

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



907B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
July 14, 2016

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31444M2 -

Applicant: Graperoad, LLC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) - Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres - Zoning: Wine Country – Winery (WC-W) – Approved project description: Schedule D subdivision of 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots. - REQUEST: Extension of Time to January 31st, 2017 – First Extension. Deposit Based Fees 100%

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

(Continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

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
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31444M2**

DATE: July 14, 2016

PAGE: Page 2 of 2

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on July 20, 2016. The Tentative Tract Map No. 31444M2 will now expire on January 31, 2017.

BACKGROUND:

Summary

The Tentative Tract Map No 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008 and also proceeded to the Board of Supervisors along with Change of Zone 7624 and both were approved on September 2, 2008.

The second minor change for Tentative Tract Map No. 31444M2 was approved by the Planning Commission on July 16, 2014.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of three (3) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

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

The Planning Commission heard the first extension of time for Tentative Tract Map No. 31444M2 on July 20, 2016.

Board Action

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

Impact on Citizens and Businesses


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

ATTACHMENTS:

A. PLANNING COMMISSION STAFF REPORT

Agenda Item No. **1.2**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 20, 2016

TENTATIVE TRACT MAP NO. 31444M2
FIRST EXTENSION OF TIME
Applicant: Graperoad, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31444M2

BACKGROUND:

The Tentative Tract Map No 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

Handwritten mark

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008 and also proceeded to the Board of Supervisors along with Change of Zone 7624 and both were approved on September 2, 2008.

The second minor change for Tentative Tract Map No. 31444M2 was approved by the Planning Commission on July 16, 2014.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of three (3) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 8, 2016) indicating the acceptance of the three (3) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 31, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31444M2, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 31, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

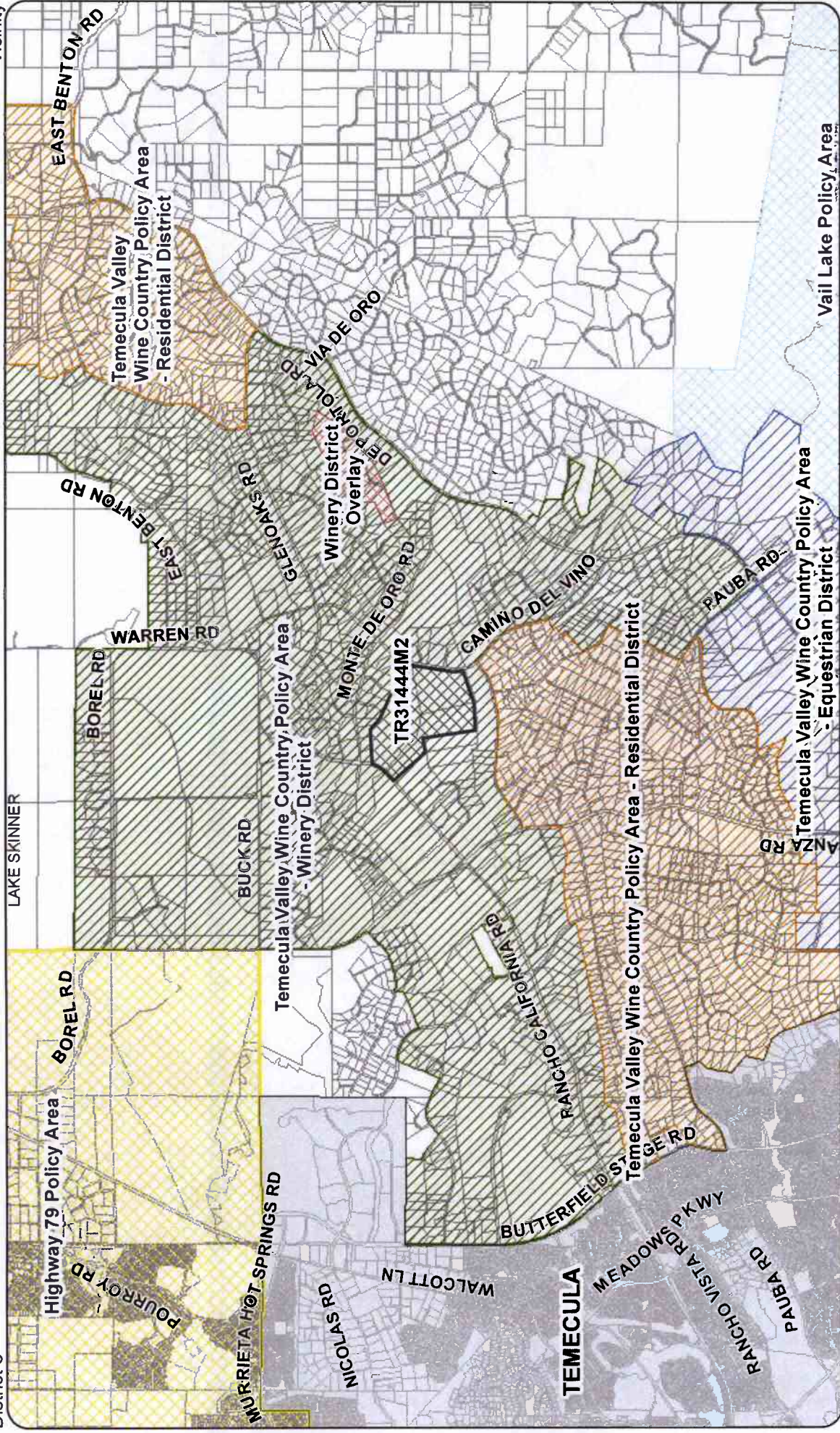
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

