

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

6/16 B



SUBMITTAL DATE:
April 19, 2010

FROM: TLMA - Planning Department

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30322 - 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 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) - Location: Westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway – 64.82 Acres - Zoning: Specific Plan (S-P 293) - The tentative tract proposes a Schedule A subdivision of 64.82 acres into 272 residential lots consisting of 141 lots on 30.28 acres in Planning Area 29 and 131 lots on 32.71 acres in Planning Area 34. - **REQUEST:** EXTENSION OF TIME TO APRIL 13, 2009 - SECOND EXTENSION

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision by the Planning Commission on April 7, 2010.

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

APPROVED the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 30322**, extending the expiration date and to reflect SB1185 and AB333 benefits to April 13, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

Jerry Jolliffe, Deputy Planning Director for,

Ron Goldman
Planning Director

Initials:
RG:vc
WA

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 4, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

leleB

DATE: April 19, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30322
(Charge your time to these case numbers)

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

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

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

Please schedule on the May 4, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:
NONE

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

Ron
4-22-10

Agenda Item No. 1.3
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Ray Juarez

Tentative Tract Map No. 30322
SECOND EXTENSION OF TIME (EOT)
Planning Commission Date: April 7, 2010
Applicant: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30322.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of nine (9) 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 seven (7) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 13, 2009) indicating the acceptance of the nine (9) conditions.

FURTHER PLANNING CONSIDERATIONS:

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

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, Governor Schwarzenegger signed into law SB 333, 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

Ray Juarez
3/10-10

TENTATIVE TRACT MAP NO. 30322 EXTENSION OF TIME REQUEST

Page 2 of 2

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 13, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until April 13, 2012. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

ORIGINAL APPROVAL DATE: April 13, 2004

RECOMMENDATION:

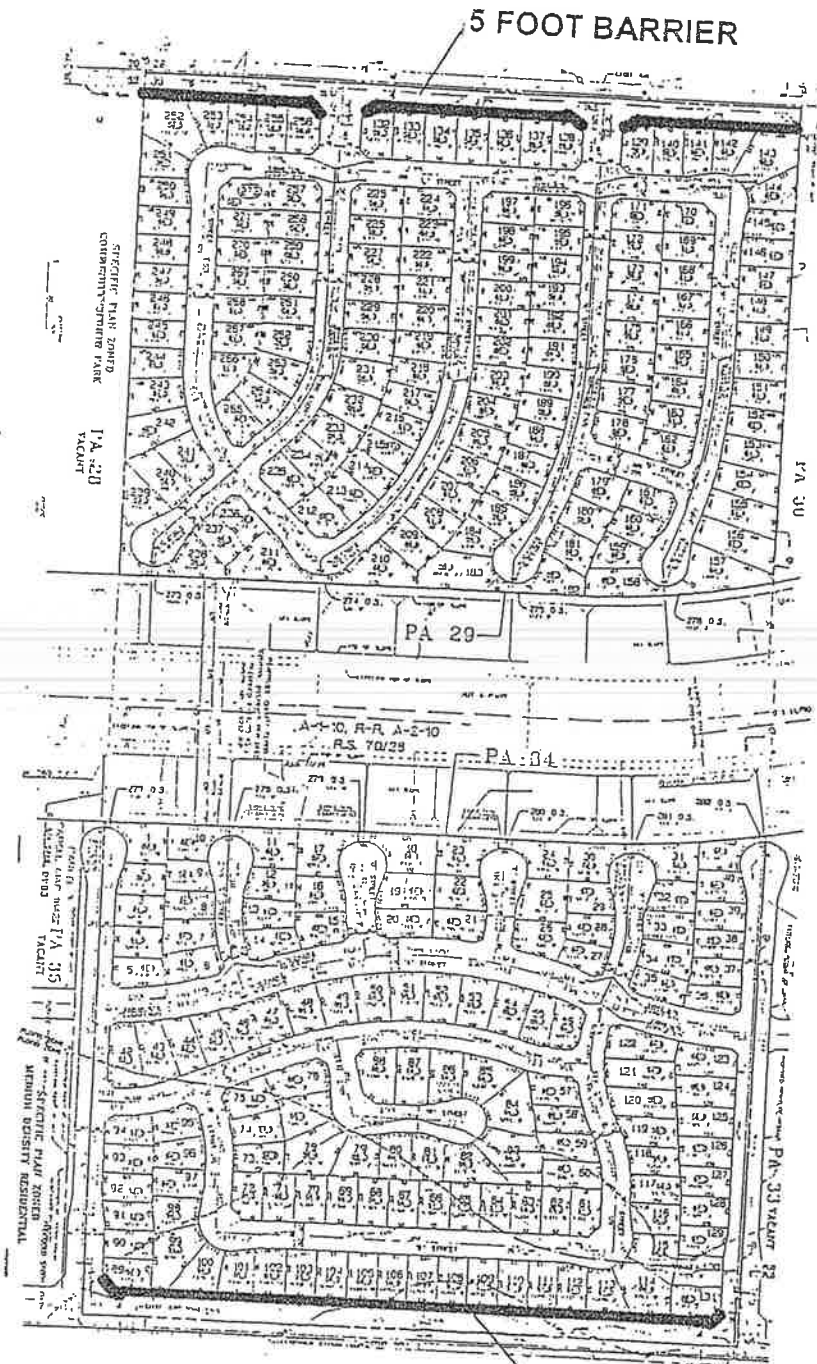
APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 30322**, extending the expiration date and to reflect SB1185 and AB333 benefits to April 13, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30322 -

