

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

1063



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 8, 2016

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632 –

Applicant: Albert A. Webb Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR)(2-5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5-8 d.u./acre): Open Space: Recreation (OS:R) – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road – 55.59 Acres – Zoning: Specific Plan 293 (Winchester Hills) – Approved Project Description: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. – REQUEST: Extension of Time to November 3, 2016 – Second Extension. Deposit Based Fees 100%


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

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on January 20, 2016. The Tentative Tract Map No. 31632 will now expire on November 3, 2016.

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:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ A-30

☐ Positions Added

☐ Change Order

☐ 4/5 Vote

Prev. Agn. Ref.:

District: 3

Agenda Number:

1-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632**

DATE: June 8, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map was originally approved at Planning Commission on November 3, 2004.

The Riverside County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of this recommended condition and has agreed to accept the condition.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the second extension of time for Tentative Tract Map No. 31632 on January 20, 2016. The Planning Commission approved the project by a vote of 4-0 (Commissioner Sanchez was absent).

Board Action

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

Impact on Citizens and Businesses

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

ATTACHMENTS:

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



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

ORIGINAL

1063

DATE: June 16, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632
(Charge your time to these case numbers)

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

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

Please schedule on the July 12, 2016 BOS Agenda

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office • 77-588 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 20, 2016**

ORIGINAL

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632 - Applicant: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR)(2 - 5 d.u./acre); Community Development: Medium High Density Residential (CD:MHDR) (5 - 8 d.u./acre); Open Space: Recreation (OS:R) - Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road - 55.59 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft.

II. PROJECT DESCRIPTION:

Extension Of Time To November 3, 2016 - Second Extension.

III. PLANNING COMMISSION ACTION:

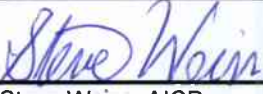
Motion by Commissioner Taylor Berger, 2nd by Commissioner Valdivia
A vote of 4-0 (Commissioner Sanchez absent)

APPROVED THE SECOND EXENTION OF TIME TO NOVEMBER 3, 2016.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.
Area Plan: Harvest Valley / Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Roger Arroyo
Planning Commission: January 20, 2016

TENTATIVE TRACT MAP NO. 31632
SECOND EXTENSION OF TIME
Applicant: Albert A. Webb Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an Extension of Time (EOT) 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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632

BACKGROUND:

The County Planning Department, as part of the review of this EOT request, has determined it necessary to recommend the addition of one (1) new condition 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 Environmental Health Department is recommending the addition of the one (1) condition of approval stated above.

The EOT 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 EOT applicant (dated 1/12/2016) indicating the acceptance of the one (1) recommended condition.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build

W

**TENTATIVE TRACT MAP NO. 31632
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: January 20, 2016
Page 2 of 2**

immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become November 3, 2016.

