

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

916B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 19, 2010

SUBJECT: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 32448 - Applicant: Martha Miranda - Fifth Supervisorial District - Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue. - 2.45 Acres - Zoning: Rural Residential (R-R) (1/2 Acre Minimum) - The tentative parcel map is a Schedule H subdivision to subdivide one (1) existing legally divided lot of 2.45 acres into two (2) lots of 45,852 square feet and 48,574 square feet, respectively. - REQUEST: EXTENSION OF TIME TO MARCH 21, 2009 - FIRST EXTENSION.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on July 19, 2010.

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

APPROVED the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32448**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 21, 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*dim*.

(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: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

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: FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32448

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 May 10, 2005. The Planning Department established an expiration date three (3) years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with County Ordinances, the correct approval date should have been based upon the Planning Director's approval decision on March 21, 2005. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of **March 21, 2005**.

The County Planning Department as part of the review of this extension of time request has transmitted the proposal to the Land Development Committee Members. Based upon review of the proposal, the Planning Department (Landscaping Division) has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the proposal 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 additional 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 May 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

916B

DATE: August 10, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *DM*

SUBJECT: FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 32448

(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:
(1st and 5th Dist) Press Enterprise

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

Agenda Item No.
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Ray Juarez

Tentative Parcel Map No. 32448
FIRST EXTENSION OF TIME (EOT)
Director's Decision Date: July 19, 2010
Applicant: Martha Miranda

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. 32448.

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 May 10, 2005. The Planning Department established an expiration date three (3) years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with County Ordinances, the correct approval date should have been based upon the Planning Director's approval decision on March 21, 2005. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of **March 21, 2005**.

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of five (5) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Landscaping Division) is recommending the addition of five (5) 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 May 26, 2010) indicating the acceptance of the two (2) conditions.

Ray
7.13.10

TENTATIVE PARCEL MAP NO. 32448
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

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 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 March 21, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until March 21, 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.

CORRECTED Approval Date: March 21, 2005
CORRECTED Expiration Date: March 21, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP No. 32448**, extending the expiration date and to reflect SB1185 and AB333 benefits to March 21, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 32448 -
Applicant: Martha Miranda - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue. – 2.45 Acres - Zoning: Rural Residential (R-R) (1/2 Acre Minimum)
- The tentative parcel map proposes a Schedule H subdivision to subdivide one (1) existing legally divided lot of 2.45 acres into two (2) lots of 45, 852 square feet and 48,574 square feet.
- REQUEST: EXTENSION OF TIME TO MARCH 21, 2009 - FIRST EXTENSION.

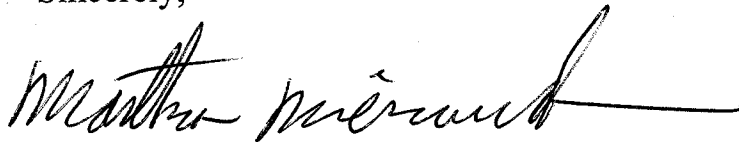
May 26, 2010

County of Riverside
Planning Commission Secretary
C/O Desiree Bowie

Re: PM 32448

I Martha Miranda accept the conditions for P.M. # 32448, as attached.

Sincerely,

A handwritten signature in cursive script, reading "Martha Miranda", followed by a long horizontal flourish line.

Martha Miranda

CEL MAP Parcel Map #: PM32448

Parcel: 306-090-067

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 18

MAP - LC LANDSCAPE REQUIREMENTS

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a

08/04/09
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CEL MAP Parcel Map #: PM32448

Parcel: 306-090-067

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

EOT1

08/04/09
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CEL MAP Parcel Map #: PM32448

Parcel: 306-090-067

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 7

MAP - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

08/04/09
16:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CEL MAP Parcel Map #: PM32448

Parcel: 306-090-067

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8

MAP - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

EOT1

Extension of Time Environmental Determination

Project Case Number: PM32448
Original E.A. Number: CEQA Exempt per Section 15315
Extension of Time No.: First
Original Approval Date: March 21, 2005
Project Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue
Project Description: The tentative parcel map proposes a Schedule H subdivision to subdivide one (1) existing legally divided lot of 2.45 acres into two (2) lots of 45,852 square feet and 48,574 square feet.