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 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) - Location: Westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway – 64.82 Acres - Zoning: Specific Plan (S-P 293) - The tentative tract proposes a Schedule A subdivision of 64.82 acres into 272 residential lots consisting of 141 lots on 30.28 acres in Planning Area 29 and 131 lots on 32.71 acres in Planning Area 34. -

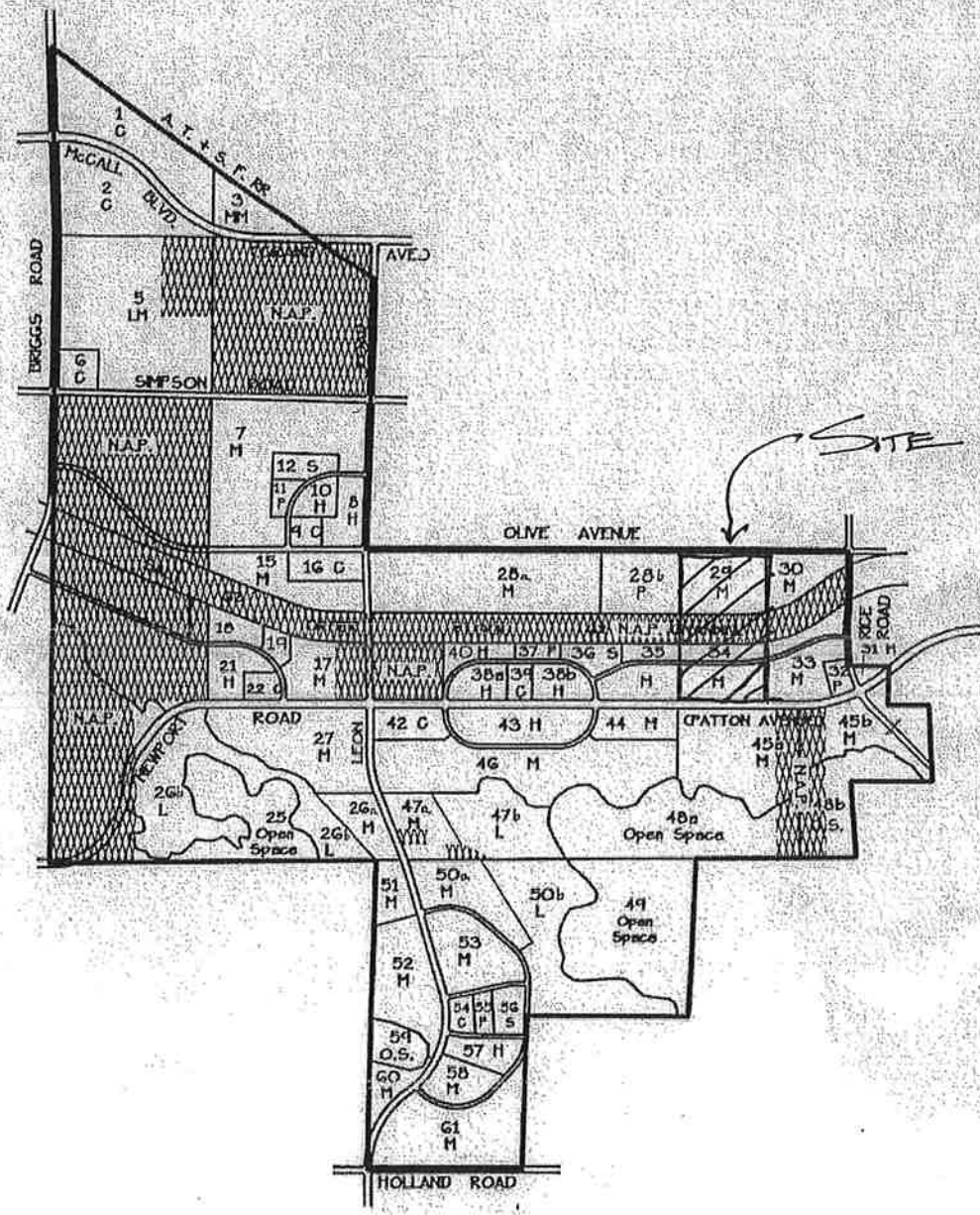
REQUEST: EXTENSION OF TIME TO APRIL 13, 2009 - SECOND EXTENSION.