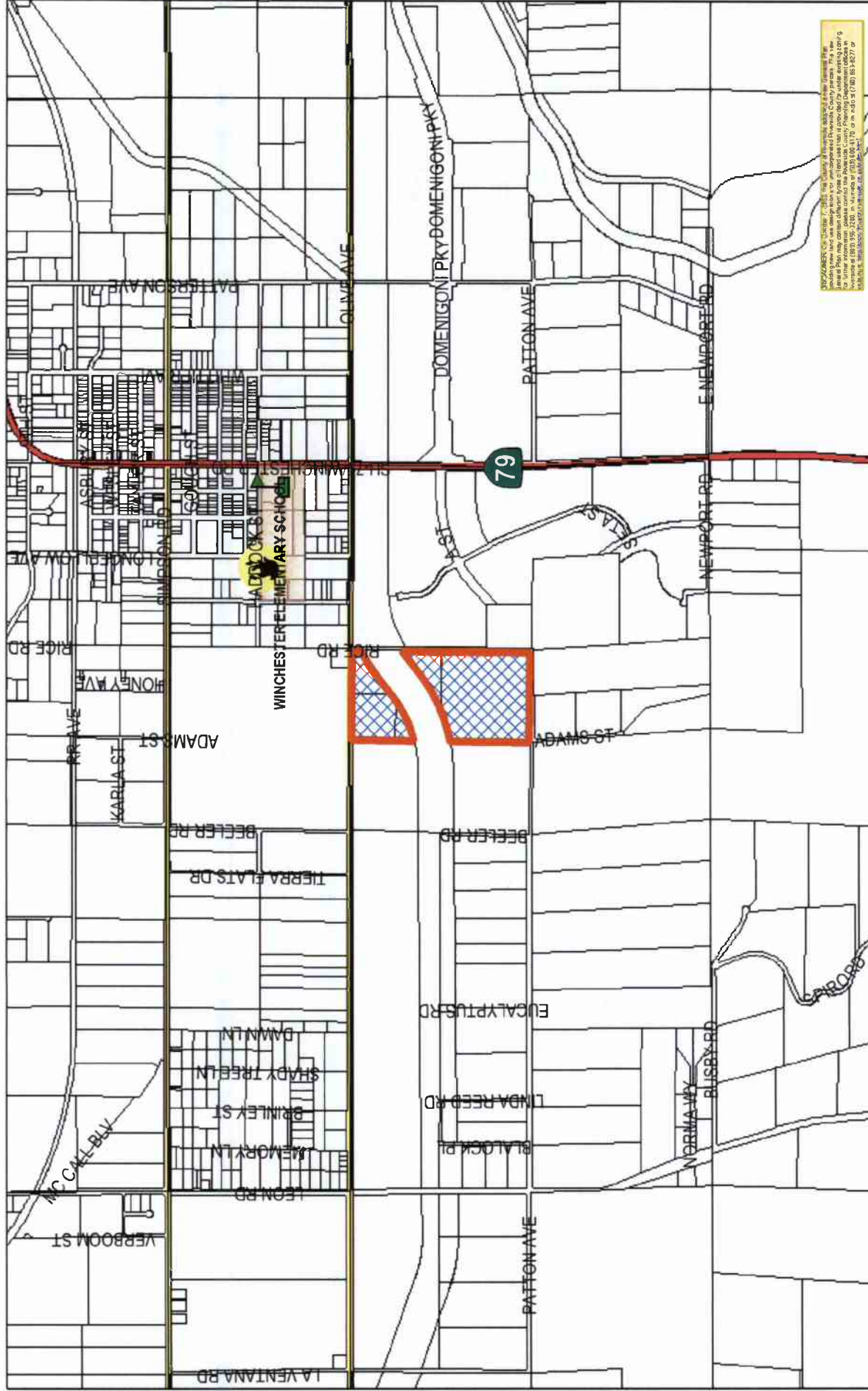
RECOMMENDATION:

APPROVE the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31632, extending the expiration date to November 3, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Venable
District 3
DATE DRAWN: 10/14/04

TR31632

Planner: Darryl Taylor
Date: 10/20/04
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Winchester
District: T5SR2W
Township/Range: T5SR2W
Section: 33