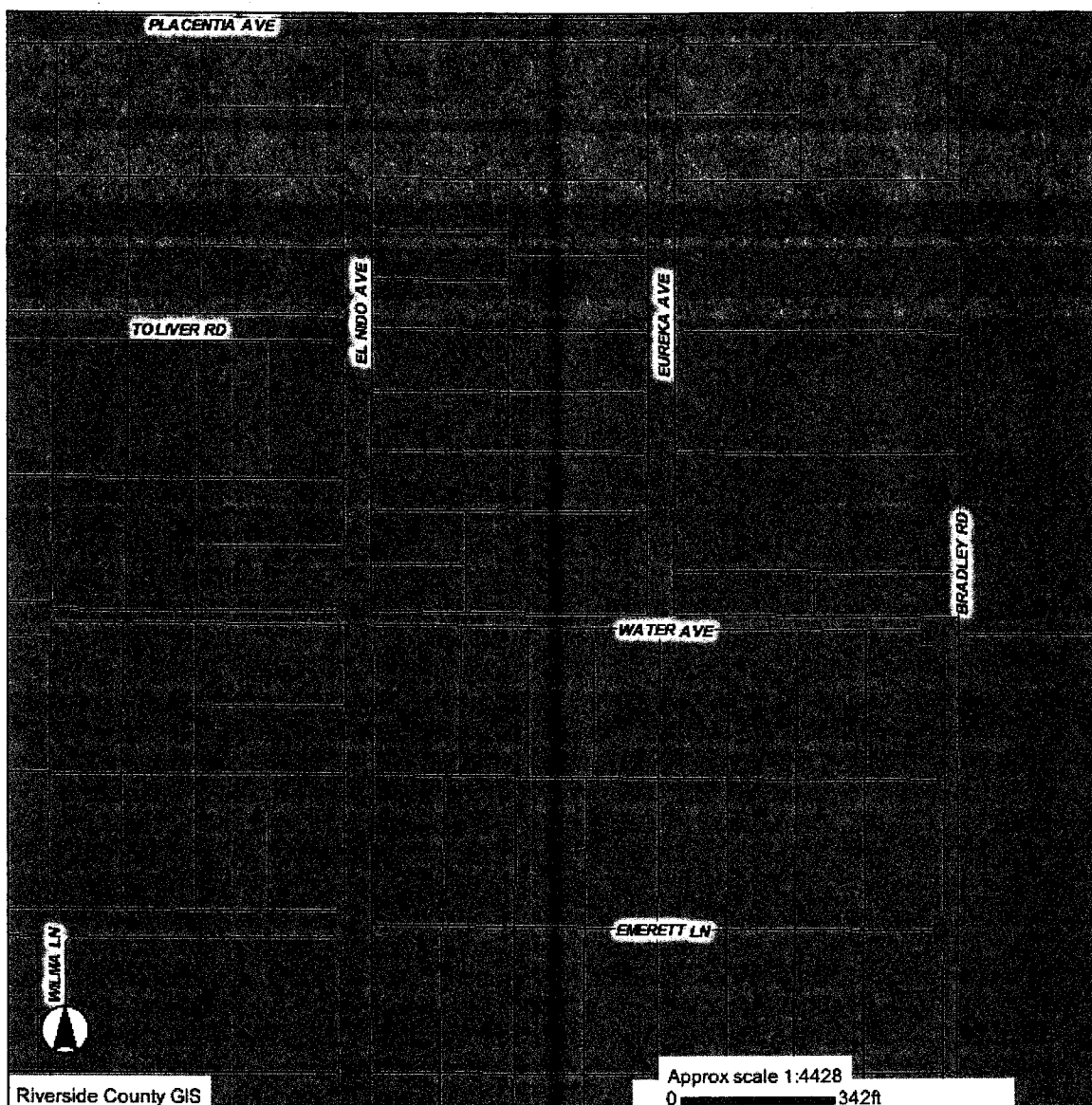
On March 21, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances 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: 
Raymond Juarez, Planner IV