EXHIBIT 2 SITE MAP



SCALE 1" = 400'





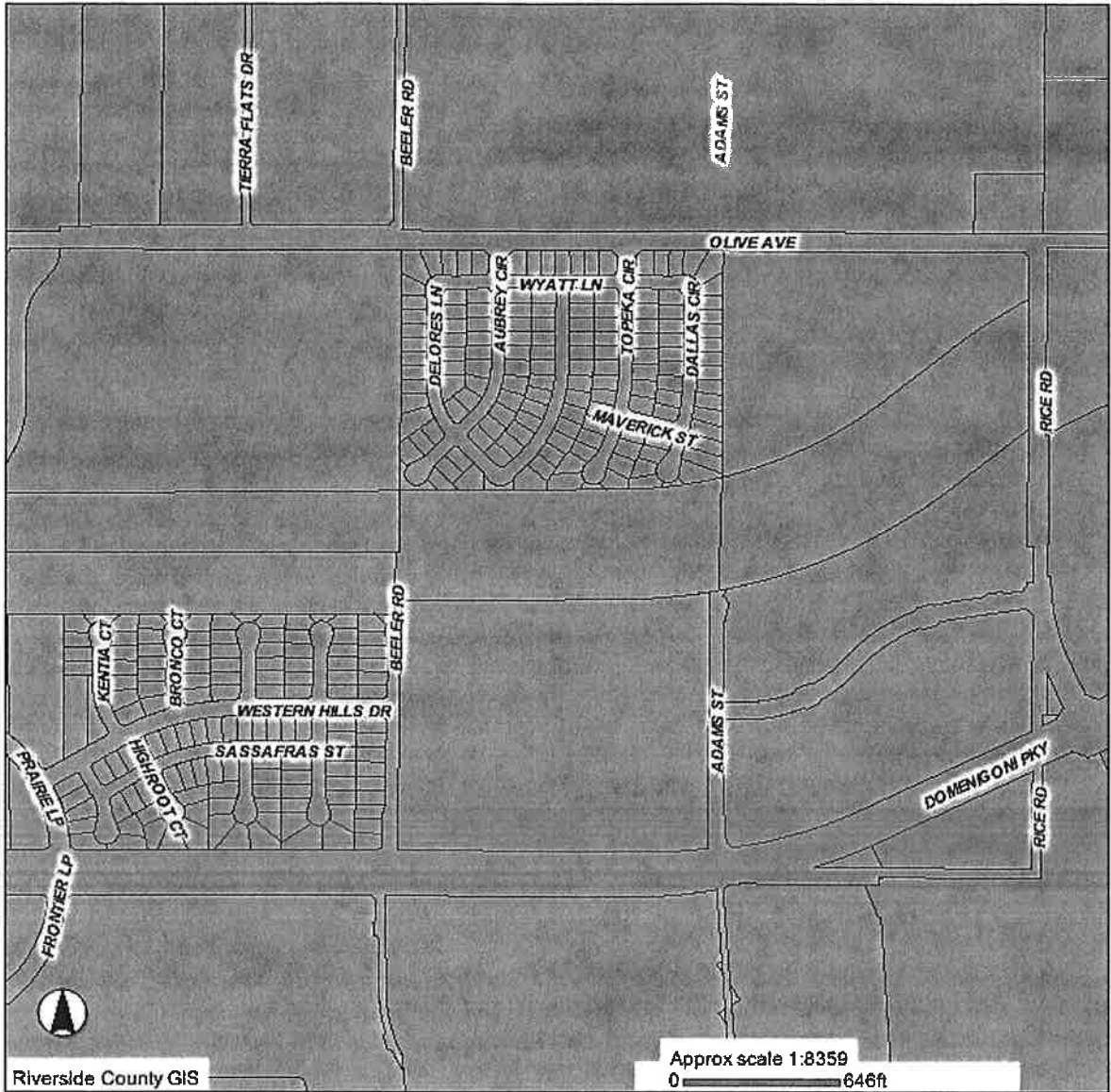
WINCHESTER HILLS SPECIFIC PLAN

DECEMBER 1995

LAND USE PLAN



