

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

2058



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 10, 2010

**SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32231** - Applicant: Michael Caldwell - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural Residential (RR) - Location: North of Sycamore Springs Road, east of Lynch Lane and west of Sage Road - 25.42 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - Approved Project Description: Schedule H subdivision of 25.42 gross acres into four parcels with a minimum lot size of 5.0 gross acres - **REQUEST: EXTENSION OF TIME TO JULY 11, 2009 (SB1185 brings the expiration date to 7/11/10 and AB333 brings the expiration date to 7/11/12) - FIRST EXTENSION.**

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on May 17, 2010.

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

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32231**, extending the expiration date and to reflect SB1185 and AB333 benefits to July 11, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

Ron Goldman  
Planning Director

Initials:  
RG:vg

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Benoit and Ashley  
Nays: None  
Absent: Tavaglione and Stone  
Date: June 22, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

ATTACHMENTS FILED

The Honorable Board of Supervisors

Re: First Extension of Time for Tentative Parcel Map No. 32231

Page 2 of 2

**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 July 11, 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 eight (8) 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 Flood Control Department is recommending the addition of four (4) 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 27, 2010) indicating the acceptance of the eight (8) conditions.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

205 B

**DATE:** June 3, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32231

(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 | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <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 June 22, 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

fmj  
6-9-10

**Area Plan: REMAP**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Raymond Juarez**

**Tentative Parcel Map No. 32231**  
**FIRST EXTENSION OF TIME (EOT)**  
**Director's Decision Date: May 17, 2010**  
**Applicant: Michael Caldwell**

## **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. 32231.**

### **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 July 11, 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 eight (8) 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 Flood Control Department is recommending the addition of four (4) 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 27, 2010) indicating the acceptance of the eight (8) 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.

*Rmf*  
5-12-10

## **TENTATIVE PARCEL MAP NO. 32231, 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 July 11, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until July 11, 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: July 11, 2005**

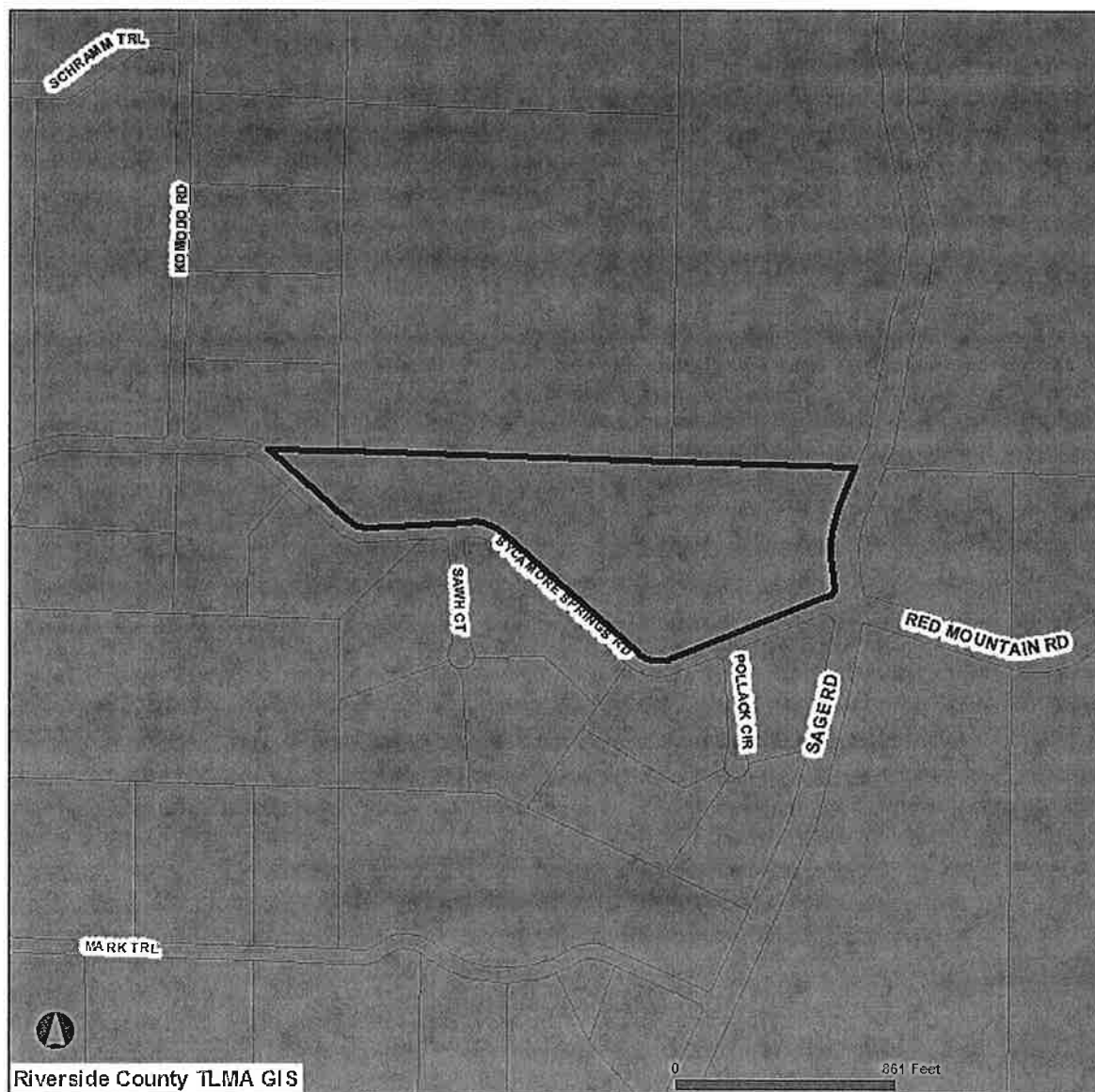
**ORIGINAL Expiration Date: July 11, 2008**