Date: June 29, 2010
For Ron Goldman, Planning Director

AREA PLAN - PM32448



AREA PLAN

☐ PARCELS

☒ LAKEVIEW / NUEVO

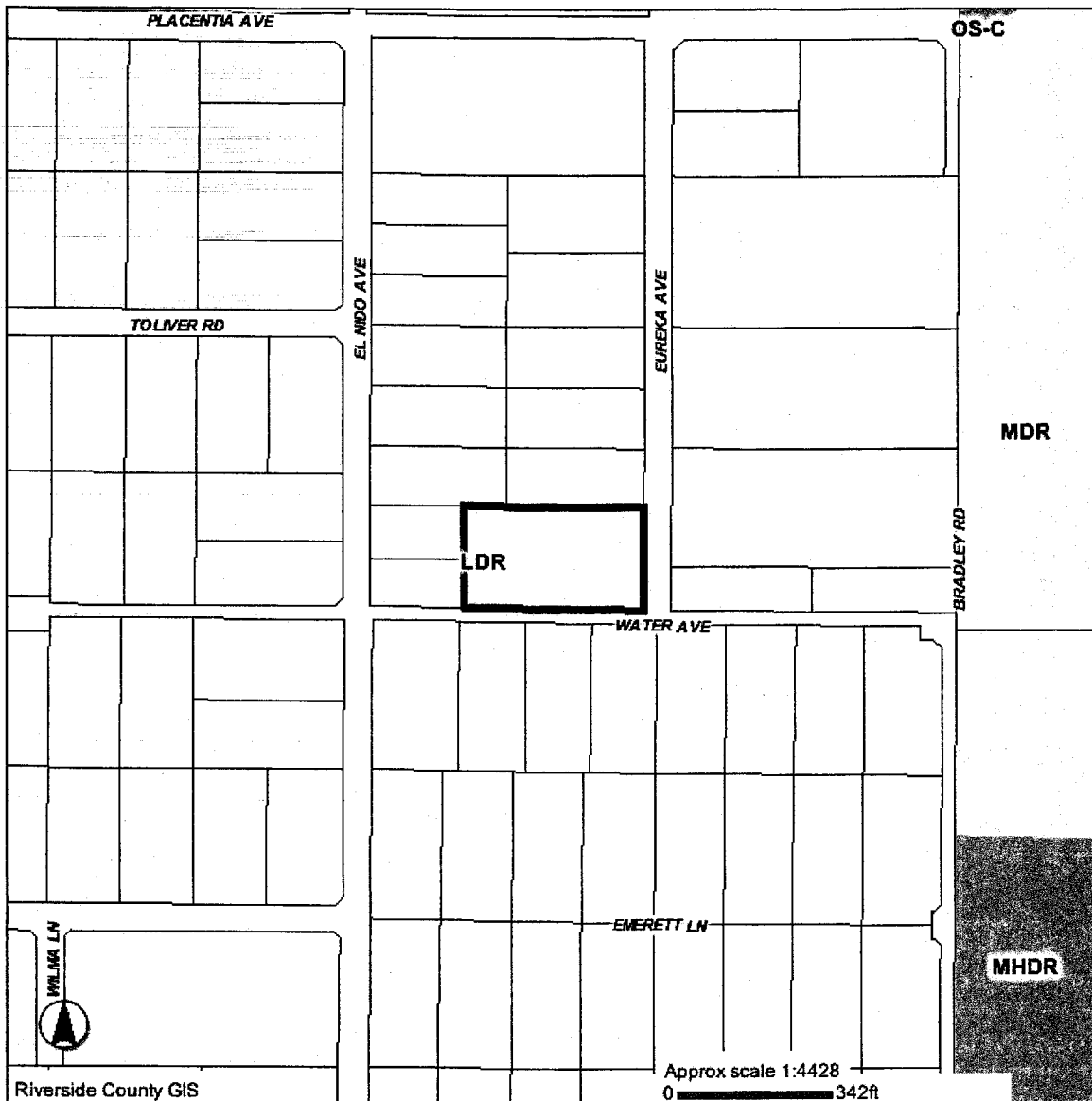
☐ CITY BOUNDARY

IMPORTANT

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

REPORT PRINTED ON...Wed May 14 12:02:11 2008

LANDUSE- PM32448



LANDUSE

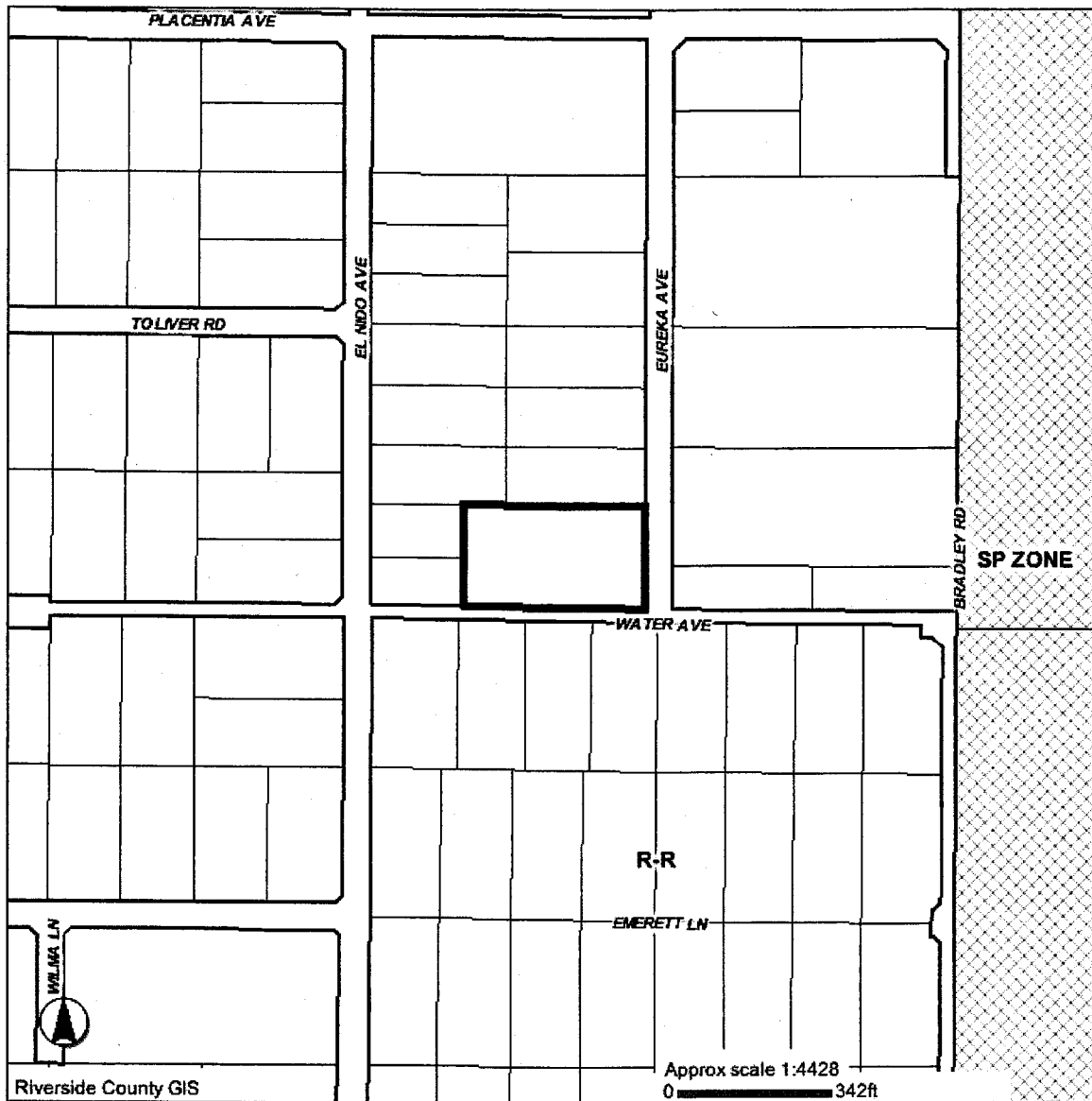
- | | | | |
|---------------------|-------------------------------|----------------------------------|--|
| PARCELS | LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | CITIES | CITY BOUNDARY | |

IMPORTANT

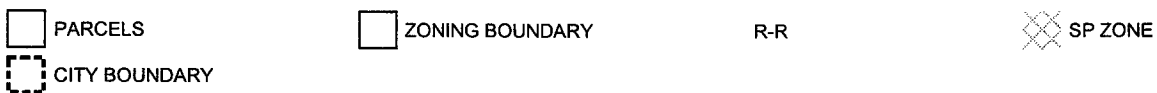
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ZONING - PM32448



