

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

810B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/23/10
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

REQUEST: FIRST EXTENSION OF TIME FOR PARCEL MAP NO. 32167 - Applicant: Stephen Bell - Fifth Supervisorial District - Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of Mountain View Avenue and south of Bonita Drive - 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) - Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - **REQUEST: EXTENSION OF TIME TO JULY 25, 2009 (SB1185 brings the expiration date to 7/25/2010 and AB333 brings the expiration date to 7/25/2012) - 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 of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32167**, extending the expiration date and to reflect SB1185 and AB333 benefits to July 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and

Ron Goldman
Planning Director

Initials:
RG:yc
AM

(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: *[Signature]*
Deputy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED

1.6

WITH THE CLERK OF THE BOARD

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

The Honorable Board of Supervisors

Re: **FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32167**

Page 2 of 2

after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of four (4) 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 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 March 29, 2010) indicating the acceptance of the four (4) conditions.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

810B

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. 32167

(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

Ron
5-12-10

Area Plan: The Pass
Zoning District: Cherry Valley
Supervisorial District: Fifth
Project Planner: Raymond Juarez

Tentative Parcel Map No. 32167
FIRST EXTENSION OF TIME (EOT)
Director's Decision Date: May 3, 2010
Applicant: Andrew and Leah Paez

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. 32167.

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 four (4) 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 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 March 29, 2010) indicating the acceptance of the four (4) 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 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

RJ
5.3.10

PARCEL MAP NO. 32167, SECOND 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 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 July 25, 2010 and will automatically gain benefit of SB1185 and AB333 and will be extended until July 25, 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: July 25, 2005

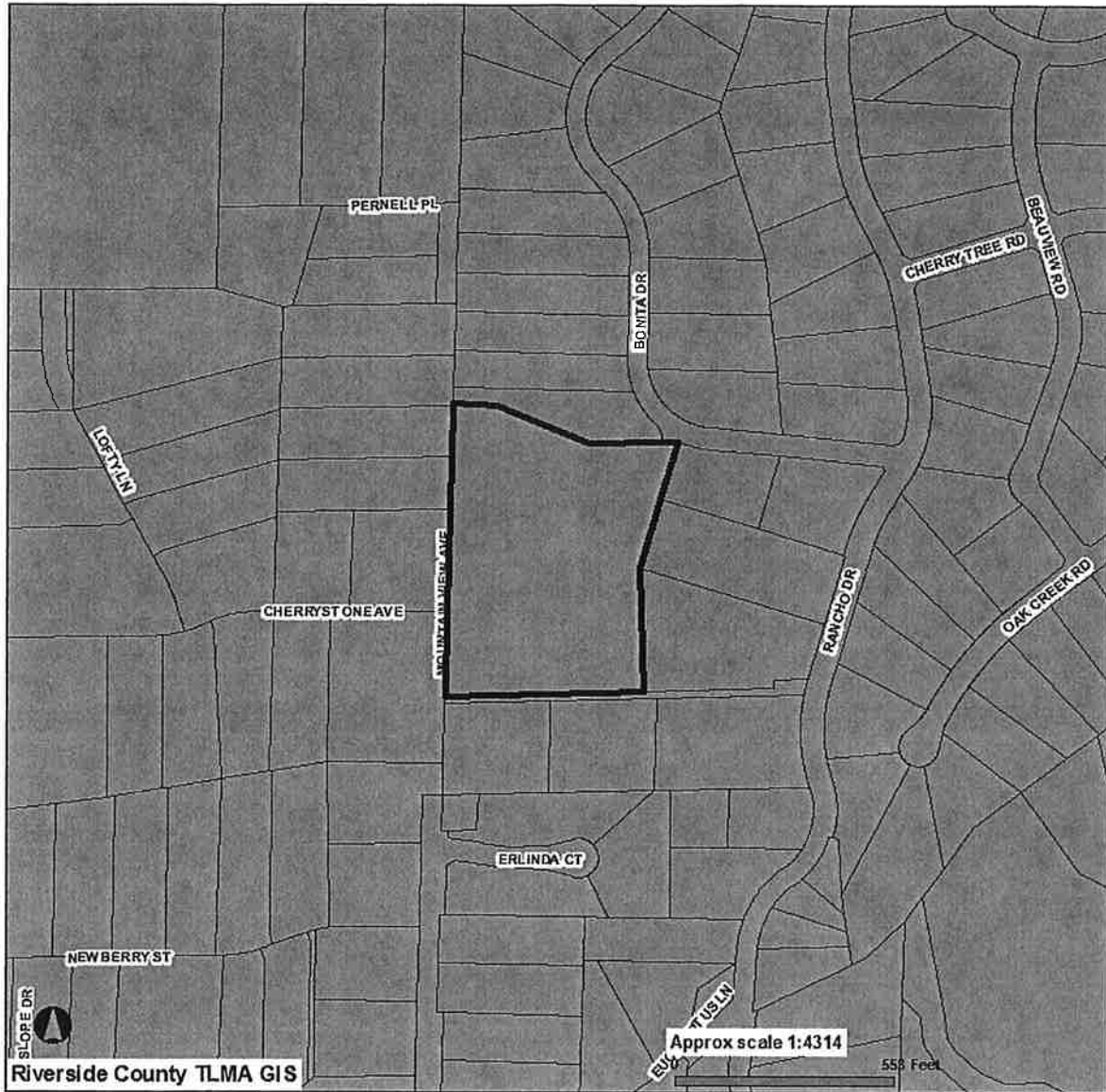
CORRECTED Expiration Date: July 25, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32167**, extending the expiration date and to reflect SB1185 and AB333 benefits to July 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME FOR PARCEL MAP NO. 32167 - Applicant: Stephen Bell - Fifth Supervisorial District – Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of Mountain View Avenue and south of Bonita Drive – 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) – Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - **REQUEST: EXTENSION OF TIME TO JULY 25, 2009 (SB1185 brings the expiration date to 7/25/2010 and AB333 brings the expiration date to 7/25/2012) - FIRST EXTENSION.**