ASSESSORS 461-20
BK. PG.
THOMAS 839 E7
BROS.PG

Supervisor Venable
District 3

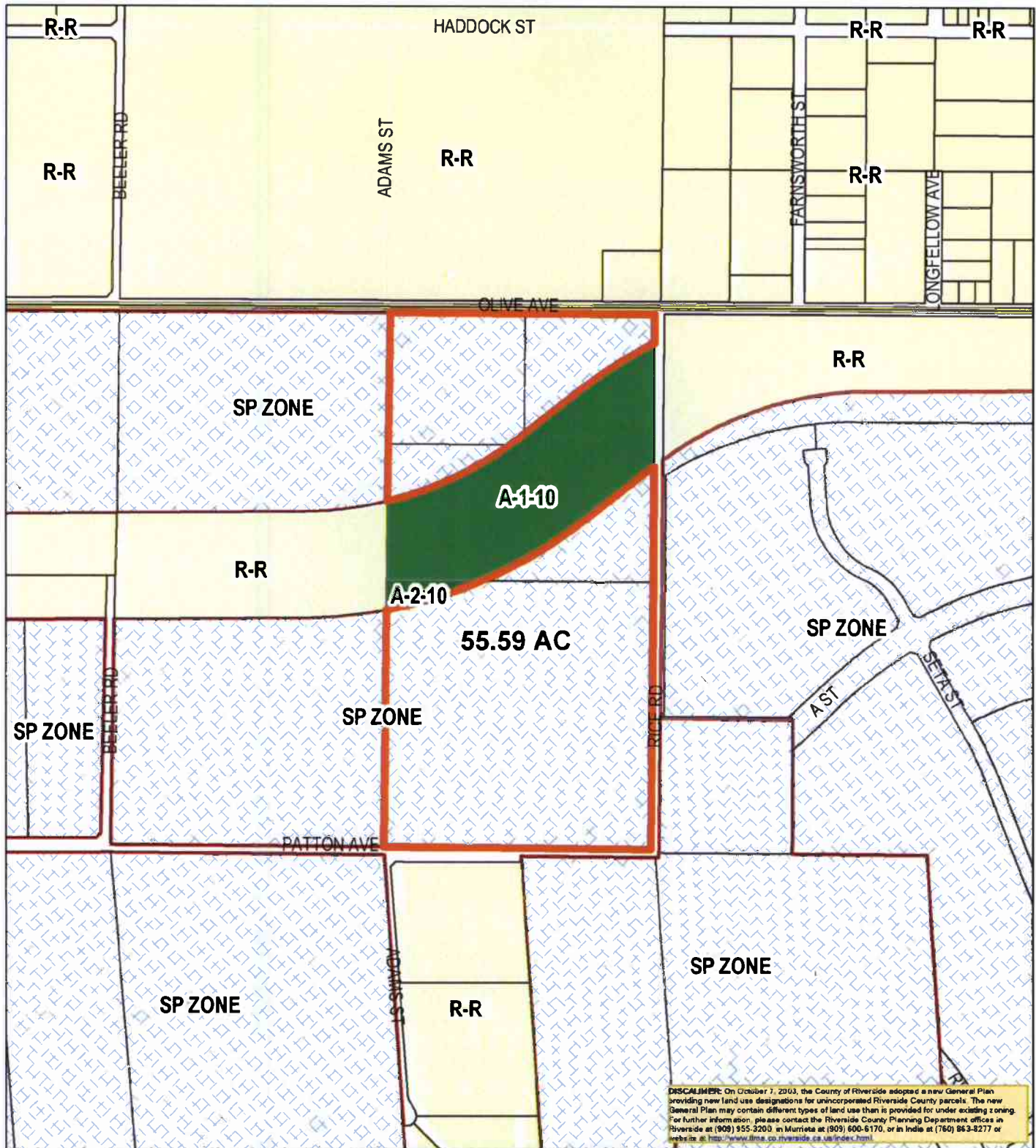
DATE DRAWN: 10/14/04

TR31632 EXISTING ZONING

Planner: Darryl Taylor

Date: 10/21/04

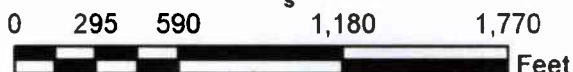
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**

Township/Range: **T5SR2W**
Section : 33



ASSESSORS
BK. PG. 461-20

THOMAS
BROS.PG 839 E7

Supervisor Venable
District 3

DATE DRAWN: 10/14/04

TR31632

Land Use

Planner: Darryl Taylor

Date: 10/20/04

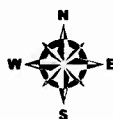
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Winchester**