### **RECOMMENDATION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32231**, extending the expiration date and to reflect SB1185 and AB333 benefits to July 11, 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. 32231** - Applicant: Michael Caldwell - Third Supervisorial District – Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural Residential (RR) - Location: North of Sycamore Springs Road, east of Lynch Lane and west of Sage Road – 25.42 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule H subdivision of 25.42 gross acres into four parcels with a minimum lot size of 5.0 gross acres - **REQUEST: EXTENSION OF TIME TO JULY 11, 2009 (SB1185 brings the expiration date to 7/11/10 and AB333 brings the expiration date to 7/11/12) - FIRST EXTENSION.**

## AREA PLAN - PM32231





Selected parcel(s):  
470-210-014

## AREA PLAN

 SELECTED PARCEL  
 CITY

 CASE  
 PARCELS

 INTERSTATES  
 REMAP

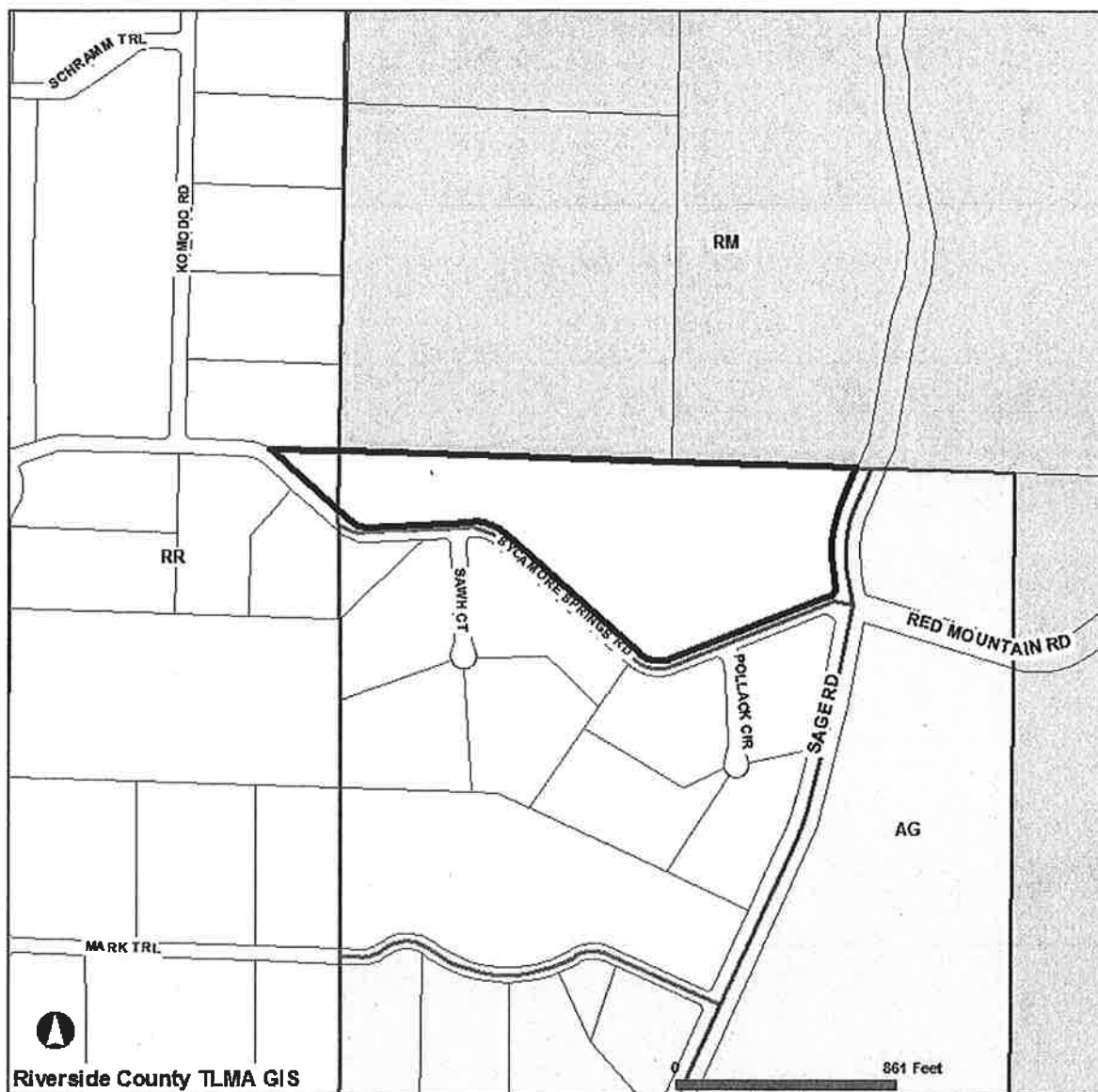
 HIGHWAYS

