

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

917B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 19, 2010

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31712 -
Applicant: Leonardo Avina - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre minimum) - Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive - 20.65 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - Approved Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres. - **REQUEST: EXTENSION OF TIME TO NOVEMBER 9, 2009 (SB1185 brings expiration date to 11/9/10 and AB333 brings the expiration date to 11/9/12) - SECOND EXTENSION.**

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on August 9, 2010.

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

APPROVED the **SECOND EXTENSION OF TIME** for **TENTATIVE PARCEL MAP NO. 31712**, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *PM*

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone 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: August 31, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

☐ Policy

☒ Consent

Dep't Recomm.:

☐ Policy

☒ Consent

Per Exec. Ofc.:

The Honorable Board of Supervisors

Re: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31712

Page 2 of 2

BACKGROUND:

The County Planning Department as part of the review of this extension of time request transmitted the proposal to Land Development Committee Members. Based upon review of the proposal, the Planning Department (Landscaping Division) 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 applicant requesting the extension of time was informed of these recommended conditions of approval and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the applicant (dated July 26, 2010) indicating the acceptance of the conditions.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Planning Director

917B

DATE: August 10, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M. y*

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31712

(Charge your time to these case numbers)

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

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

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

Need Director's signature by 8/17/10
Please schedule on the August 31, 2010 BOS Agenda

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Ray Juarez

Tentative Parcel Map No. 31712
SECOND EXTENSION OF TIME (EOT)
Director's Decision Date: August 9, 2010
Applicant: Leonardo Avina

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:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31712.

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 Department (Landscaping Division) 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 July 26, 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

Ray Juarez
8-5-10

TENTATIVE PARCEL MAP NO. 31712
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 November 9, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until November 9, 2012. If a final map has not been recorded prior this date, an extension of time request must be filed 180 days prior to map expiration.