AREA PLAN - TR30322



AREA PLAN

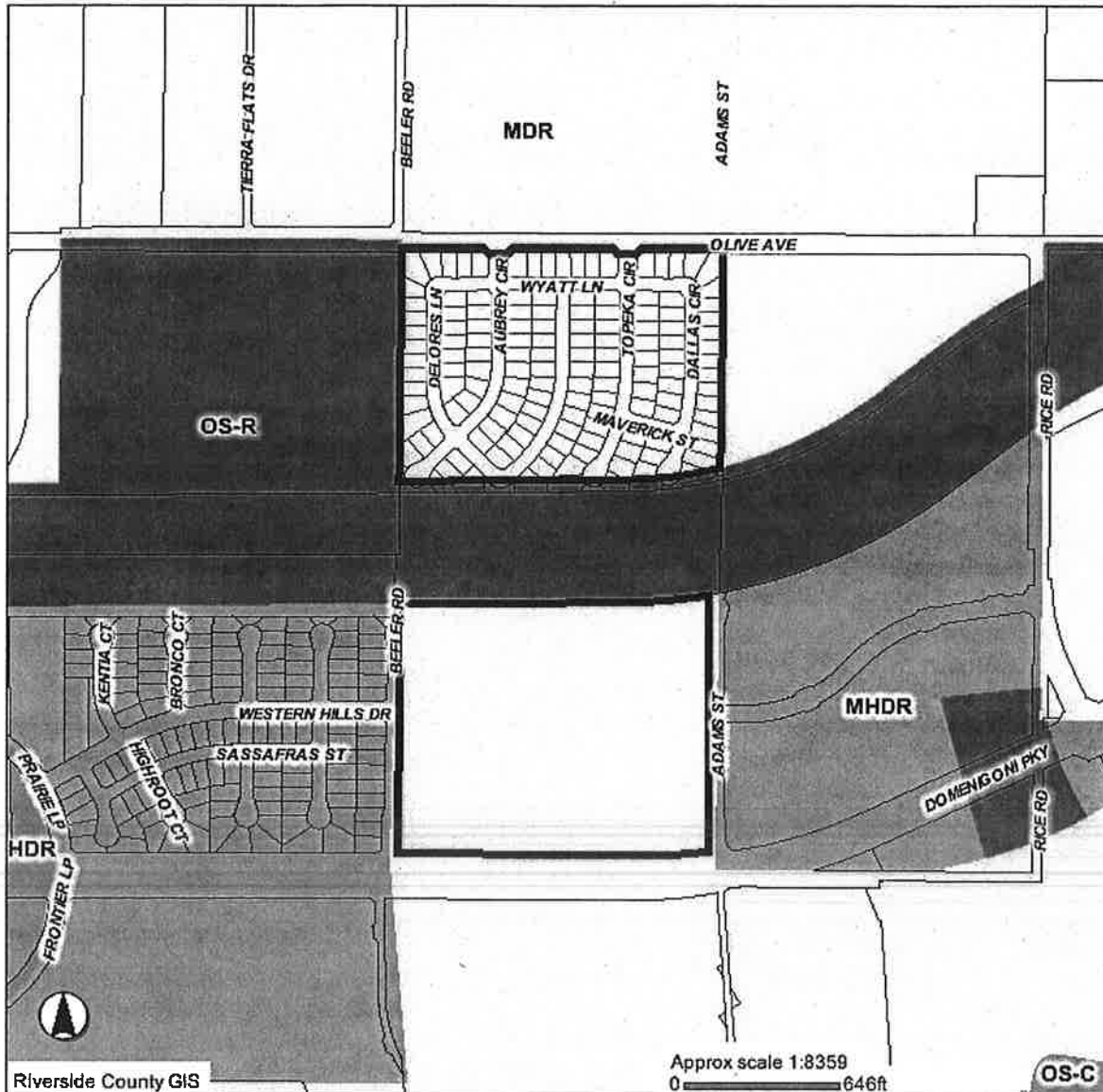
- PARCELS
- HARVEST VALLEY / WINCHESTER
- CITY BOUNDARY