AREA PLAN - PM32167



Selected parcel(s):
401-071-038

AREA PLAN

SELECTED PARCEL

PARCELS

THE PASS

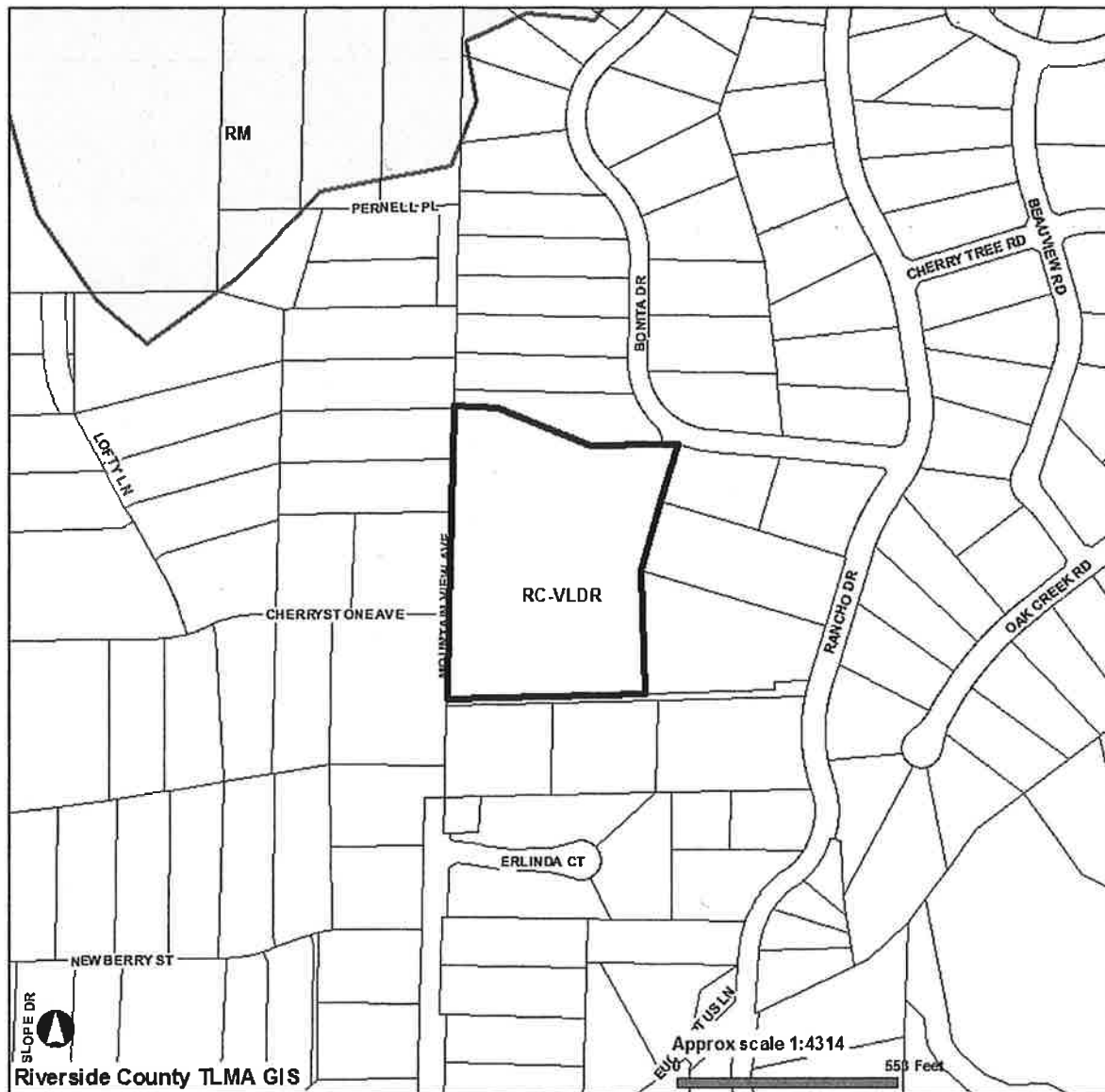
CITY BOUNDARY

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...Mon Jul 27 08:21:38 2009

LAND USE - PM32167



Selected parcel(s):
