

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

809B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/13/10
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31024 -
Applicant: K & A Engineering - First and Second Supervisorial Districts – Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Low Density Residential (LDR) - Location: East of the Retreat Parkway and south of the Bedford Motorway – 3.48 Acres - Zoning: Specific Plan (SP) (SP317) – Approved Project Description: Schedule G subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre - **REQUEST: EXTENSION OF TIME TO JUNE 27, 2009 (SB1185 brings the expiration date to 6/27/10 and AB333 brings the expiration date to 6/27/12) - FIRST EXTENSION.**

RECOMMENDED MOTION:

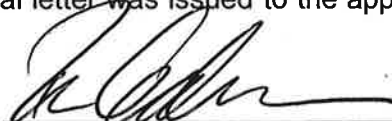
RECEIVE AND FILE the Notice of Decision by the Planning Director on May 3, 2010.


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

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 31024**, extending the expiration date and to reflect SB1185 and AB333 benefits to June 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

BACKGROUND:

Upon approval of the subject case, an approval letter was issued to the applicant, together with


Ron Goldman
Planning Director

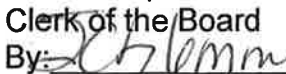
Initials:
RG/vgc


(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, 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 25, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

1.2

The Honorable Board of Supervisors

Re: **FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31024**

Page 2 of 2

the final conditions of approval, indicating an approval date of June 27, 2005. The Planning Department established an expiration date three (3) years after this approval date.

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 five (5) 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 (Landscaping Division) Department is recommending the addition of two (2) Conditions of Approval. The Planning (Cultural Resources Division) Department is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of one (1) 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 April 19, 2010) indicating the acceptance of the five (5) conditions.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

809 B

DATE: May 11, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME FOR PARCEL MAP NO. 31024

(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: NONE

Please schedule on the May 25, 2010 BOS Agenda

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

Rm
5/12/10

Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Raymond Juarez

Tentative Parcel Map No. 31024
FIRST EXTENSION OF TIME (EOT)
Director's Decision Date: May 3, 2010
Applicant: K & A Engineering

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 Director for approval.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31024.

BACKGROUND:

Upon approval of the subject case, an approval letter was issued to the applicant, together with the final conditions of approval, indicating an approval date of June 27, 2005. The Planning Department established an expiration date three (3) years after this approval date.

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 five (5) 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 (Landscaping Division) Department is recommending the addition of two (2) Conditions of Approval. The Planning (Cultural Resources Division) Department is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of one (1) 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 April 19, 2010) indicating the acceptance of the five (5) 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.

RJ
5-3-10

TENTATIVE PARCEL MAP NO. 31024, FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

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

Therefore, upon an approval action by the Planning Director, 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 June 27, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until June 27, 2012. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