Vicinity, Policy Areas and Overlays

Supervisor Stone
District 3

Date Drawn: 06/04/14
Vicinity



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and a new land use map. All zoning and land use designations shown on this map are based on the General Plan and the land use map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 855-3277 (Eastern County) or website at: <http://planning.linc.ca>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

LAND USES

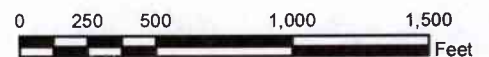
Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 863-9277 (Eastern County) or website at: <http://planning.time.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 2



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Palm Desert at (760) 863-8277 (Eastern County) or website at: <http://planning.ltrm.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Palm Desert at (760) 865-4277 (Eastern County) or website at: <http://planning.tlma.org>

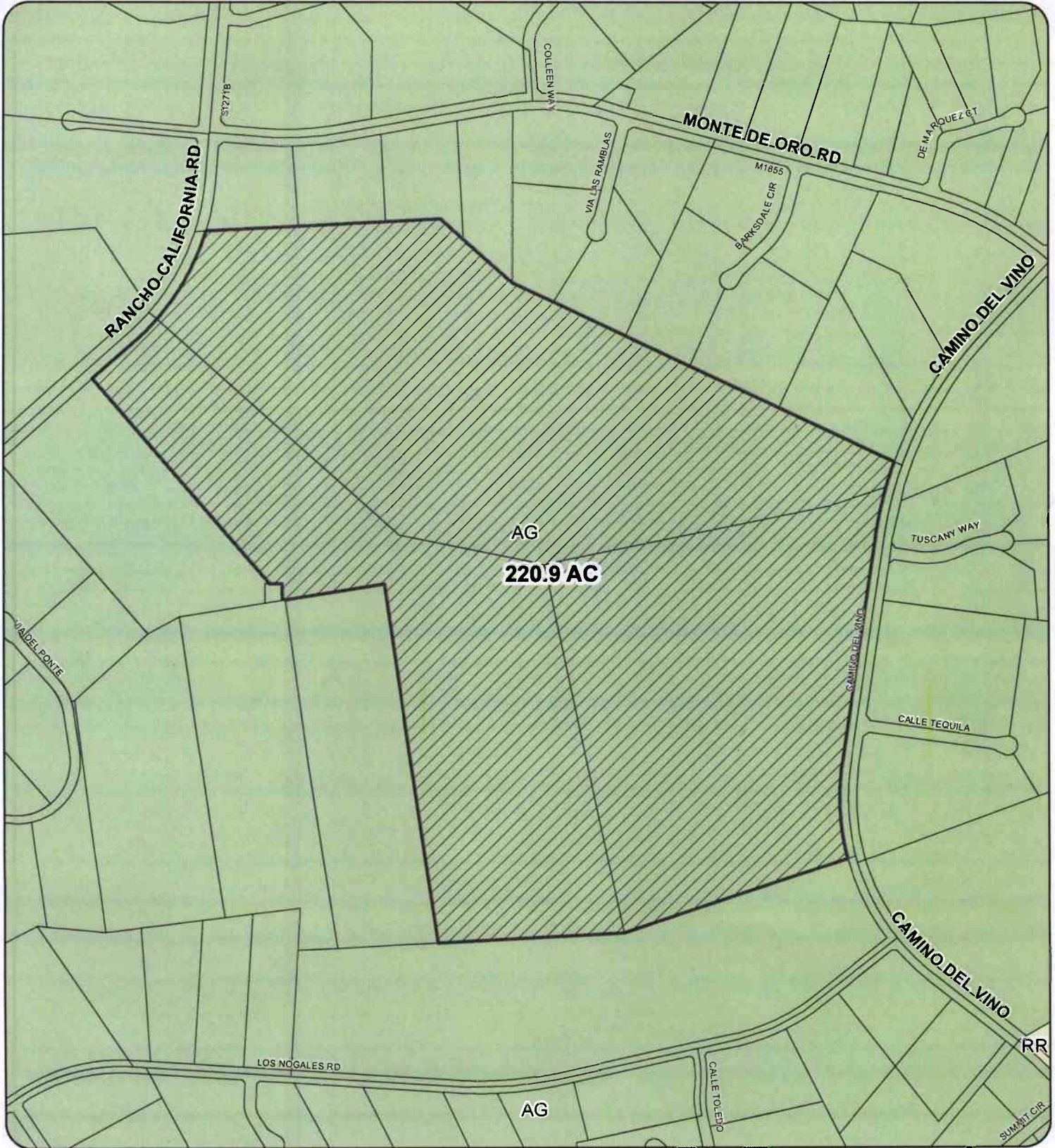
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