ZONING

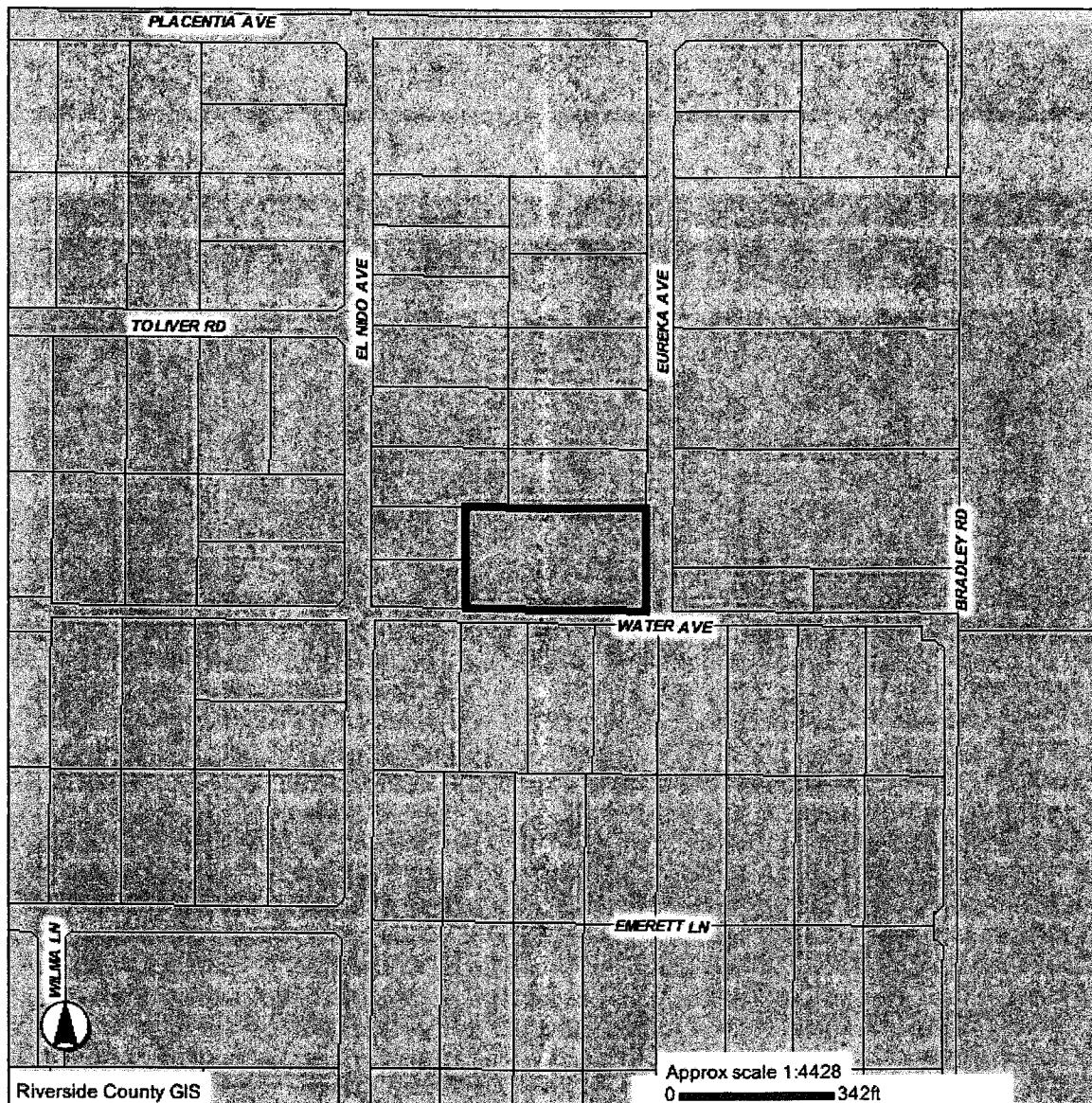


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ZONING DISTRICTS- PM32448



LANDUSE

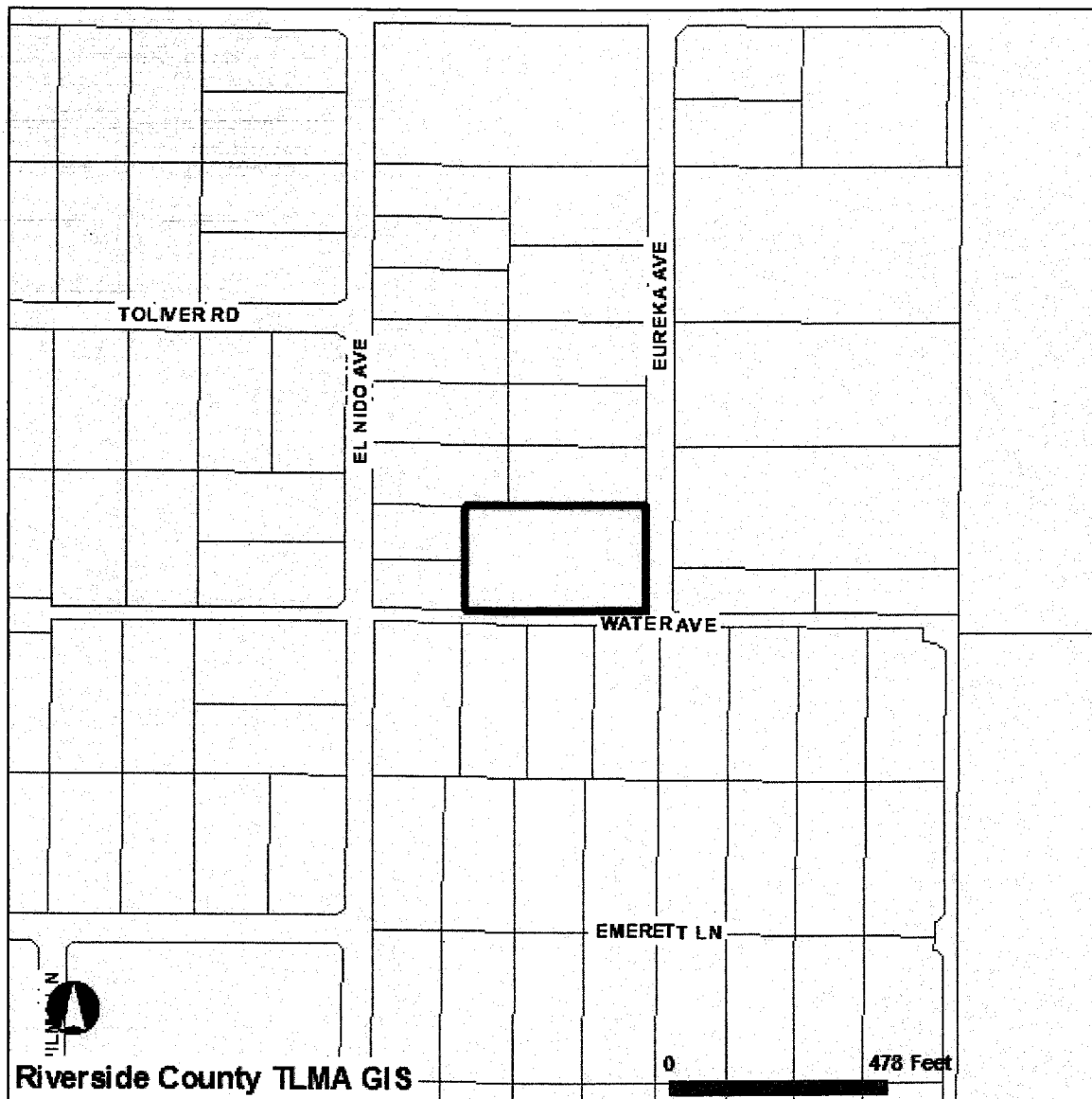
PARCELS	LDR - LOW DENSITY RESIDENTIAL	MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
OS-C - CONSERVATION	CITIES	CITY BOUNDARY	

IMPORTANT

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REPORT PRINTED ON...Wed May 14 12:02:47 2008

SUPERVISORIAL DISTRICT - PM32448



SUPERVISORIAL DISTRICTS



DISTRICT 5
SUPERVISOR MARION ASHLEY

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...Tue Jul 13 07:41:08 2010

Version 100412

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

DATE: September 2, 2008

TO:

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

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

