BY A VOTE OF 5-0,
CONSIDERATION OF FINDINGS
THAT NO NEW
ENVIRONMENTAL
DOCUMENTATION IS
REQUIRED; TENTATIVELY
APPROVED CHANGE OF ZONE**

CHANGE OF ZONE NO. 7797 – No New Environmental Documentation Required – Applicant: Serafin Aleman – Owner: Adelaida Sanchez and Serafin Aleman – Third/Fifth Supervisorial District – Location: Northerly of Highway 74, southerly of Ritter Street, easterly of Creag Avenue, and westerly of Melba Avenue – 0.93 Acres. **REQUEST:** Propose change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S). Principal Planner: David Mares at (951) 955-9075 or email dmares@rctlma.org. (Legislative)

3.3 Staff Recommendation:

ORDINANCE NO. 348.4756 – Intent to Adopt a Negative

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 20, 2013**

**RECOMMENDS ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF ORDINANCE**

Staff Recommendation at Hearing:
**RECOMMENDS ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF ORDINANCE**

Planning Commission Action:
**BY A VOTE OF 5-0, WILL
RECOMMEND ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF ORDINANCE TO
THE BOARD OF SUPERVISORS**

Declaration - The Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone (MOG) is a proposed amendment to the County's zoning ordinance creating an overlay zone limited to the following areas: the lower Coachella Valley, Mecca and Thermal. The overlay zone pertains only to identified properties, with multiple mobilehomes, and the surrounding vicinity that also include multiple owners. It will establish basic requirements and properties contained within the overlay zone will have the ability to apply for permits under their current zone in order to resolve public health, safety and welfare concerns regarding water, waste disposal, electrical, adequate fire access, and adequate legal access. Principal Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

**3.4 Staff Recommendation:
RECOMMENDS ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF GENERAL
PLAN AMENDMENT**

Staff Recommendation at Hearing:
**RECOMMENDS ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF GENERAL
PLAN AMENDMENT**

Planning Commission Action:
**BY A VOTE OF 5-0, WILL
RECOMMEND ADOPTION OF
NEGATIVE DECLARATION AND
APPROVAL OF GENERAL
PLAN AMENDMENT TO THE
BOARD OF SUPERVISORS**

GENERAL PLAN AMENDMENT NO. 1097 – Intent to Adopt a Negative Declaration - The Riverside County Housing Element (2006 – 2014). The County of Riverside Housing Element is an integral part of the County's overall General Plan. The Housing Element is mandated by the State of California Office of Planning and Research as one of the seven required elements of a General Plan. This element assesses the current and future housing needs of all income groups and formulates goals, policies and programs to address those needs for the unincorporated areas of Riverside County. Principal Planner: Adam Rush at (951) 955-6646 or email arush@rctlma.org. (Legislative)

4.0 WORKSHOP

4.1 HIGHWAY 79 POLICY AREA UPDATE: CONTINUED TO APRIL 17, 2013

4.2 PLANNING COMMISSION ORIENTATION

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

1.2
Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: March 20, 2013

Tentative Tract Map No. 30284
FOURTH EXTENSION OF TIME
Applicant: Avalon Consultants

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 recordation of a final map. Unless specifically requested by the EOT 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.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30284

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fifteen (15) 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 Department is recommending the addition of two (2) conditions of approval, the Flood Control Department is recommending the addition of three (3) conditions of approval and the Building and Safety Department (Grading Division) is recommending the addition of ten (10) conditions 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 January 22, 2013) indicating the acceptance of the fifteen (15) recommended conditions.

ASK
3/4/13

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.