## \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 25 14:52:27 2010

## LAND USE - PM32231



Selected parcel(s):  
470-210-014

## LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	AG - AGRICULTURE	RM - RURAL MOUNTAINOUS	RR - RURAL RESIDENTIAL

## \*IMPORTANT\*

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REPORT PRINTED ON...Thu Feb 25 14:52:50 2010

# ZONING - PM32231



Selected parcel(s):  
470-210-014

## ZONING

- |   |  |  |                               |
|---|--|--|-------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL | INTERSTATES                              | HIGHWAYS                                   | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS                    | <input type="checkbox"/> ZONING BOUNDARY | <input checked="" type="checkbox"/> A-1-10 | R-A-10, R-A-5                 |
| R-R   |  |  |                               |

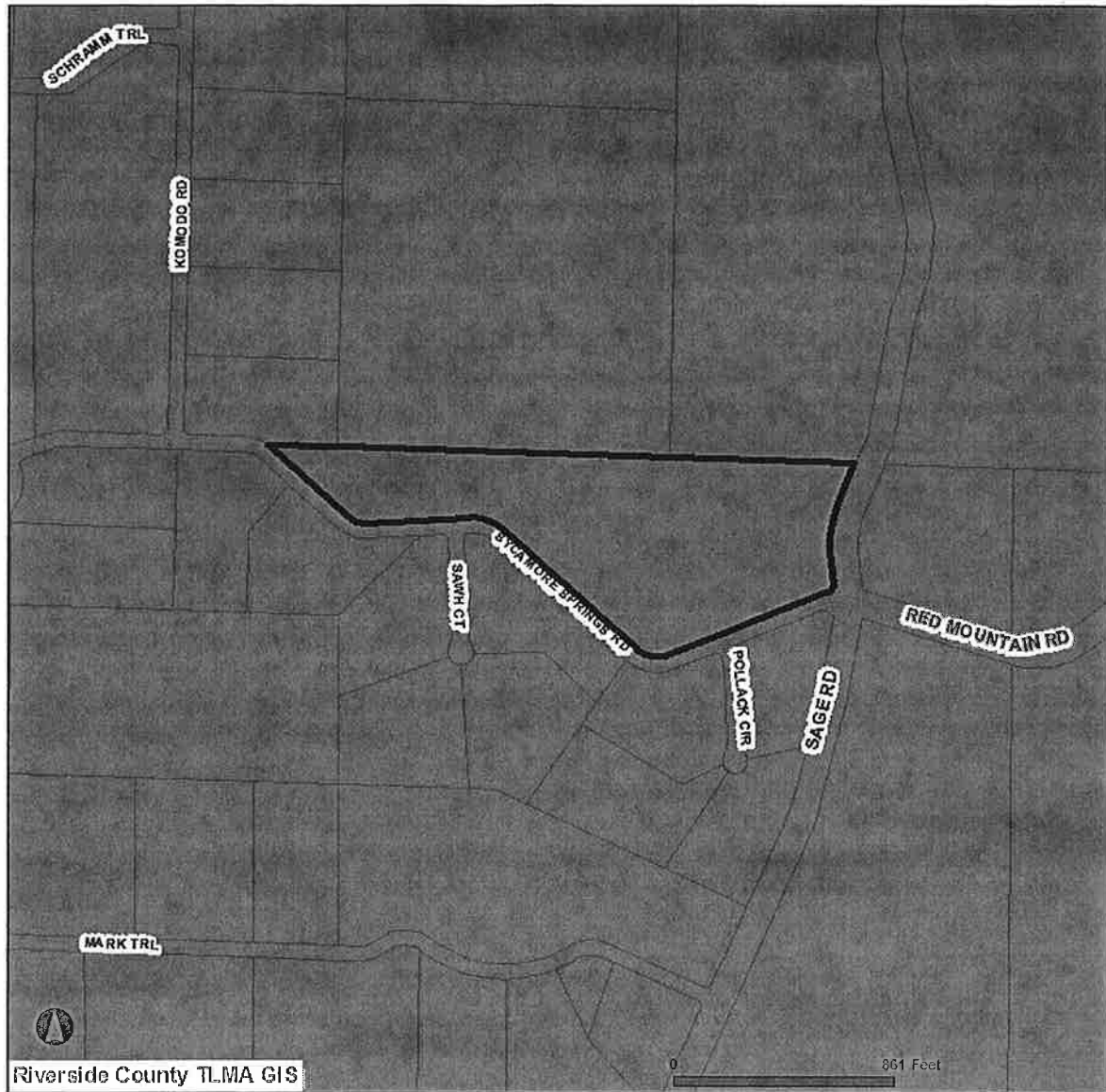
### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 25 14:53:11 2010