ORIGINAL Approval Date: November 9, 2004

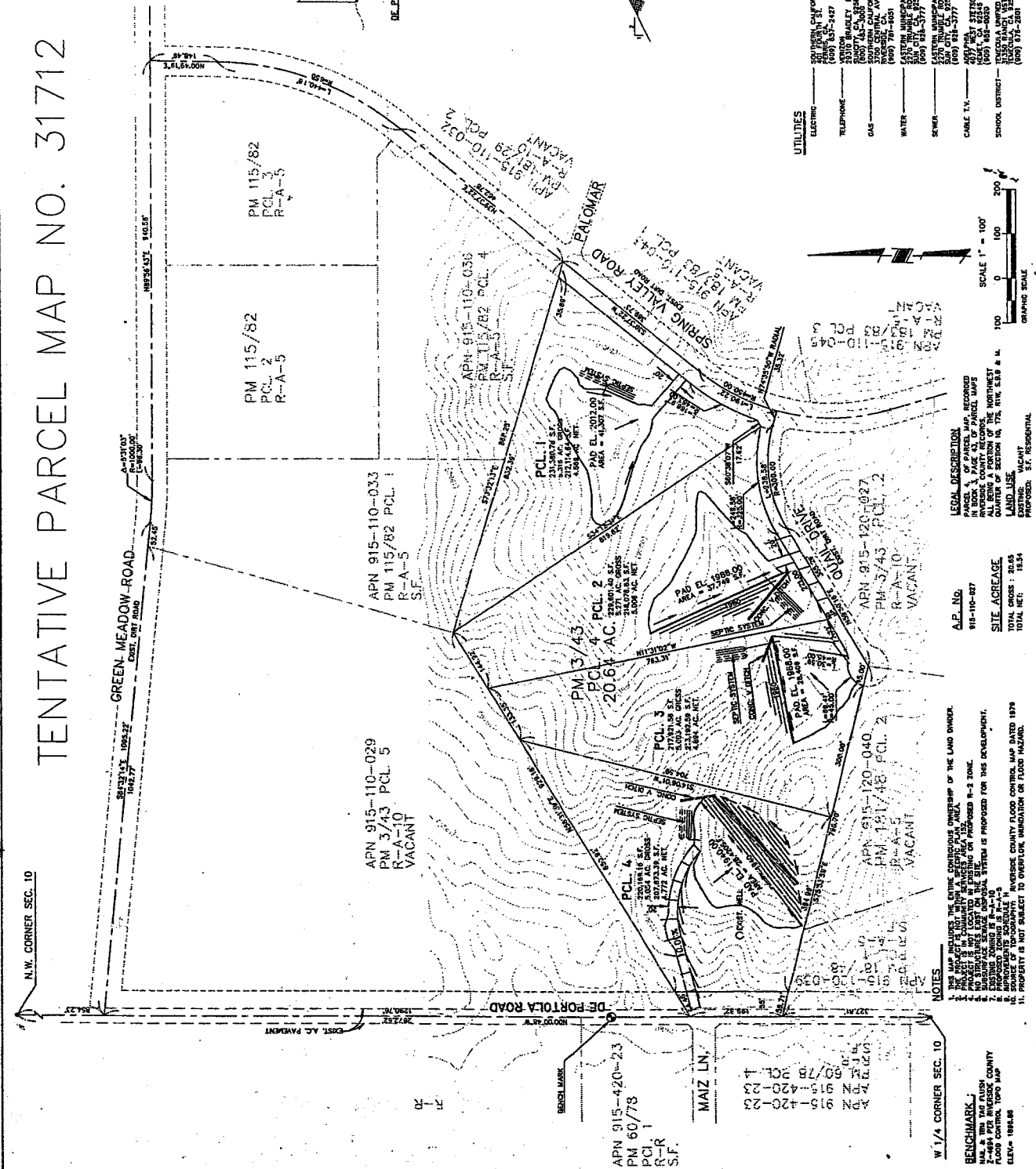
RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME** for **TENTATIVE PARCEL MAP No. 31712**, extending the expiration date and to reflect SB1185 and AB333 benefits to November 9, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31712 - Applicant: Leonardo Avina - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre minimum) - Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive – 20.65 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres. - **REQUEST: EXTENSION OF TIME TO NOVEMBER 9, 2009 (SB1185 brings expiration date to 11/9/10 and AB333 brings the expiration date to 11/9/12) - SECOND EXTENSION.**

Revised 6/23/10 by R. Juarez

Y:\Planning Case Files-Riverside office\PM31712\2nd EOT\PM31712 2ND EOT SR.doc

[illegible]

OWNER/APPLICANT:
LEONARDO AVNIA
1227 S. EVERGREEN STREET
SANTA ANA, CA 92705
(714) 542-7455

PREPARED BY:
AULT ENGINEERING INC.
CHARLES R. AULT, CIVIL
21151 NARDONA AVENUE
PERRIS, CA 92570
(951) 443-1200 FAX (951) 443-1159