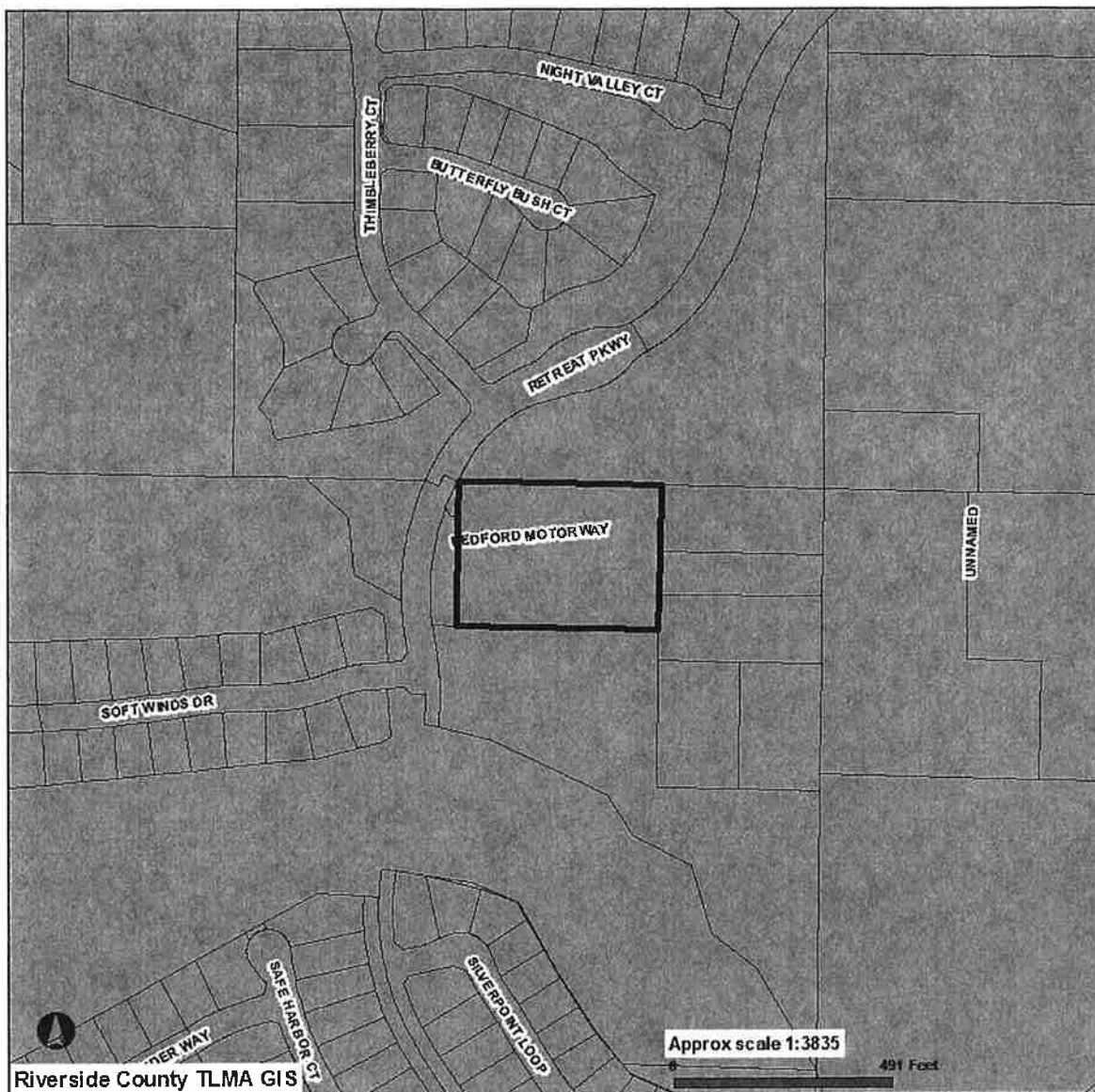
ORIGINAL Approval Date: June 27, 2005
ORIGINAL Expiration Date: June 27, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 31024**, extending the expiration date and to reflect SB1185 and AB333 benefits to June 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31024 - Applicant: K & A Engineering - First and Second Supervisorial Districts – Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Low Density Residential (LDR) - Location: East of the Retreat Parkway and south of the Bedford Motorway – 3.48 Acres - Zoning: Specific Plan (SP) (SP317) – Approved Project Description: Schedule G subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre - **REQUEST: EXTENSION OF TIME TO JUNE 27, 2009 (SB1185 brings the expiration date to 6/27/10 and AB333 bring the expiration date to 6/27/12) - FIRST EXTENSION.**

AREA PLAN - PM31024



Selected parcel(s):
282-150-003

AREA PLAN

- SELECTED PARCEL
- PARCELS
- TEMESCAL CANYON
- 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 Aug 19 14:24:54 2009