401-071-038

LANDUSE

SELECTED PARCEL

PARCELS

RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL

RM - RURAL MOUNTAINOUS

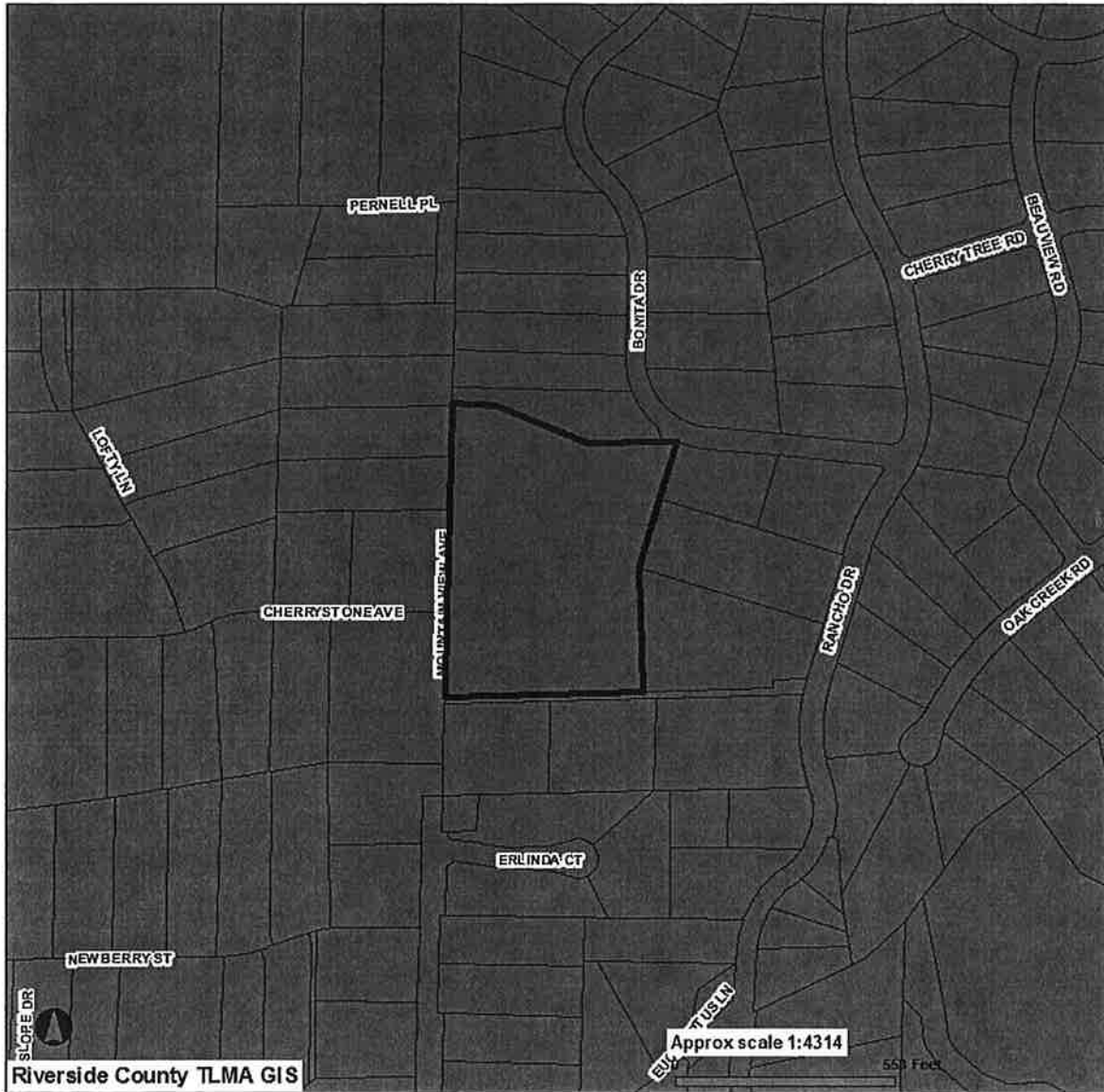
CITY BOUNDARY

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REPORT PRINTED ON...Mon Jul 27 08:22:09 2009