Township/Range: **T5SR2W**
Section : **33**



ASSESSORS 461-20
BK. PG.
THOMAS 839 E7
BROS.PG

Supervisor Venable

District 3

DATE DRAWN: 10/14/04

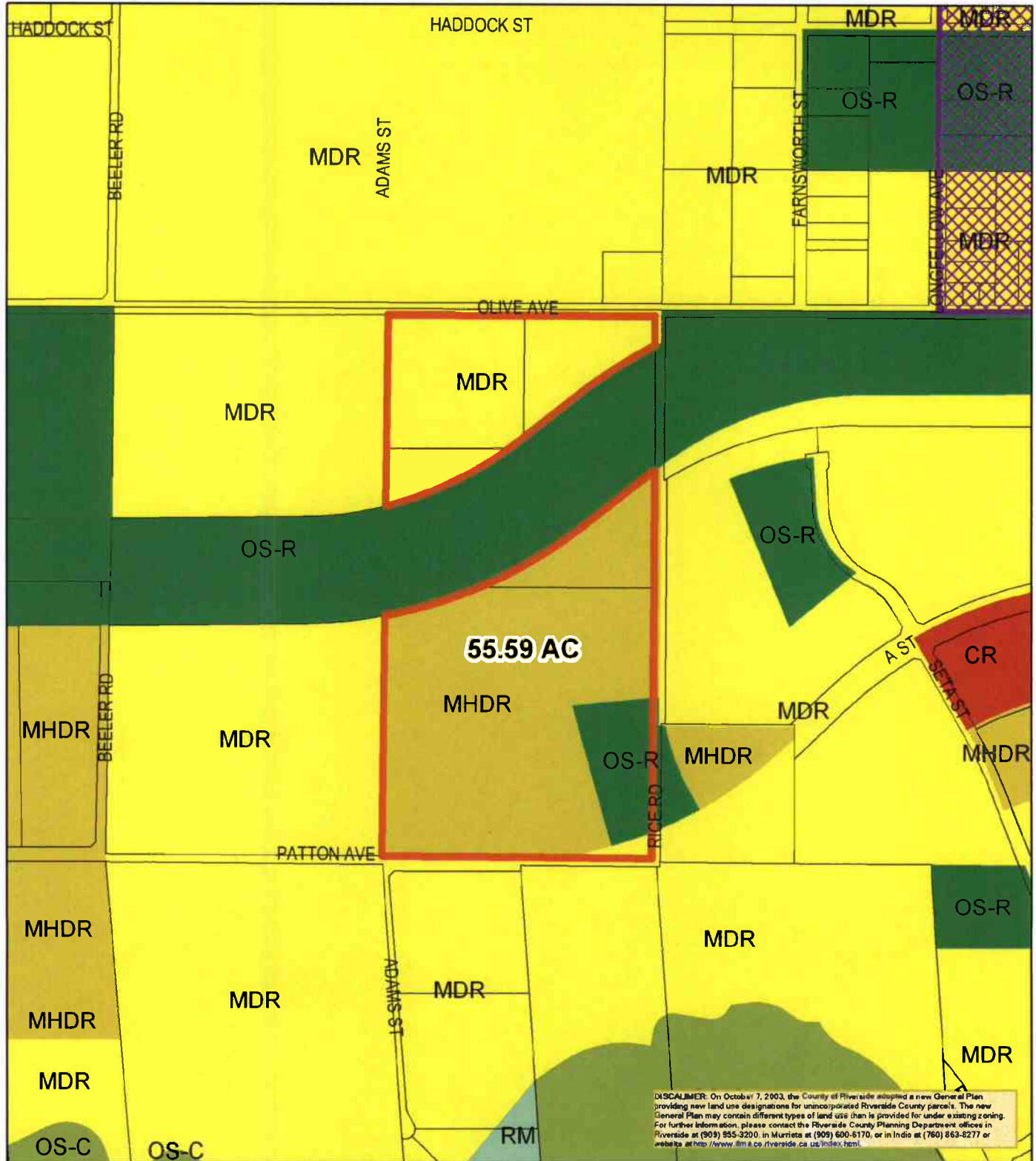
TR31632

General Plan

Planner: Darryl Taylor

Date: 10/20/04

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Winchester

Township/Range: T5SR2W

Section : 33



ASSESSORS
BK. PG. 461-20
THOMAS
BROS.PG 839 E7

Tentative Tract Map & Parcel Map

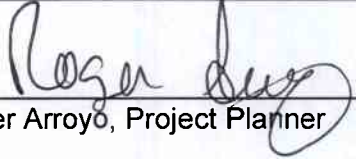
Extension of Time – Environmental Determination

Project Case Number: TR31632
Original E.A. Number: 39236
Extension of Time No.: Second
Original Approval Date: November 3, 2004
Project Location: Northerly of Domenigoni Parkway, Southerly of Olive Avenue, Westerly of Leon Road, Easterly of Rice Road

Description of Land Division: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 square feet.