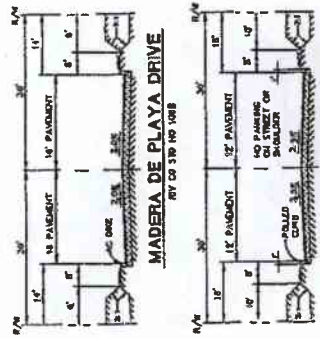
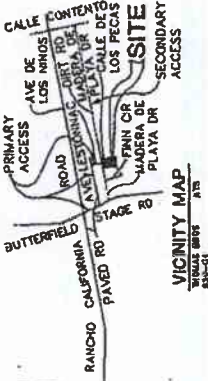
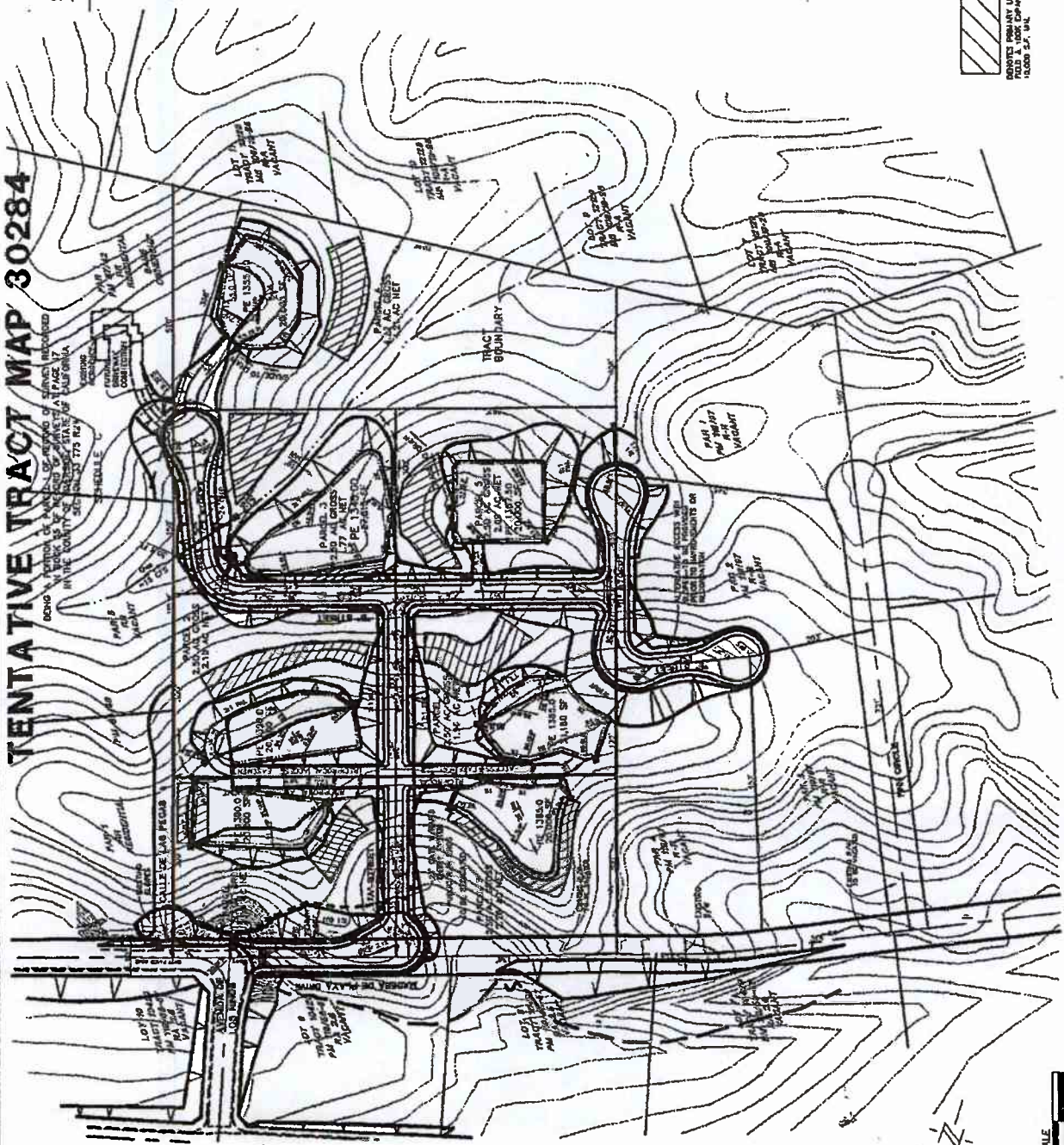
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 28, 2014. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for Tentative Tract Map No. 30284, extending the expiration date to August 28, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30284 - Applicant: Infinity Construction - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 ACRE MINIMUM) - Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo – 19.7 Acres - Zoning: Rural Residential (R-R) - APPROVED PROJECT DESCRIPTION: Schedule C subdivision of 19.7 acres into 7 single-family residences with a minimum lot size of 2.5 gross acres - REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30284, extending the expiration date to 8/28/14.