ZONING DISTRICTS - PM32167



Selected parcel(s):
401-071-038

ZONING DISTRICTS

SELECTED PARCEL

PARCELS

CHERRY VALLEY DIST

CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Mon Jul 27 08:22:37 2009

ZONING - PM32167



Selected parcel(s):
401-071-038

ZONING

- | | | | |
|---|----------------------------------|--|--------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | <input type="checkbox"/> PARCELS | <input type="checkbox"/> ZONING BOUNDARY | <input type="checkbox"/> A-1-1 |
| <input type="checkbox"/> R-A-1, R-A-2 1/2 | <input type="checkbox"/> W-2 | <input type="checkbox"/> 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...Mon Jul 27 08:23:02 2009

Extension of Time Environmental Determination

Project Case Number: TENTATIVE PARCEL MAP NO. 32167
Original E.A. Number: 39884
Extension of Time No.: FIRST
Original Approval Date: July 25, 2005
Project Location: East of Mountain View Avenue and south of Bonita Drive

Project Description: Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres.

On July 25, 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: May 3, 2010
Raymond Juarez, Urban Regional Planner For, Ron Goldman, Planning Director

Simmons, Kristina

From: Andrew Paez [andrewpaez@yahoo.com]
Sent: Monday, March 29, 2010 9:29 PM
To: Simmons, Kristina
Subject: Re: 1st and 2nd Extensions of Time for Parcel Map No. 32167

Ms. Simmons,

We accept the conditions in the attachment to this correspondence. In particular, we accept:

10 Planning. 18 Landscape Requirements
10 Planning. 19 Landscape Species
10 Planning. 20 If Human Species EOT2
10 Planning. 21 Inadvertant Archaeo EOT2
as conditions for Parcel Map 32167

Thank You,

Leah and Andrew Paez

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>
To: "andrewpaez@yahoo.com" <andrewpaez@yahoo.com>
Sent: Mon, March 15, 2010 3:42:02 PM
Subject: 1st and 2nd Extensions of Time for Parcel Map No. 32167

Mr. Paez,

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, for the 1st Extension of Time, 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, for the 2nd Extension of Time, 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 or Leslie Mouriquand (Cultural Resources), at (760) 393-3411 to discuss this matter further.

I am in the process of preparing a staff report package for the Planning Commission Hearing so the Planning Commission can act on the EOT requests. 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 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 Planning Commission 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 March 29, 2010. 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 Department staff, or whether you simply want to move forward to the Planning Commission Hearing 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

CEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 18

MAP - LC LANDSCAPE REQUIREMENTS

RECOMMND

Prior to the installation or rehabilitation of 5,000 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; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

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.

EOT2

10.PLANNING. 19

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.

EOT2

CEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT2

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. 21

GEN - INADVERTANT ARCHAEO EOT2

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),

PARCEL MAP Parcel Map #: PM32167

Parcel: 401-071-038

10. GENERAL CONDITIONS

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO EOT2 (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.

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

DATE: July 27, 2009

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 PARCEL MAP NO. 32167 - Applicant: Stephen Bell - Fifth Supervisorial District – Cherry Valley Zoning District - The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 acre minimum) - Location: East of Mountain View Avenue and south of Bonita Drive – 7.79 Acres - Zoning: Residential Agricultural (R-A-1) (1 acre minimum) – Approved Project Description: Schedule H subdivision of 7.79 acres into 4 Single Family Residential Lots, with a 1-Acre Minimum lot size and a remainder parcel of 3.15 acres. - **REQUEST: EXTENSION OF TIME TO July 25, 2009 - 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 **September 3, 2009 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 Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at cgriffin@RTLMA.org/ **MAILSTOP# 1070.**

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

September 22, 2008

Stephen Bell
737 Orange Avenue
Beaumont CA 92223

Dear Applicant:

Our records show Tentative Parcel Map No. 32167 was approved at Director's Hearing on July 25, 2005, and the Board of Supervisors received and filed the Director's decision on September 13, 2005. No appeal of the Board's action was filed, and so the Director's decision became final. As usual, this tentative map was conditioned for an initial 3 year expiration date. Unfortunately, at the time the Planning Department established the expiration date for this tentative map, the date was erroneously based on the Board's action of September 13, 2005, when in fact, the expiration date should have been based on the Director's approval on July 25, 2005.