On January 12, 2016 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. 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 FURTHER ENVIRONMENTAL REVIEW 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 FURTHER ENVIRONMENTAL REVIEW 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.

Signature: 
Roger Arroyo, Project Planner

Date: 1/12/2016
For Steve Weiss, AICP, Planning Director

Arroyo, Roger

From: Dan Long <dlong@rancongroup.com>
Sent: Tuesday, January 12, 2016 1:38 PM
To: Arroyo, Roger
Cc: Nicole Torstvet; Jim Lytle; Jennell Lawrence; Bruce Davis
Subject: RE: TR31632 - Extension of Time No. 2

Roger,

Pursuant to your request, we (the applicant for Tract 31632, EOT No. 2) have reviewed the two new proposed conditions (Health 50.2 Noise Study required and Health 60.1 Phase I ESA Required) and are in agreement with these conditions. I have personally coordinated directly with the Health Department and have already submitted the requested information to Health to clear these conditions. I am hopeful this resolves this matter and clears the item to be scheduled for the Planning Commission hearing on the 20th.

If you have any questions, please contact me at any time at 951-200-2367.

Regards,

Danny Long

Deputy Director of Development

THE RANCON GROUP

41391 Kalmia Street, Ste 200

Murrieta, Ca 92562

Direct Line: 951-200-2367

dlong@rancongroup.com

www.rancongroup.com



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From: Bruce Davis [mailto:bruce.davis@webbassociates.com]
Sent: Tuesday, January 12, 2016 10:20 AM

To: Arroyo, Roger <RoArroyo@rctlma.org>

Cc: Nicole Torstvet <nicole.torstvet@webbassociates.com>; Jim Lytle <jlytle@rancongroup.com>; Dan Long <dlong@rancongroup.com>; Jennell Lawrence <jlawrence@rancongroup.com>

Subject: Re: TR31632 - Extension of Time No. 2

Roger, we are working with Health regarding their proposed conditions. What is your cut off to receive confirmation from the applicant so we can stay on the 20th?

Sent from my iPhone

On Jan 8, 2016, at 3:12 PM, Arroyo, Roger <RoArroyo@rctlma.org> wrote:

Attn: Applicant

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31632

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments. The LDC has determined it necessary to recommend the addition of 2 (two) 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 Environmental Health Department is recommending the addition of the 2 (two) Conditions of Approval mentioned above.

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 state 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.

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 the January 20, 2016 Planning Commission meeting. 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.

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.

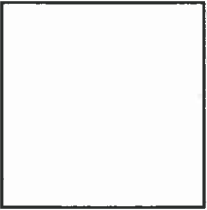
If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Best Regards,

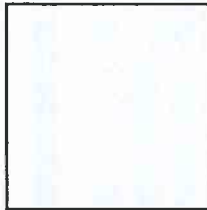
Roger Arroyo
(951) 955 - 1195
Urban/Regional Planner III –
Riverside County Planning Department

Click [here](#) to report this email as spam.

<EOT2 TR31632.pdf>



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01/12/16
15:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31632

Parcel: 461-200-016

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1

EOT2-PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

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

DATE: October 28, 2015

TO:

B&S – Grading
Fire Department
Department

Flood Control
Transportation
Environmental Health

Parks & Rec
Geology
Biology

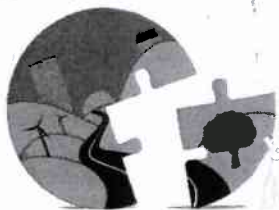
EOT#2 - Tentative Tract Map No. 31632

Please review this EOT with your existing records for the subject case. 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 and placed in recommend status. 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 DIFFERENCIATE 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 ****SELECT ONE ****, 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 Roger Arroyo at micro 51195 or via e-mail at roarroyo@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

ml

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tract 31632 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 461-200-036, 461-200-041, 461-200-042

EXTENSION REQUEST ☐ First ☒ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map 31632, 31632-1 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: January 25, 2005

Applicant's Name: Albert A. Webb Associates E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: SR Conestoga, LLC E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200

Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 686-0500 Fax No: (951) 894-1500

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

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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.

NICOLE TOBINET

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jeff Comerchero

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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