TENTATIVE TRACT MAP 30284

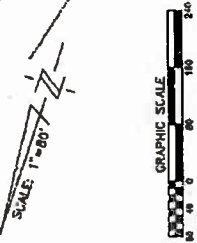


PRIVATE STREET SECTION

ENGINEER: DANIEL R. BROWN, CIVIL ENGINEER, 1000 S. W. 10TH AVENUE, MIAMI, FL 33135
 DATE: 10/15/88
 PROJECT: MADERA DE PLAYA DRIVE, MIAMI, FL 33135
 SHEET: 1 OF 1

NOTES:
 1) THE PAVEMENT AND DRAINAGE ON THIS PARCEL ARE NOT SUBJECT TO THE REQUIREMENTS OF THE FLORIDA ROAD AND TRANSPORTATION CODE.
 2) THE MAP AND ADJACENT RECORDS CONTAIN THE LAND DIVISION DATA FOR THIS TRACT.
 3) THE TRACT BOUNDARY IS SHOWN BY A DASHED LINE.
 4) ALL DIMENSIONS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 5) THE MAP IS NOT TO BE USED FOR CONSTRUCTION OF OTHER GEODETIC MONUMENTS OR SURVEYS.
 6) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 7) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 8) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 9) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 10) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 11) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 12) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 13) THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.