Our records show that the First Extension of Time request for approved Tentative Parcel Map No. 32167 was filed on August 15, 2008. Because of the County's error, the filing of this extension request has been determined to be timely filed.

As you may, or may not know, on July 15, 2008, Governor Schwarzenegger signed into law Senate Bill 1185, which gave certain approved tentative maps an automatic 1 year extension to those maps' expiration dates. Based on our review of the criteria set forth in SB1185 it has been determined that this tentative map gains benefit of the change to state law. On this basis, the expiration date of the tentative map has been extended one (1) year. However, the Planning Department has also corrected the expiration date to be based on the Director's approval decision, rather than the Board's action, and therefore, the new corrected expiration date is now set as July 25, 2009. On that basis, this approved tentative map will remain active for at least another 10 months.

This is to notify you that unless you specifically make a written request asking the County Planning Department to immediately begin processing this extension request, the Planning Department will delay the processing of this application until 120 days prior to the new, corrected, expiration date. At that time, the Planning Department will begin to process the submitted extension request as normal. If, as part of the processing of the extension of time request, it is determined that it is necessary to recommend additional conditions of approval, copies of those conditions will be provided to you for your review. If you, as the extension of time applicant, agree to accept the additional conditions, the Planning Department staff will move the extension request forward for Director's action with a recommendation of approval. Subsequently, a Notice of Decision of the Director's decision will be submitted to the Board of Supervisors to be received and filed. If no appeal is filed, the Director's decision will become final, and the approved tentative map's expiration date would be extended to July 25, 2010. If you chose not to accept any additional

proposed conditions, Planning Department staff will place the request on the next available Director's Hearing agenda with a recommendation of denial based upon a determination that the conditions are necessary to protect the public's health, safety and welfare. At that time you will be able to present your arguments as to why the proposed conditions are not necessary. As indicated above, the Director's action will be provided to the Board of Supervisors in the form of a Notice of Decision. The Board's receive and file action will initiate a 10-day appeal period, and if necessary, you may file an appeal of the Director's decision and the Board will have the request set for a hearing before them. At the Board Hearing, you may again present your arguments as to why the proposed conditions are not appropriate. Whatever action is taken by the Board will then be final. If the Board's action was to deny the extension request, the approved tentative map's expiration date would not be changed and depending on the date of the action relative to the map's expiration date, the tentative map will have expired, or will soon expire. If the Board's action would be to approve the extension request, the approved tentative map's expiration date would be extended to July 25, 2010.

If appropriate, additional extension of time requests may be filed for processing, in accordance with Riverside County Ordinance No. 460. As always, if at any time during this period, the final parcel map is approved and recorded, the continued processing of this, or any other extension of time request would no longer be necessary and will be considered null and void.

If you should have any questions regarding this letter please contact me at (951) 955-9541.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

David Mares, Principal Planner

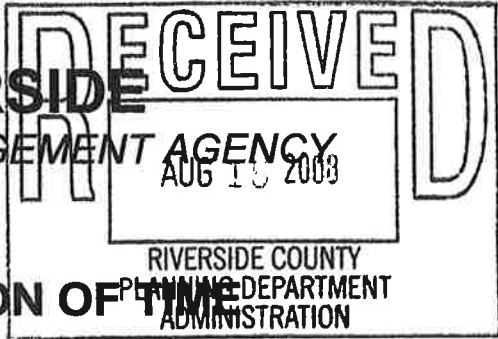
cc: Marcell Associates
P.O. Box 371
Banning CA 92220

Leah & Andrew Paez
720 N. California Avenue
Beaumont, CA 92223

Revised: 9/22/08

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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: PARCEL MAP #32167 DATE SUBMITTED: AUGUST 14, 2008

Assessor's Parcel Number(s): 401-072-011

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: SEPTEMBER 13, 2005

Applicant's Name: LEAH & ANDREW PAEZ E-Mail: ANDREWPAEZ@YAHOO.COM

Mailing Address: 749 ORANGE AVE
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (951) 315-6985 Fax No: () _____

Property Owner's Name: LEAH & ANDREW PAEZ E-Mail: ANDREWPAEZ@YAHOO.COM

Mailing Address: 749 ORANGE AVE
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (951) 315-6985 Fax No: () _____

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.

LEAH PAEZ
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LEAH PAEZ
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

ANDREW PAEZ
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