# ZONING AREA - PM32231



Selected parcel(s):  
470-210-014

## ZONING DISTRICTS AND ZONING AREAS



### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Feb 25 14:53:39 2010

# Extension of Time Environmental Determination

Project Case Number: TENTATIVE PARCEL MAP NO. 32231  
Original E.A. Number: 39695  
Extension of Time No.: FIRST  
Original Approval Date: July 11, 2005  
Project Location: North of Sycamore Springs Road, east of Lynch Lane and west of Sage Road

Project Description: Schedule H subdivision of 25.42 gross acres into four parcels with a minimum lot size of 5.0 gross acres

On May 17, 2010, 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:   
Raymond Juarez, Urban Regional Planner

Date: 5/17/10  
For, Ron Goldman, Planning Director

## Simmons, Kristina

---

**From:** Simmons, Kristina  
**Sent:** Monday, April 12, 2010 11:32 AM  
**To:** 'rls6258@aol.com'  
**Cc:** Griffin, Chantell  
**Subject:** RE: 1st Extension of Time for Parcel Map No. 32231

Thank you very much. I look forward to your response.

---

**From:** rls6258@aol.com [mailto:rls6258@aol.com]  
**Sent:** Monday, April 12, 2010 11:25 AM  
**To:** Simmons, Kristina; sycspgs@msn.com  
**Subject:** Re: 1st Extension of Time for Parcel Map No. 32231

Dear Ms. Simmons,  
Both Dr Straub (owner) and myself have received your e mail regarding Parcel Map No. 32231, dated April 7, 2010. We will be meeting on April 20th or 21st to discuss the new requirements as stated in your communication and prepare a response. I intend to transmit said response to you on or before April 26th.  
Thank you for your kind attention to this matter.  
Michael E Caldwell PLS 6258  
Caldwell Land Surveys

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

**From:** Simmons, Kristina <KRSIMMON@rctlma.org>  
**To:** 'RLS6258@aol.com' <RLS6258@aol.com>; 'SYCSPGS@MSN.com' <SYCSPGS@MSN.com>  
**Cc:** Griffin, Chantell <CGRIFFIN@rctlma.org>  
**Sent:** Wed, Apr 7, 2010 12:21 pm  
**Subject:** 1st Extension of Time for Parcel Map No. 32231

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 Flood Control Department has determined it is necessary to recommend the addition of 4 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.

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 County Flood Control, at (951) 955-1200 to discuss this matter further.

I am in the process of preparing a staff report package for the Planning Commission so the Planning Commissioners 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 Flood Control 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 to the Planning Commission 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

## Simmons, Kristina

---

**From:** rls6258@aol.com  
**Sent:** Wednesday, April 28, 2010 12:03 PM  
**To:** Simmons, Kristina; sycspgs@msn.com; dale@kellehermapping.com  
**Subject:** Re: COA PM 32231

Kristina,  
Thank you for the update. We will apply for another extension (if necessary) on or about May 2012.  
Michael Caldwell

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

**From:** Simmons, Kristina <KRSIMMON@rctlma.org>  
**To:** 'rls6258@aol.com' <rls6258@aol.com>; sycspgs@msn.com <sycspgs@msn.com>  
**Cc:** Griffin, Chantell <CGRIFFIN@rctlma.org>; Juarez, Raymond <RJUAREZ@rctlma.org>  
**Sent:** Wed, Apr 28, 2010 8:39 am  
**Subject:** RE: COA PM 32231

In July of 2008, Governor Schwarzenegger signed into law SB1185 which gives your project a free year. So, your project would be extended to July 11, 2010 without you having to file another extension. On top of that, the Governor in July of 2009 signed into law AB333 which gives your project an additional 2 years which bring the expiration date to July 11, 2012. There is no need for you to file for an extension until May of 2012.