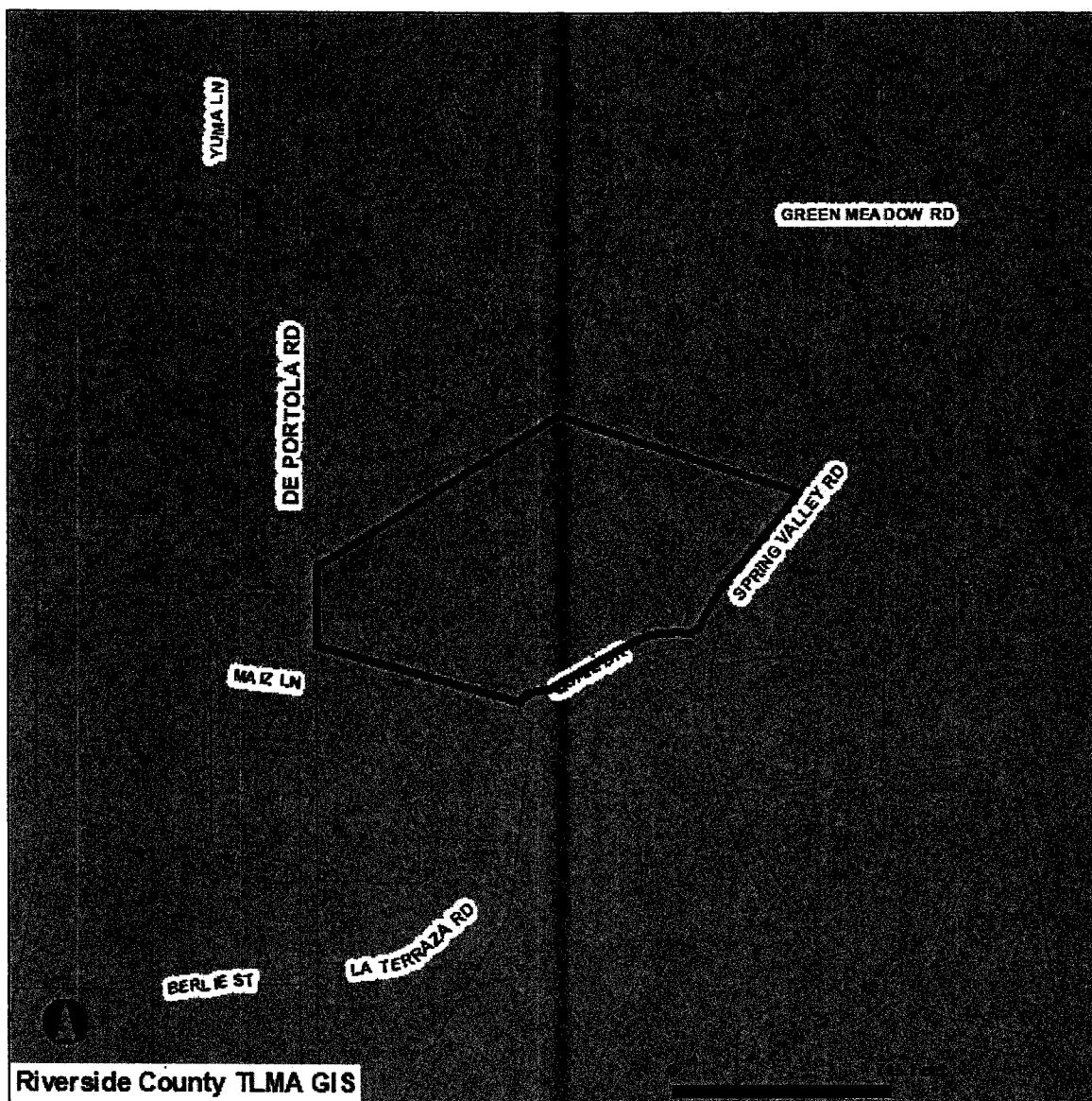


DATE PREPARED: NOV. 15, 2003

[illegible]