DATE	10/15/88
BY	DANIEL R. BROWN
CHECKED BY	
APPROVED BY	



RIVERSIDE COUNTY GIS



Selected parcel(s):
951-040-014

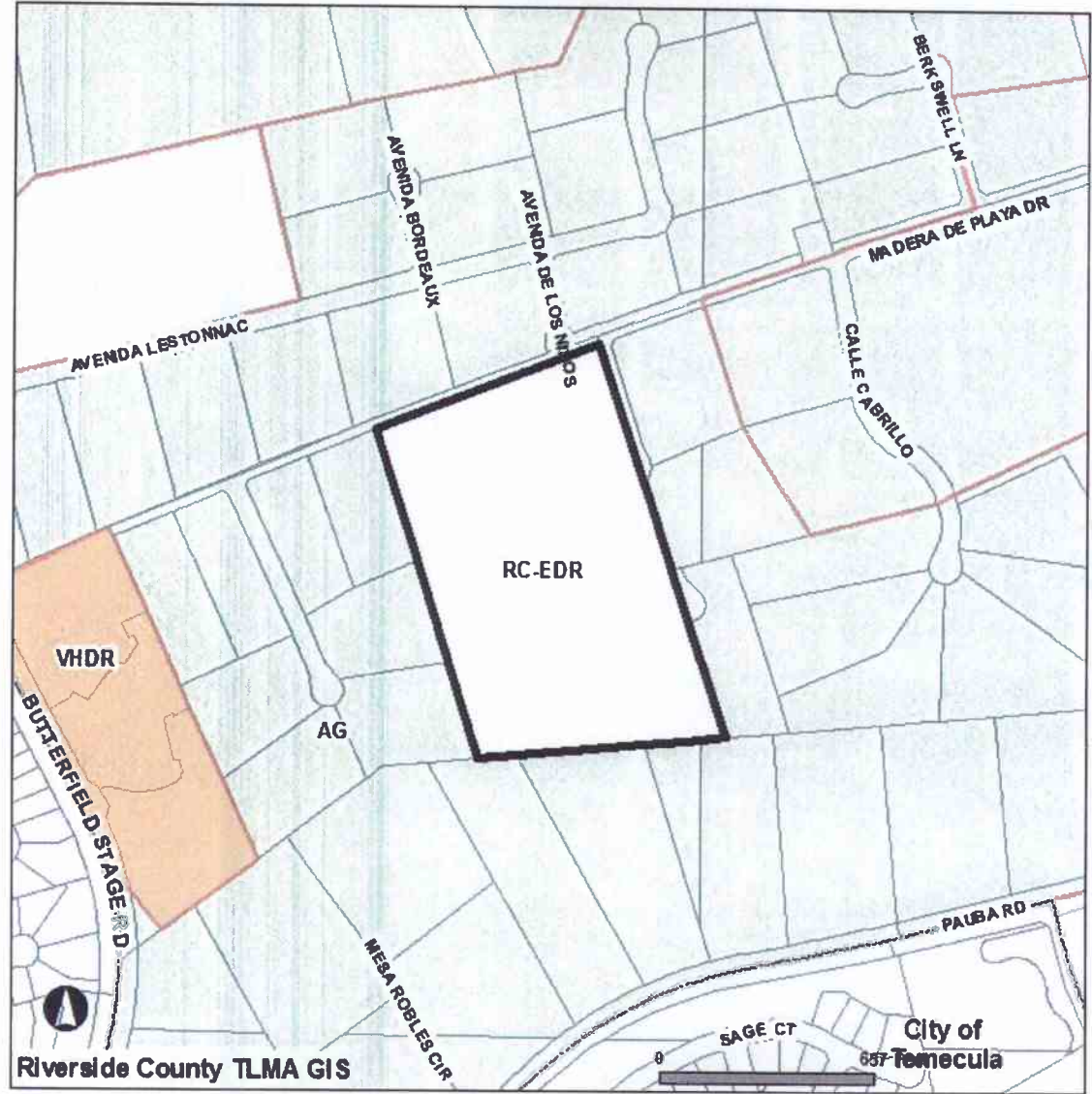
IMPORTANT

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...Thu Feb 07 10:30:52 2013

Version 121101

RIVERSIDE COUNTY GIS

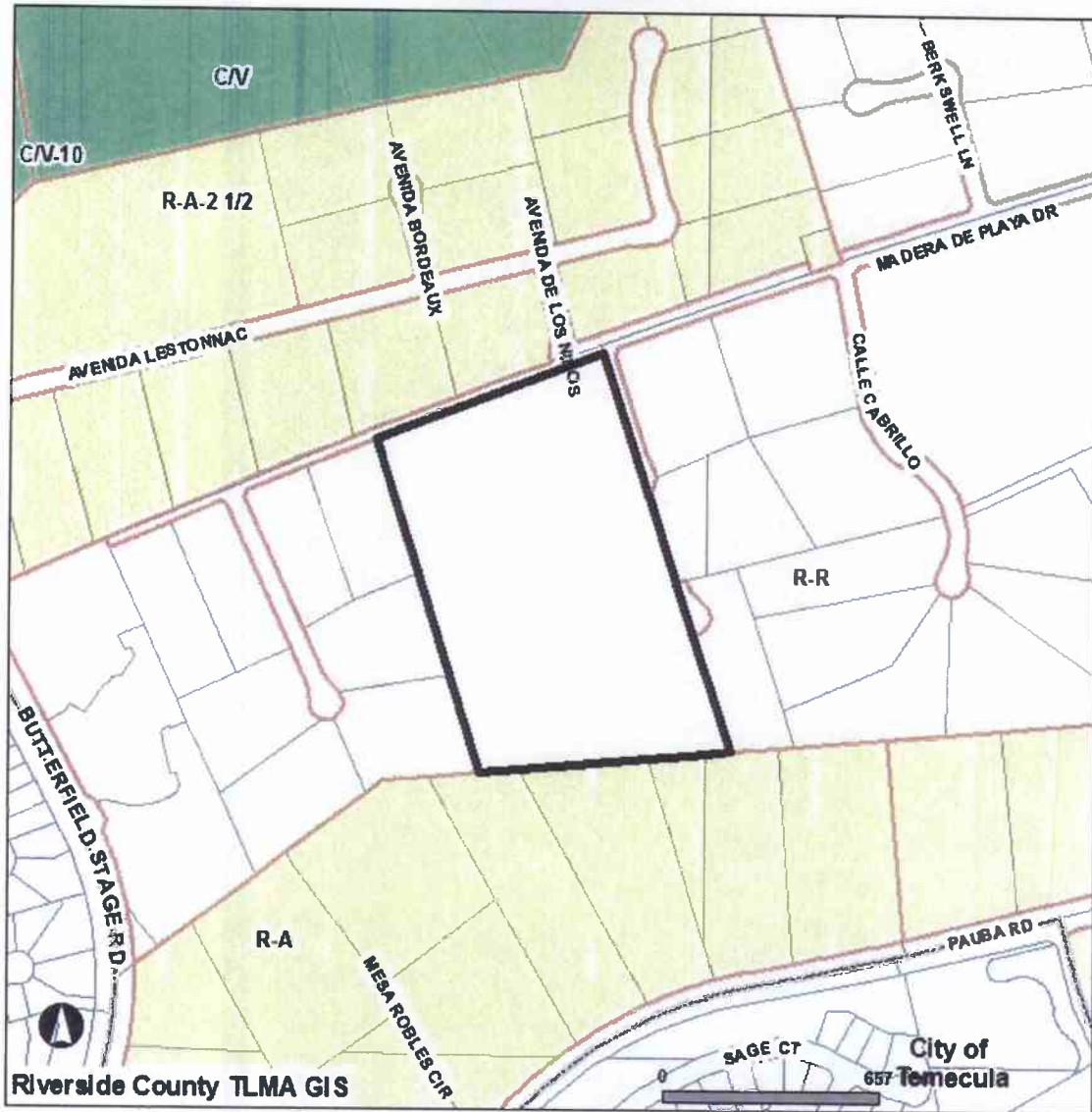


Selected parcel(s):
951-040-014

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...Thu Feb 07 10:26:16 2013
Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):
951-040-014

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...Thu Feb 07 10:27:25 2013

Version 121101

Extension of Time Environmental Determination

Project Case Number: Tract Map No. 30284
 Original E.A. Number: Environmental Assessment No. 38418
 Extension of Time No.: 4
 Original Approval Date: August 28, 2002
 Project Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo
 Project Description: Schedule C subdivision of 19.7 acres into 7 single-family residences with a minimum lot size of 2.5 gross acres.

On February 7, 2013, 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: _____
 Tamara Harrison, Project Planner

Date: February 19, 2013
 For Carolyn Syms Luna, Director

Harrison, Tamara

From: Eric Goldsmith [jvconcepts1@gmail.com]
Sent: Tuesday, January 22, 2013 9:56 AM
To: Harrison, Tamara; Rush, Adam
Subject: Re: TM30284

Tamara,

The applicant appears satisfied with the conditions, and would like to move forward. Please move forward with scheduling the case for administrative approval-

Eric

From: Harrison, Tamara
Sent: Tuesday, January 15, 2013 10:16 AM
To: 'Eric Goldsmith'
Subject: RE: TM30284

Hello,

Once you've had a chance to review the conditions and you are in agreement with them, we can move forward with scheduling the case for Planning Commission and subsequently the Board of Supervisors. Of course we would have to make sure there's a sufficient amount in the case account before the scheduling.