Thank you.

---

**From:** rls6258@aol.com [<mailto:rls6258@aol.com>]  
**Sent:** Tuesday, April 27, 2010 3:09 PM  
**To:** Simmons, Kristina; [sycspgs@msn.com](mailto:sycspgs@msn.com)  
**Subject:** COA PM 32231

Dear Kristina,

Regarding your e mail pertaining to numerous additional conditions of approval for PM 32231, I have met with the current owner of the parcel and he has authorized me to inform you that the new conditions of approval are acceptable. In accordance with your transmittal, those conditions are as follows:

General Conditions : Flood RI 001, Planning 017, 018, 019 and 020

Prior to Recordation : Flood RI 003

Prior to Grading Permit : Flood RI 002

Prior to Building Permit : Flood RI 002

Furthermore, I will be completing and submitting the "second" request for "Extension of Time" prior to the June 26th expiration of the "first" request.

Thank you very much,

Michael E Caldwell PLS 6258

04/05/10  
14:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CEL MAP Parcel Map #: PM32231

Parcel: 470-210-014

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT EOT

RECOMMND

PM 32231 is a proposal to subdivide 25.42 acres into four parcels with a minimum lot size of 5 acres. The site is located in the Sage area north of Sycamore Springs Road, west of Sage Road and east of Lynch Lane.

PM 32231 consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

The site is located within the bounds of the Salt Creek Channel-South Hemet Area Drainage Plan (ADP) and the Murrieta Creek Santa Gertrudis Valley ADP for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. The fee for the Salt Creek Channel-South Hemet Area Drainage Plan ADP fee is \$338 per acre and the Murrieta Creek Santa Gertrudis Valley ADP fee is \$1,179 per acre. The fees due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Control District by cashier's check or money order only. The District will not accept personal or company checks.

CEL MAP Parcel Map #: PM32231

Parcel: 470-210-014

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 17

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. 18

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

04/05/10  
14:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

.CEL MAP Parcel Map #: PM32231

Parcel: 470-210-014

10. GENERAL CONDITIONS

10.PLANNING. 19

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. 20

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),



04/05/10  
14:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

CEL MAP Parcel Map #: PM32231

Parcel: 470-210-014

10. GENERAL CONDITIONS

10.PLANNING. 20 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.

10. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 3 MAP FINAL WQMP ON ECS RECOMMND

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit."

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

04/05/10  
14:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CEL MAP Parcel Map #: PM32231

Parcel: 470-210-014

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to  
the District for review and approval.

**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. 32231** - Applicant: Michael Caldwell - Third Supervisorial District – Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural Residential (RR) - Location: North of Sycamore Springs Road, east of Lynch Lane and west of Sage Road – 25.42 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule H subdivision of 25.42 gross acres into four parcels with a minimum lot size of 5.0 gross acres - **REQUEST: EXTENSION OF TIME TO JULY 11, 2009 (SB1185 brings the expiration date to 7/11/10 and AB333 brings the expiration date to 7/11/12) - 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](mailto: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 32231 DATE SUBMITTED: 6-25-09

Assessor's Parcel Number(s): 470-210-014

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: 10/26/05

Applicant's Name: MICHAEL CALDWELL E-Mail: RLS6258@AOL.COM

Mailing Address: 2343 South SAN JACINTO AVE  
SAN JACINTO CA 92583  
City State ZIP

Daytime Phone No: (951) 765-6820 Fax No: (951) 765-6825

Property Owner's Name: DANIEL L. STRAUB E-Mail: SYLSP65@MSN.COM

Mailing Address: 34860 SYCAMORE SPRINGS ROAD  
HEMET CA 92544  
City State ZIP

Daytime Phone No: (951) 767-1568 Fax No: (u)

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.

MICHAEL CALDWELL

PRINTED NAME OF APPLICANT

*Michael Caldwell*

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.

DANIEL L. STRAUB

PRINTED NAME OF PROPERTY OWNER(S)

*Daniel L. Straub*

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.