LAND USE - PM31024



Selected parcel(s):
282-150-003

LANDUSE

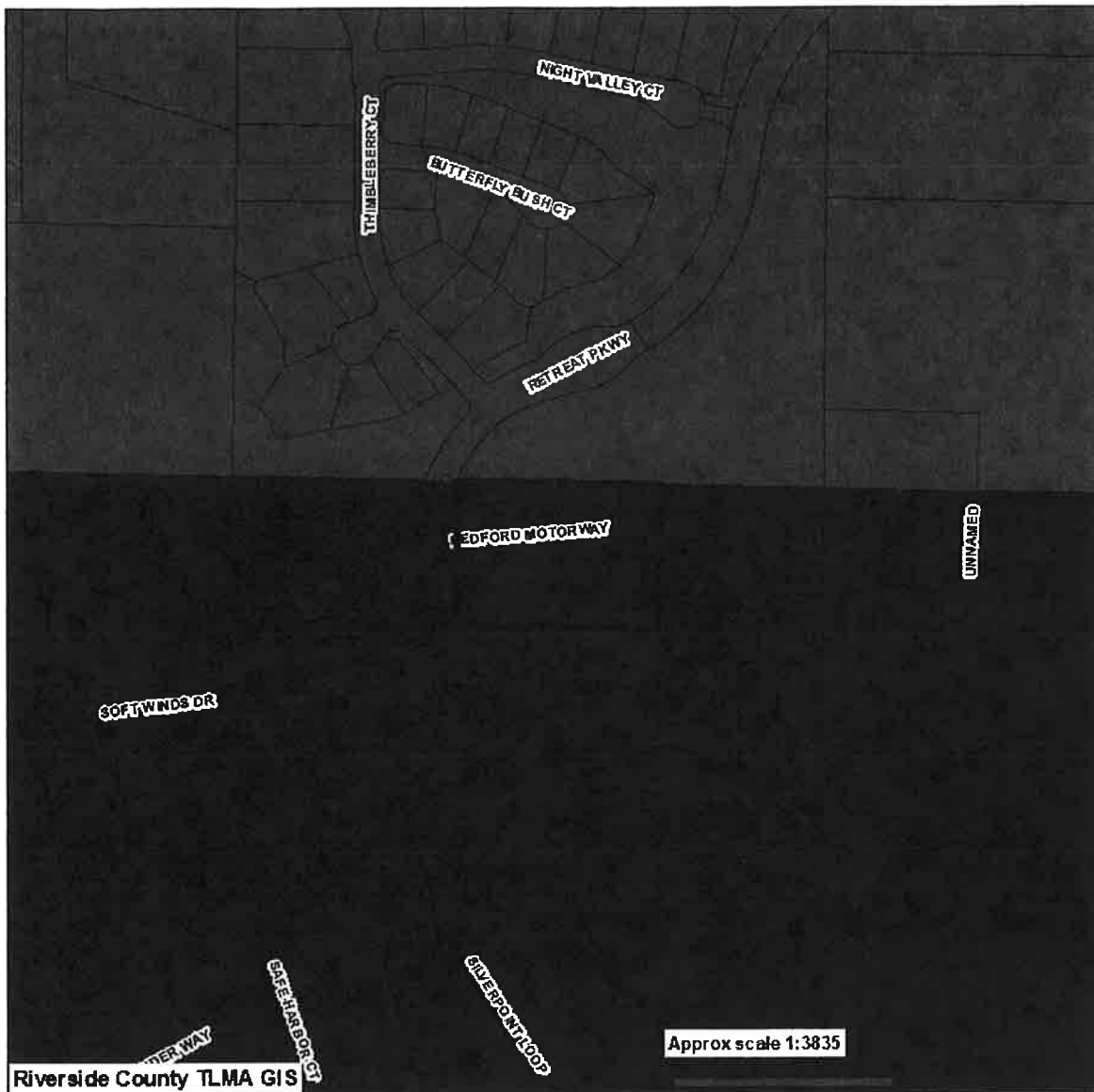
- | | | | |
|---------------------|------------------------------|---|----------------------------------|
| SELECTED PARCEL | PARCELS | LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-R - OPEN SPACE RECREATION | EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL | CITY BOUNDARY |

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REPORT PRINTED ON...Wed Aug 19 14:25:11 2009