EXISTING GENERAL PLAN

Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 5

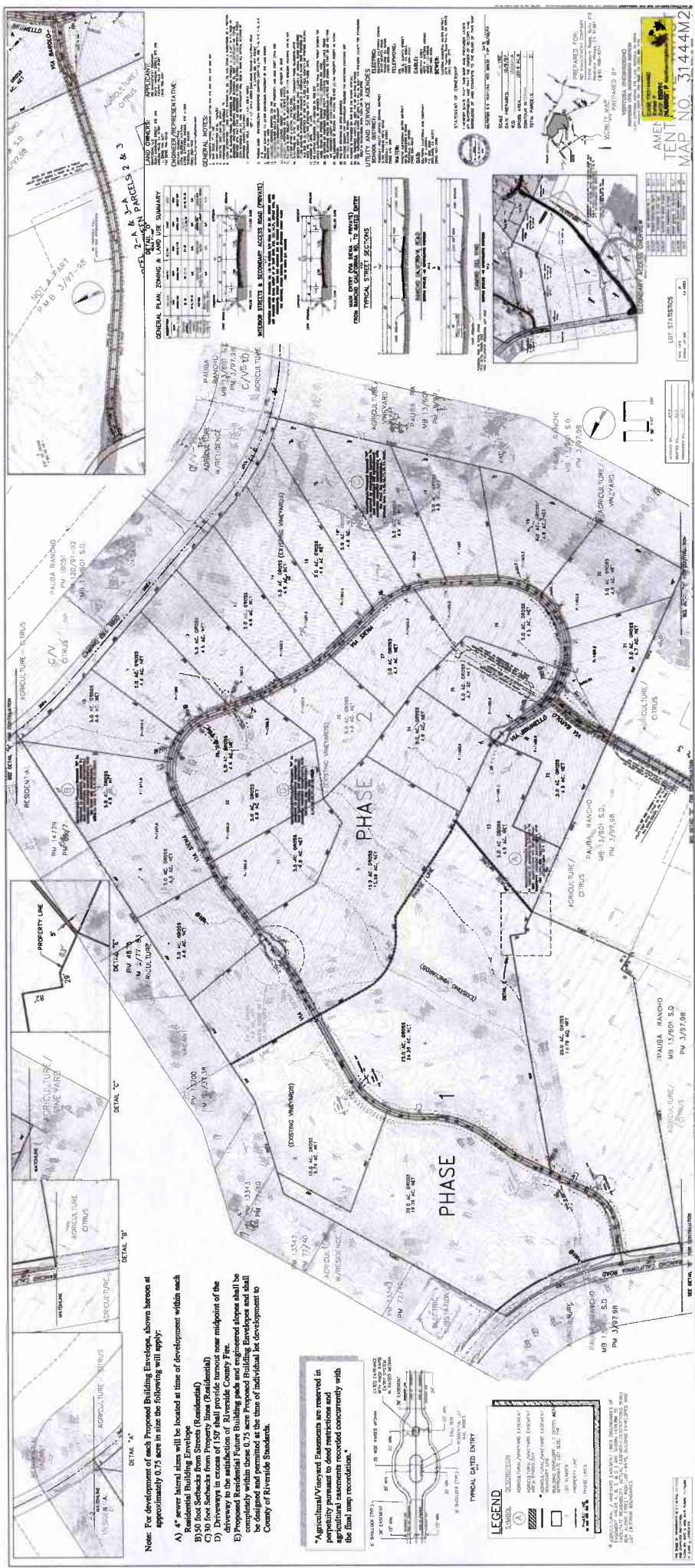


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009

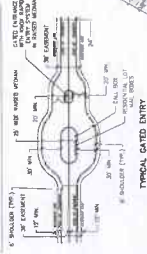


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Palm Desert at (760) 863-6277 (Eastern County) or website at: <http://planning.srns.org>



- Note: For development of each Proposed Building Envelope, shown herein at approximately 0.75 acre in size the following will apply:
- A) 4" sewer lateral lines will be located at time of development within each Residential Building Envelope
 - B) 4" water main lines will be located at time of development within each Residential Building Envelope
 - C) 30 foot setbacks from Property Lines (Residential)
 - D) Driveways in excess of 150' shall provide turnout near midpoint of the driveway to the satisfaction of Riverside County Fire.
 - E) Proposed Residential Future Building pads and easemented slopes shall be designed and permitted at the time of individual lot development to County of Riverside Standards.