THOMAS GUIDE, 2004 PAGE 931, A-2

AREA PLAN - PM31712



Selected parcel(s):
915-110-027

AREA PLAN

☐ SELECTED PARCEL
☐ PARCELS

☒ INTERSTATES
☒ SOUTHWEST AREA

☐ HIGHWAYS

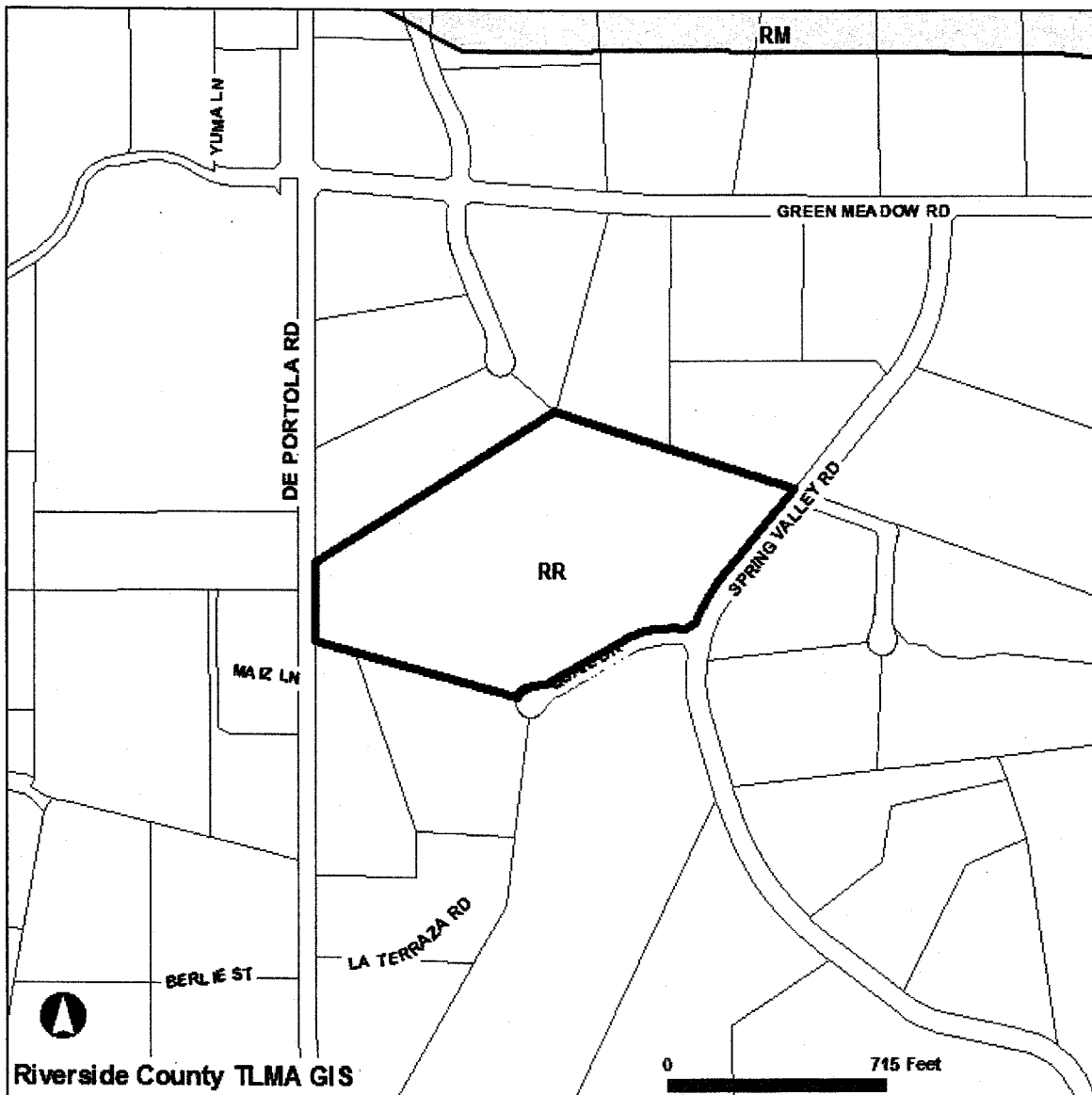
☐ CITY

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 09:19:25 2010

LAND USE - PM31712



Selected parcel(s):
915-110-027