ZONING DISTRICTS - PM31024



Selected parcel(s):
282-150-003

ZONING DISTRICTS

SELECTED PARCEL
 CITY BOUNDARY

PARCELS

EL CERRITO DIST

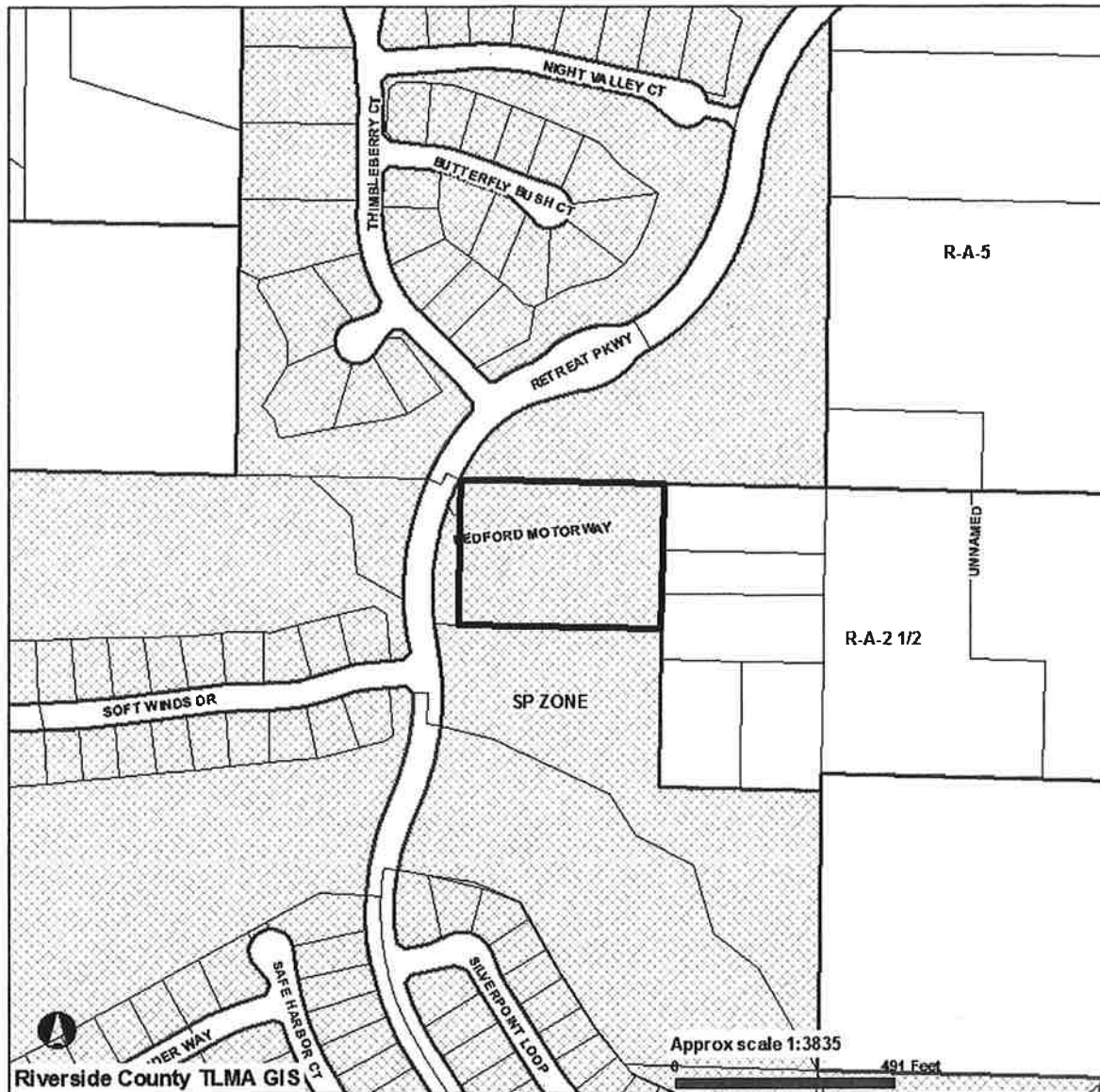
GLEN IVY AREA

IMPORTANT

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REPORT PRINTED ON...Wed Aug 19 14:25:32 2009

ZONING - PM31024



Selected parcel(s):
282-150-003

ZONING

- SELECTED PARCEL
- PARCELS
- ZONING BOUNDARY
- R-A-2 1/2, R-A-5
- SP ZONE
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Wed Aug 19 14:25:50 2009

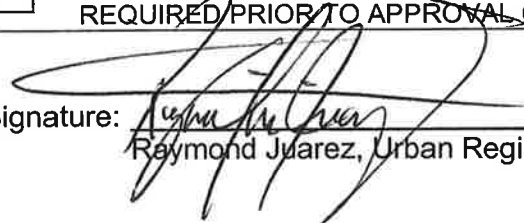
Extension of Time Environmental Determination

Project Case Number: TENTATIVE PARCEL MAP NO. 31024
Original E.A. Number: 39186
Extension of Time No.: FIRST
Original Approval Date: June 27, 2005
Project Location: East of the Retreat Parkway and south of the Bedford Motorway

Project Description: Schedule G subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre

On June 27, 2005, this Tentative Parcel 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:  _____ Date: April 19, 2010
Raymond Juarez, Urban Regional Planner For, Ron Goldman, Planning Director

Simmons, Kristina

From: Don Bergh [DonB@kaengineering.com]
Sent: Monday, April 19, 2010 10:49 AM
To: Simmons, Kristina
Cc: Griffin, Chantell
Subject: RE: 1st Extension of Time for Parcel Map No. 31024

Kristina;

In regards to the First Extension of Time for **PARCEL MAP No. 31024**,
We have no objections to the addition of the following conditions as listed within your email;

- 10.PLANNING. 21 MAP – LC LANDSCAPE REQUIREMENT
- 10.PLANNING. 22 MAP – LC LANDSCAPE SPECIES
- 10.PLANNING. 23 GEN – IF HUMAN REMAINS EOT1
- 10.PLANNING. 24 GEN – INADVERTANT ARCHAEO EOT1
- 10.TRANS. 1 MAP – COUNTY WEB SITE (EOT1)

As the Extension of Time applicant, we also accept the above listed conditions.

Sincerely;
Don Bergh
Project Manager
K & A Engineering
(951) 279-1800

-----Original Message-----

From: Simmons, Kristina [mailto:KRSIMMON@rctlma.org]
Sent: Wednesday, April 07, 2010 12:20 PM
To: Don Bergh
Cc: Griffin, Chantell
Subject: FW: 1st Extension of Time for Parcel Map No. 31024

My apologies. This Extension of Time would be going to Planning Commission for the Planning Commissioner's review. It would not be set for a Director's approval.