Agriculture/Vineyard Easements are reserved in perpetuity pursuant to deed restrictions and agricultural easements recorded concurrently with the final map recordation.



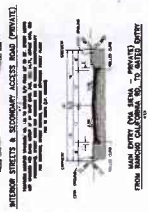
LEGEND

SYMBOL	DESCRIPTION
(Symbol)	RESIDENTIAL BUILDING ENVELOPE
(Symbol)	AGRICULTURE/VINEYARD EASEMENT
(Symbol)	WATER MAIN EASEMENT
(Symbol)	SEWER MAIN EASEMENT
(Symbol)	PROPERTY LINE
(Symbol)	PROPERTY LOT
(Symbol)	PAUBA RANCHO

*Proposed 4" and 6" water main lines, 4" and 6" sewer main lines, and 4" and 6" storm sewer lines shall be installed at the time of individual lot development to County of Riverside Standards.

GENERAL PLAN ZONING & LAND USE SUMMARY

Parcel No.	Area (Ac.)	Zoning	Land Use
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE



LOT STATISTICS

Parcel No.	Area (Ac.)	Zoning	Land Use
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE
PAUBA RANCHO MB 13/801 S.D. PM 3/97/98	1,200.00	AG	AGRICULTURE

AMERI TENT MAP NO. 31444M2

Extension of Time Environmental Determination

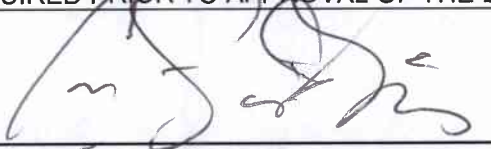
Project Case Number: TR31444M2
 Original E.A. Number: EA42684
 Extension of Time No.: First
 Original Approval Date: January 31, 2006

Project Location: Southeast of Rancho California Road, west of Camino Del Vino, and south of Monte de Oro.

Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

On January 31, 2006, this *SELECT* and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016
 For Steve Weiss, Planning Director

From: steve converse [mailto:steveconverse@hotmail.com]

Sent: Friday, July 08, 2016 10:13 AM

To: Harris, Dionne

Cc: Miguel Villasenor; Lantis, Richard; Nanthavongdouangsy, Phayvanh; Darla Kravitz

Subject: RE: 2ND EOT TR31444M2 Recommended Conditions For Acceptance

Dionne,

The new conditions are acceptable. Can you please complete the EOT?

Sincerely,

Steve Converse, AIA

Graperoad, LLC

From: DHarris@rctlma.org

To: steveconverse@hotmail.com

CC: TWHEELER@rctlma.org

Subject: 2ND EOT TR31444M2 Recommended Conditions For Acceptance

Date: Fri, 10 Jun 2016 19:25:14 +0000

Attn: Steve Converse

Graperoad, LLC

30343 Canwood St. STE 206

Agoura, CA 91301

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31444M2.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of six (6) 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

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 which are identified as follows:

██████████/50. Flood #10/██████████/80. E Health #4/90. E Health #3/██████████

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.

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.

Thank you so much!

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department

07/08/16
16:52

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP WQMP IS REQUIRED FOR EOT2 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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 4 EOT2- E.HEALTH CLEARANCE REQ. RECOMMND

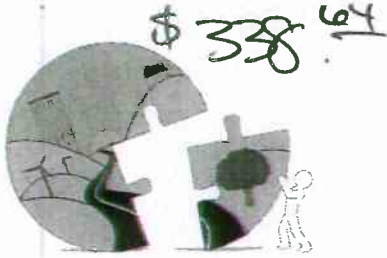
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 3 EOT2-E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.



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: TR 31444-M2 DATE SUBMITTED: 5/3/16

Assessor's Parcel Number(s): 942-220-001 942-210-003 942-210-004

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: JAN 31, 2006

Applicant's Name: GRAPERDAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST STE 206
ADDUVA CA 91301
City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Property Owner's Name: SAME E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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"

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.

STEVE CONVERSE

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.

GRAPER ROAD, LLC
CLAUDIO PONTE, MANAGER

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.