LAND USE

☒ SELECTED PARCEL
☐ PARCELS

INTERSTATES
 RM - RURAL MOUNTAINOUS

HIGHWAYS
 RR - RURAL RESIDENTIAL

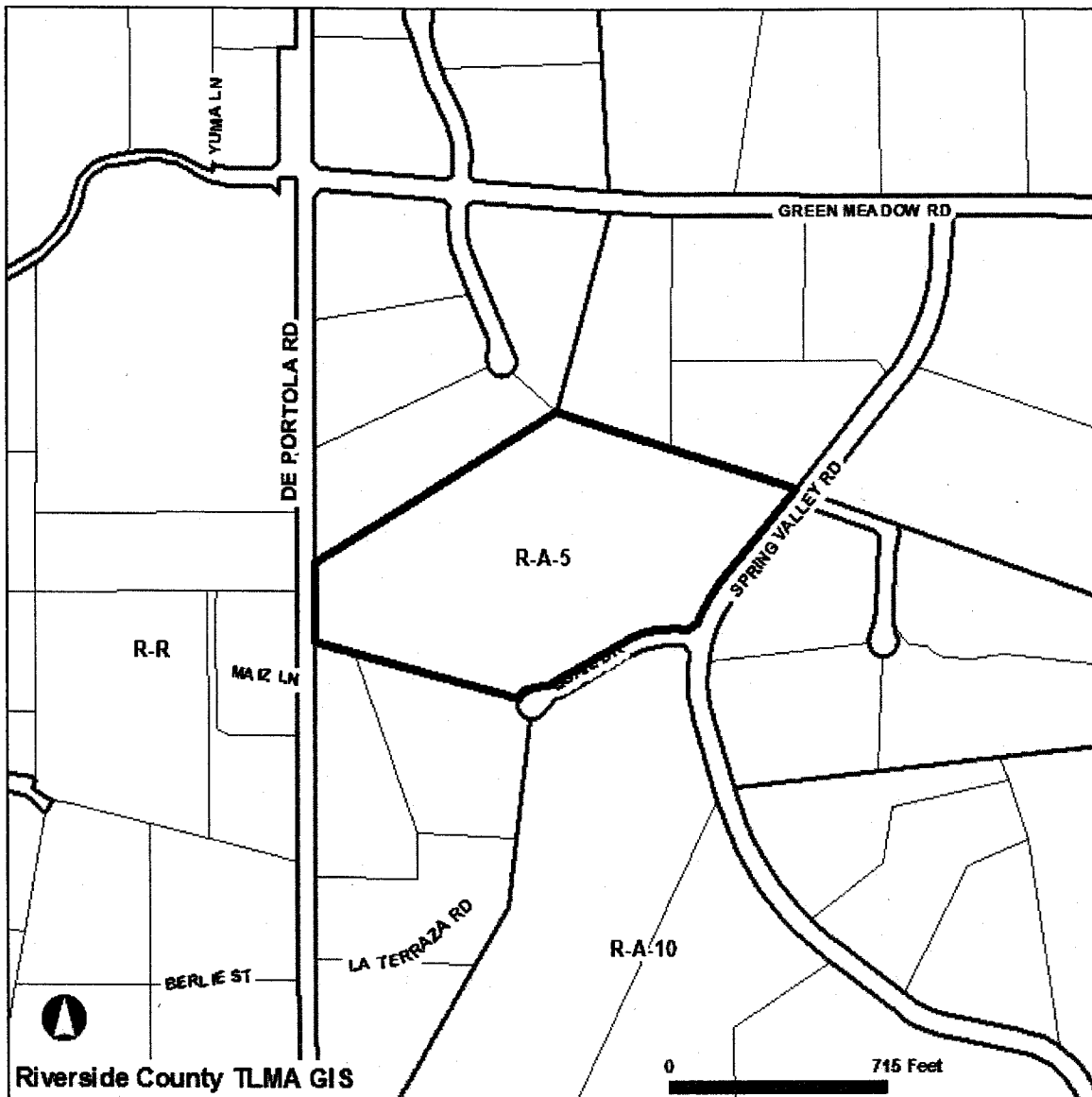
☐ CITY

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 09:19:47 2010

ZONING - PM31712



Selected parcel(s):
915-110-027

ZONING

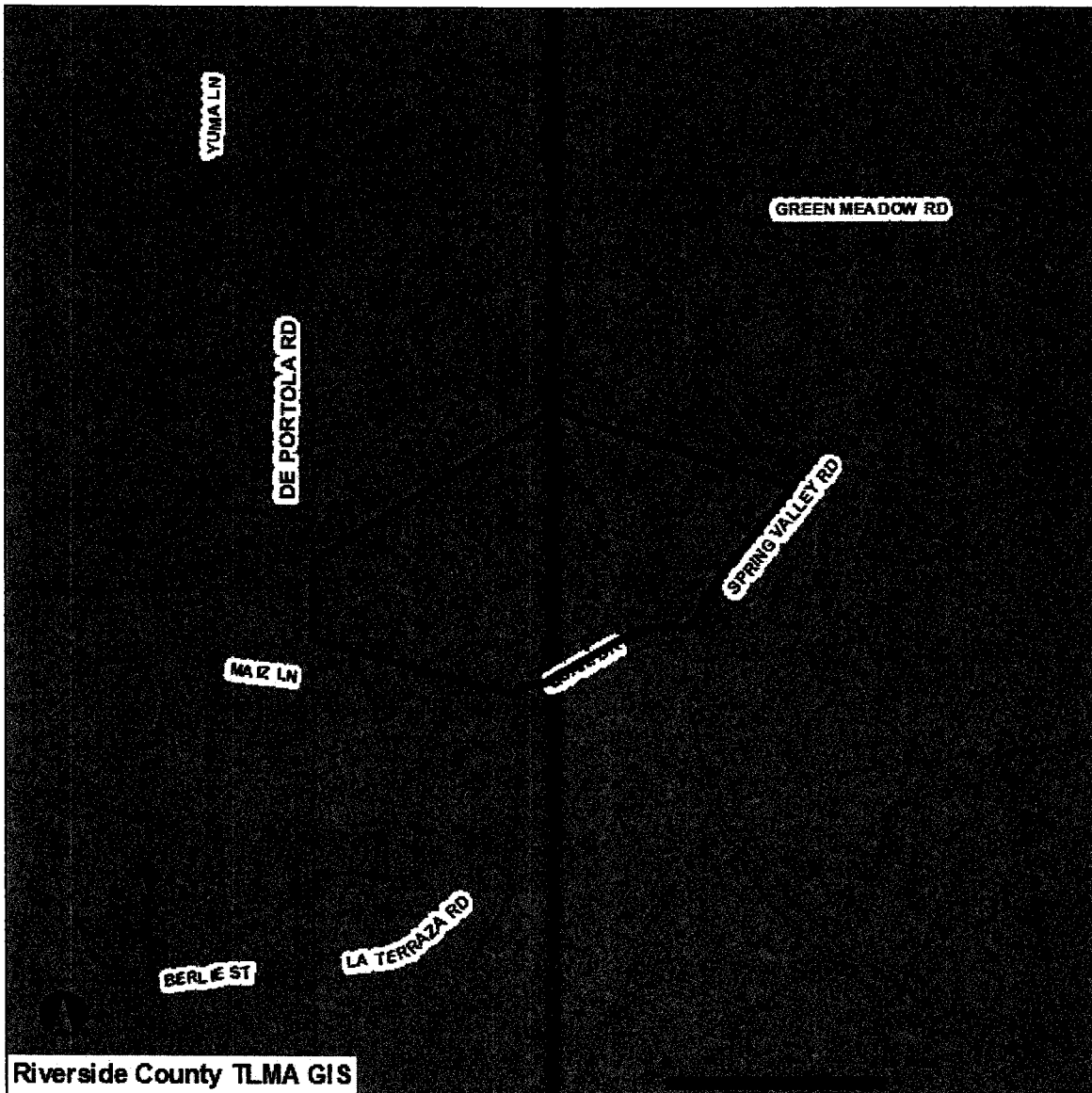
<input type="checkbox"/> SELECTED PARCEL	<input type="checkbox"/> INTERSTATES	<input type="checkbox"/> HIGHWAYS	<input type="checkbox"/> CITY
<input type="checkbox"/> PARCELS	<input type="checkbox"/> ZONING BOUNDARY	R-A-10, R-A-5	R-R

IMPORTANT

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REPORT PRINTED ON...Thu Feb 25 09:20:08 2010