Thank you.

From: Simmons, Kristina
Sent: Wednesday, April 07, 2010 12:09 PM
To: 'donb@kaengineering.com'
Cc: Griffin, Chantell
Subject: 1st Extension of Time for Parcel Map No. 31024

Attn:

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) member to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Planning Department, Landscaping Division, has determined it is necessary to recommend the addition of 2 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Planning Department, Cultural Resources Division, has determined it is necessary to

recommend the addition of 2 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Transportation Department has determined it is necessary to recommend the addition of 1 new condition in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions is acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of these conditions is not acceptable, I would suggest you contact the department representative, Kristi Lovelady, Landscaping, at (951) 955-0781, Leslie Mouriquand, Cultural Resources, at (760) 393-3411 or Kevin Tsang, Transportation, at (951) 955-6800 to discuss this matter further.

I am in the process of preparing a staff report package for a Director's Approval so the Director can act on the EOT request. In order to be able to recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning or Transportation Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request, and at that time, the EOT applicant will have the opportunity to inform the Director about his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete this staff report no later than (2 weeks). I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with Planning or Transportation Department staff, or whether you simply want to move forward with the Director's Approval to make your arguments against the application of these conditions.

If you have any questions, comments, or concerns regarding this email, please feel free to contact our Planning Commission Secretary, Chantell Griffin, at (951) 955-3251, or myself.

Thank you,
Kristina M. Simmons
Planning Technician

Riverside County Planning Department
County Administrative Center
4080 Lemon St., 9th floor
P.O. Box 1409
Riverside, CA 92502
Ph: (951) 955-0879
Fax: (951) 955-3157

JEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 21

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

EOT1

10.PLANNING. 22

MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

EOT1

FUEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

10. GENERAL CONDITIONS

10.PLANNING. 23

GEN - IF HUMAN REMAINS EOT1

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 24

GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

1 JEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

10. GENERAL CONDITIONS

10.PLANNING. 24

GEN - INADVERTANT ARCHAEO EOT1 (cont.)

RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

TRANS DEPARTMENT

10.TRANS. 1

MAP - COUNTY WEB SITE (EOT1)

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

DATE: February 25, 2010

TO:

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

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

FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31024 - Applicant: K & A Engineering - First and Second Supervisorial Districts – Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Low Density Residential (LDR) - Location: East of the Retreat Parkway and south of the Bedford Motorway – 3.48 Acres - Zoning: Specific Plan (SP) (SP317) – Approved Project Description: Schedule G subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre - **REQUEST: EXTENSION OF TIME TO JUNE 27, 2009 (SB1185 brings the expiration date to 6/27/10 and AB333 bring the expiration date to 6/27/12) - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **April 1, 2010 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.

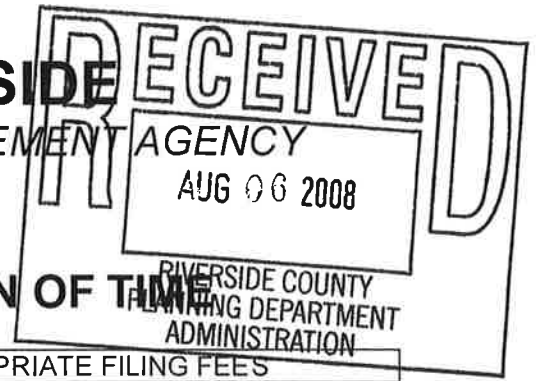
LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

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

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

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at cgriffin@RCTLMA.org/ **MAILSTOP# 1070.**

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · 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: PM 31024 DATE SUBMITTED: August 1, 2008

Assessor's Parcel Number(s): 282-150-003

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: August 9, 2005

Applicant's Name: K & A Engineering-Contact Don Bergh E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan St., Suite 117
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner's Name: Kiley Children's Trust E-Mail: _____

Mailing Address: 205 E. 5th Street
Corona CA 92679
City State ZIP

Daytime Phone No: (951) 735-2102 Fax No: (951) 735-0452

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.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1018 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

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.

K & A Engineering - Contact Don Bergh

PRINTED NAME OF APPLICANT

Donald Bergh
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.

Joe Achten, Trustee of the Kiley Children's Trust

PRINTED NAME OF PROPERTY OWNER(S)

Joe Achten
SIGNATURE OF PROPERTY OWNER(S)

Joe ACHTEN, Trustee

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.