IMPORTANT

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

REPORT PRINTED ON...Wed May 14 09:24:11 2008

LANDUSE - TR30322



LANDUSE

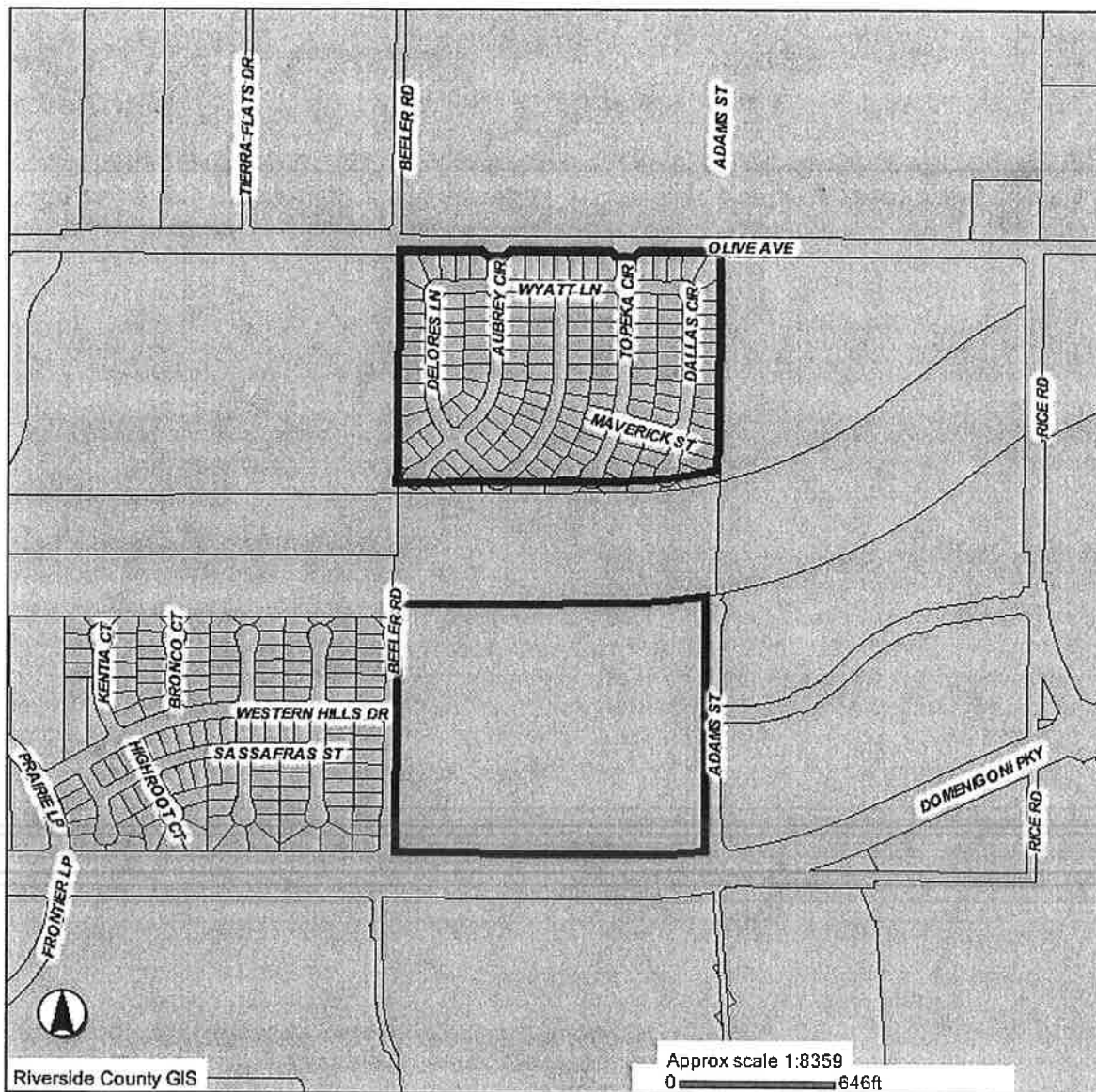
- | | | | |
|---------------------|--------------------------------|----------------------------------|----------------------------------------|
| PARCELS | HDR - HIGH DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | CITIES | CITY BOUNDARY |

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REPORT PRINTED ON...Wed May 14 09:24:35 2008