Thanks

Tamara Harrison
Urban and Regional Planner IV
County of Riverside
Transportation Land Management Agency
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone: 951-955-9721
Fax: 951-955-1811
E-mail: tharriso@rctlma.org

From: Eric Goldsmith [<mailto:jvconcepts1@gmail.com>]
Sent: Tuesday, January 15, 2013 9:39 AM
To: Harrison, Tamara; Rush, Adam
Subject: Re: TM30284

Thanks Tamara. What is the sequence of events from today forward?

Eric

From: Harrison, Tamara
Sent: Tuesday, January 15, 2013 9:28 AM
To: 'Eric Goldsmith' ; Rush, Adam
Subject: RE: TM30284

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 16 MAP WQMP REQUIRED FOR EOT

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.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 19 MAP WQMP REQUIRED FOR EOT4

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.

PLANNING DEPARTMENT

50.PLANNING. 32 MAP*- CC&R RES POA COM. AREA

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP*- CC&R RES POA COM. AREA (cont.)

RECOMMND

boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the Approved Exhibit, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP- COMMON AREA MAINTENANCE RECOMMND

Prior to the recordation of the FINAL MAP, the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP- COMMON AREA MAINTENANCE (cont.)

RECOMMND

established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the TENTATIVE MAP shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the TENTATIVE MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, all detention/retention basins and/or water quality features located within the boundaries of the FINAL MAP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10

EOT4- PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 EOT4-BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 12 EOT4- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 10 MAP WQMP REQUIRED FOR EOT 4 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

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT4- ROUGH GRADE APPROVAL 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 complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

EOT4- ROUGH GRADE APPROVAL (cont.)

RECOMMND

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

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT4- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 EOT4- REQ'D GRDG INSP'S (cont.) RECOMMND

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 4 EOT4- PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 5 EOT4- WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 6 EOT4- WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

01/15/13
09:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR30284

Parcel: 951-040-014

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

EOT4- BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 8

EOT4- WQMP BMP REGISTRATION

RECOMMND

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

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

DATE: November 19, 2012

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. Landscaping Section
P.D. Archaeologist – L. Mouriquand

FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30284 - Applicant: Infinity Construction - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR)
(2 ACRE MINIMUM) - Location: Northerly of Pauba Road, southerly of Madera de Playa Drive, easterly of Butterfield Stage Road and westerly of Calle Cabrillo – 19.7 Acres - Zoning: Rural Residential (R-R) - APPROVED
PROJECT DESCRIPTION: Schedule C subdivision of 19.7 acres into 7 single-family residences with a minimum lot size of 2.5 gross acres - REQUEST: **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30284**, extending the expiration date to 8/28/14.

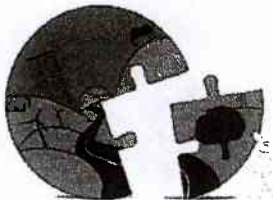
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **December 13, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the 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 based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

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)

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 Revision to the Approved Tract 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 Tamara Harrison at micro 5-9721 or via e-mail at tharriso@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: TTM 30284 DATE SUBMITTED: 11-13-12

Assessor's Parcel Number(s): 951-040-014

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A 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: 8-28-2002

Applicant's Name: Infinity Construction E-Mail: infinityconstruction@msn.com

Mailing Address: 30395 Ainsworth Place
Lake Elsinore CA 92530
City State ZIP

Daytime Phone No: (951) 678-7020 Fax No: (951) 609-9393

Property Owner's Name: Wasef Atiya E-Mail: _____
KAMRAN QURESHI

Mailing Address: 30395 Ainsworth Place
Lake Elsinore CA 92530
City State ZIP

Daytime Phone No: (951) 490-9092 Fax No: (951) 609-9393

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

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.

David P. Geary
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.

Wasaf A. Atiya
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

KAMRAN QURESHI
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.