ZONING AREA - PM31712



Selected parcel(s):
915-110-027

ZONING DISTRICTS AND ZONING AREAS

☐ SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

☐ PARCELS

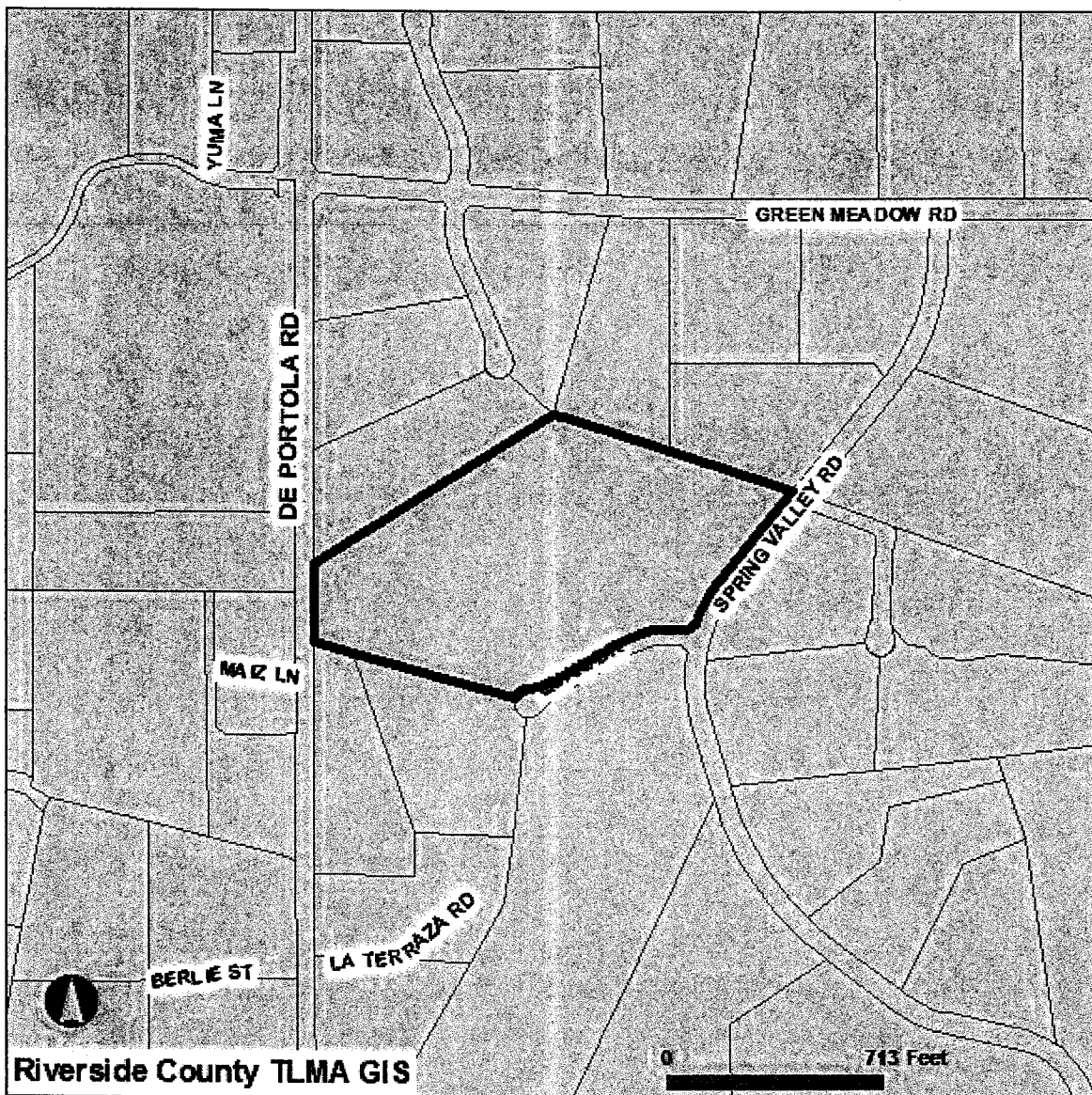
☒ RANCHO CALIFORNIA AREA

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 09:20:34 2010

SUPERVISORIAL DISTRICT - PM31712



Selected parcel(s):
915-110-027

SUPERVISORIAL DISTRICTS

☐ SELECTED PARCEL

☒ INTERSTATES

☒ HIGHWAYS

☐ CITY

☐ PARCELS

☒ DISTRICT 3
SUPERVISOR JEFF STONE

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...Mon Jul 26 14:36:29 2010

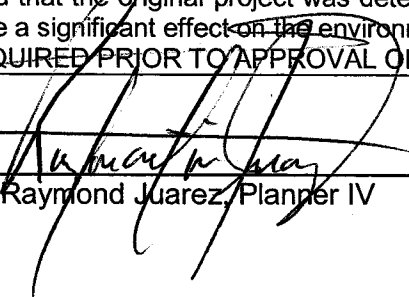
Version 100412

Extension of Time Environmental Determination

Project Case Number: PM31712
Original E.A. Number: EA39466
Extension of Time No.: Second
Original Approval Date: November 9, 2004
Project Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive
Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres.

On July 28, 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, Planner IV

Date: July 28, 2010
For Ron Goldman, Planning Director

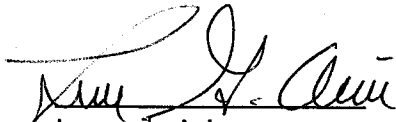
July 26, 2010

Riverside County Planning Department
4080 Lemon St., 9th Floor
P.O. Box 1409
Riverside, CA 92502

Re: Second Extension of Time Request for PM31712

In response to your letter date June 29, 2010, Please consider this letter as my formal acceptance of the following conditions for the Second Extension of Time Request for PM31712:

10.PLANNING.15
10.PLANNING.16
10.PLANNING.17
10.PLANNING.18



Leonardo Avina
Applicant/Owner

04/05/10
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 15

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. 16

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
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

10. GENERAL CONDITIONS

10.PLANNING. 17

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. 18

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),

04/05/10
14:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CEL MAP Parcel Map #: PM31712

Parcel: 915-110-027

10. GENERAL CONDITIONS

10.PLANNING. 18

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.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Date: June 29, 2010

To: Leonardo Avina
P.O. Box 892440
Temecula, CA 92589

RE: **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 31712.**

Dear Applicant:

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **April 1, 2010**. The LDC 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 Department is recommending the addition of four (4) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 PLANNING.15
10. PLANNING.16

10. PLANNING.17
10. PLANNING.18

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

PM31712 Extension of Time No. 2 Condition Acceptance Letter

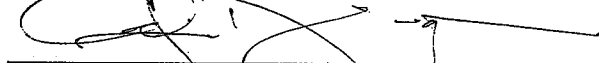
I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, please contact me at 951-955-1681 or via email at cdimagib@rctlma.org, or my supervisor Ray Juarez at 951-955-9541 or via email at rjuarez@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Catherine Dimagiba, Planning Technician II

Attached: EOT Recommended Conditions of Approval

Revised: 6/23/10 by R. Juarez

Y:\Planning Case Files-Riverside office\PM31712\2nd EOT\2ND EOT Letter for Proposed Conditions.doc

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

DATE: March 1, 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

SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 31712 - Applicant: Leonardo Avina - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (5 acre minimum) - Location: Westerly of Spring Valley Road, southerly of Green Meadow Road, easterly of De Portola Road and northerly of Quail Drive – 20.65 Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule H subdivision of 20.65 acres into four (4) parcels with a minimum lot size of five (5) acres. - **REQUEST: EXTENSION OF TIME TO NOVEMBER 9, 2009 (SB1185 brings expiration date to 11/9/10 and AB333 brings the expiration date to 11/9/12) - SECOND EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **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: 915-110-027 ^{PM 31712} DATE SUBMITTED: 11-03-09

Assessor's Parcel Number(s): 31712

EXTENSION REQUEST ☐ First ☒ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map Final 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: _____

Applicant's Name: Leonardo Arriaga E-Mail: vp

Mailing Address: P.O. Box 892440
Femecula ^{Street} Ca ^{State} 92589 ^{ZIP}

Daytime Phone No: (626) 890-7934 Fax No: () _____

Property Owner's Name: Leonardo Arriaga E-Mail: _____

Mailing Address: SAME

^{Street}

^{City} ^{State} ^{ZIP}

Daytime Phone No: (626) 890-7934 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.

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