ZONING DISTRICTS - TR30322



ZONING DISTRICTS

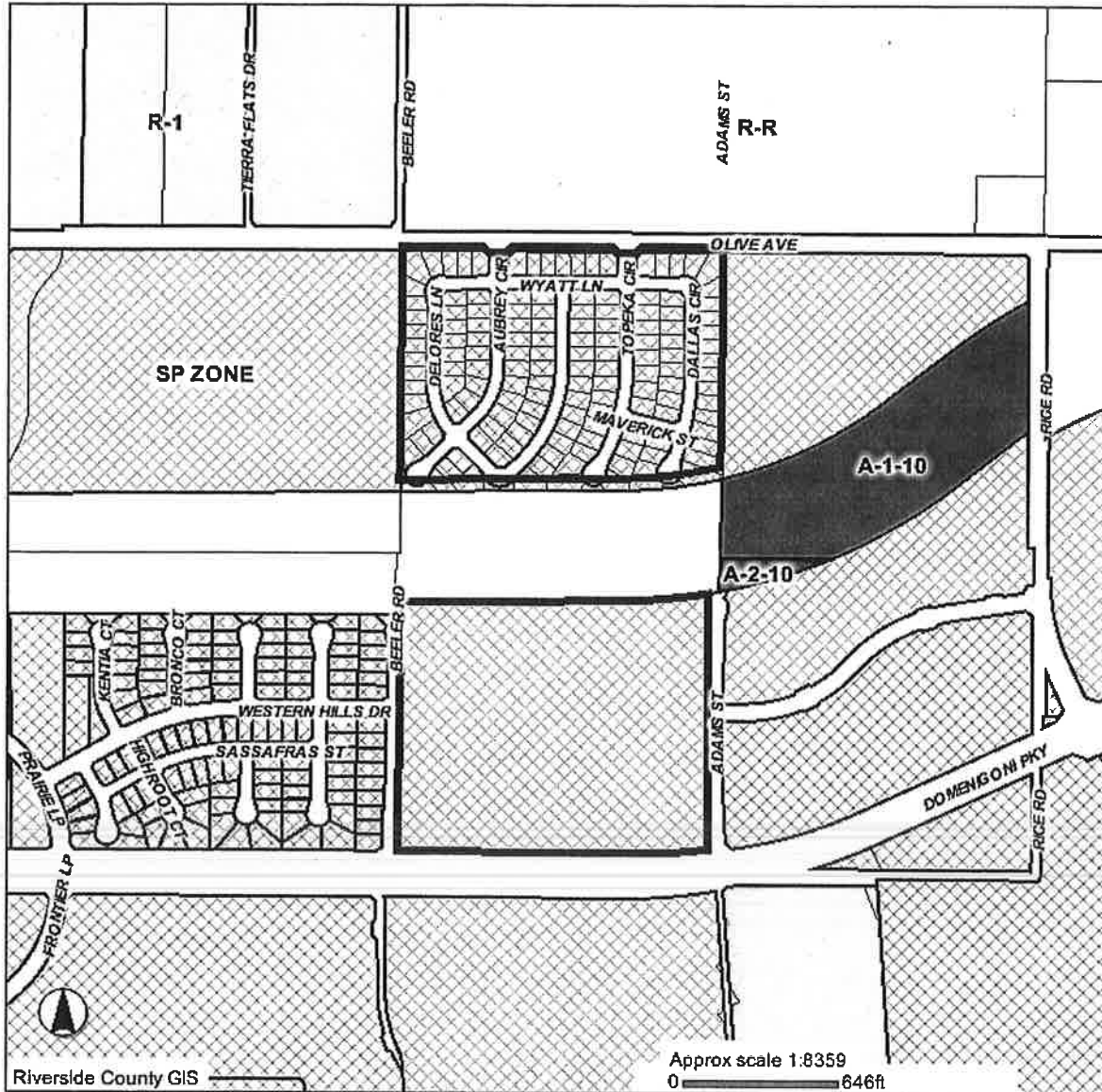
- PARCELS
- WINCHESTER AREA
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Wed May 14 09:25:16 2008

ZONING - TR30322



IMPORTANT

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REPORT PRINTED ON...Wed May 14 09:26:04 2008

Extension of Time Environmental Determination

Project Case Number: TR30322

Original E.A. Number: 38476

Extension of Time No.: SECOND

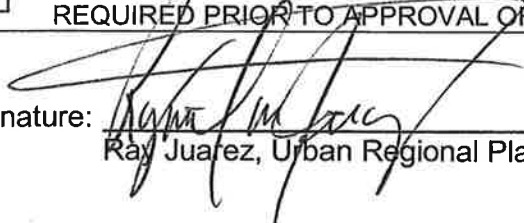
Original Approval Date: April 13, 2004

Project Location: Westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway

Project Description: The tentative tract proposes a Schedule A subdivision of 64.82 acres into 272 residential lots consisting of 141 lots on 30.28 acres in Planning Area 29 and 131 lots on 32.71 acres in Planning Area 34.

On July 11, 2008, 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: 
Ray Juarez, Urban Regional Planner

Date: 7/11/08
For Ron Goldman, Planning Director

Rancon Winchester Valley 63. LLC
41391 Kalmia Street. Ste. 200
Murrieta CA 92562
(951) 696-0600

August 13, 2009

Ms. Chantell Griffin
County of Riverside
Planning Department, 9th Floor
4080 Lemon Street
Riverside CA 92502

Re: TR30322

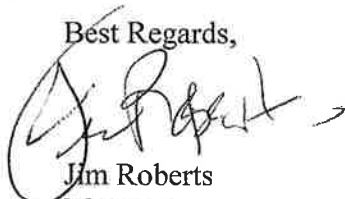
Dear Chantell:

Rancon Group is providing this letter as our acceptance of the following Conditions of Approval for Tract 30322 Extension of Time:

10.PLANNING 021	Viable Landscaping
10.PLANNING 022	Map Front Yard Landscaping
80.PLANNING 027	Map – Parking/Landscaping Plan
80,PLANNING 028	Map – Landscaping Securities
90.PLANNING 015	Map – Lndscp/Irrig Install Ins
90.PLANNING 016	Map – Specimen Trees
90.PLANNING 017	Comply with Lndscp Irrig
50.TRANS 035	Map - Traffic Signals 2 EOT2
90.TRANS 009	Map – Traffic Signals 2 EOT2

Please feel free to contact our office if you have any questions or require any additional information.

Best Regards,



Jim Roberts
Manager

ACT MAP Tract #: TR30322

Parcel: 461-200-009

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 21 MAP - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."
EOT2

10.PLANNING. 22 MAP FRONT YARD LANDSCAPING

RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.
EOT2

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 35 MAP - TRAFFIC SIGNALS 2 EOT2

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 27 MAP - PARKING/LANDSCAPING PLAN

RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of

ACT MAP Tract #: TR30322

Parcel: 461-200-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27

MAP - PARKING/LANDSCAPING PLAN (cont.)

RECOMMND

plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

EOT2

80.PLANNING. 28

MAP - LANDSCAPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

EOT2

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 15

MAP - LNDSCP/IRRIG INSTALL INS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled

ACT MAP Tract #: TR30322

Parcel: 461-200-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LNDSACP/IRRIG INSTALL INS (cont.) RECOMMND

"MAP-LANDSCAPING SECURITIES and MAP- LNDSACPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.
EOT2

90.PLANNING. 16 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT2

90.PLANNING. 17 MAP - COMPLY W/ LNDSACP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSACP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT2

TRANS DEPARTMENT

90.TRANS. 9 MAP - TRAFFIC SIGNAL 2 EOT2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

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

DATE: June 18, 2008

TO:

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

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

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 30322 - 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 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) - Location: Westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway – 64.82 Acres - Zoning: Specific Plan (S-P 293) - The tentative tract proposes a Schedule A subdivision of 64.82 acres into 272 residential lots consisting of 141 lots on 30.28 acres in Planning Area 29 and 131 lots on 32.71 acres in Planning Area 34. - REQUEST: EXTENSION OF TIME TO APRIL 13, 2009 - SECOND EXTENSION.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **July 10, 2008 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

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

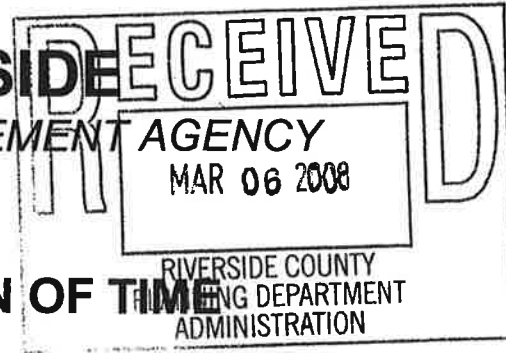
LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

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

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

Should you have any questions regarding this item, please do not hesitate to contact David Mares, Principal Planner, at (951) 955-9541 or email at dmares@RCTLMA.org/ **MAILSTOP# 1070**.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tentative Tract 30322 DATE SUBMITTED: 3/6/08

Assessor's Parcel Number(s): 461-200-008,009

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: 4/13/04

Applicant's Name: Albert A. Webb Associates E-Mail: _____

Mailing Address: 3788 McCray Street
Riverside, CA 92506
Street City State ZIP

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

Property Owner's Name: Trimark Pacific Homes E-Mail: _____

Mailing Address: 10815 Rancho Bernardo Road Suite 110
San Diego, CA 92127
Street City State ZIP

Daytime Phone No: (858) 217-2720 Fax No: (858) 472-0375

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

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

ALBERT A. WEBB ASSOCIATES

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.

Stephen E. Hester

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

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.