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 32448 - Applicant: Martha Miranda - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) - Location: Northerly of Water Avenue, southerly of Toliver Road, easterly of Evans Road and westerly of Eureka Avenue. – 2.45 Acres - Zoning: Rural Residential (R-R) (1/2 Acre Minimum) - The tentative parcel map proposes a Schedule H subdivision to subdivide one (1) existing legally divided lot of 2.45 acres into two (2) lots of 45, 852 square feet and 48,574 square feet. - REQUEST: EXTENSION OF TIME TO MAY 10, 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 25, 2008 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

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

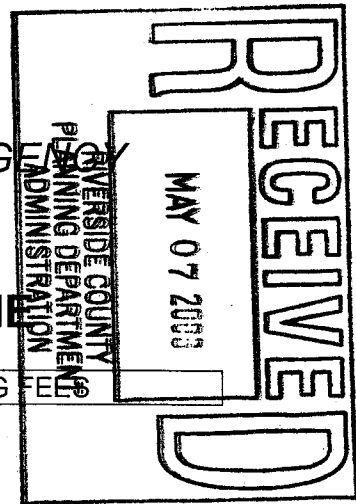
LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

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 David Mares, Principal Planner, at (951) 955-9541 or email at dmares@RTLMA.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: PM32448

DATE SUBMITTED: 5-7-08

Assessor's Parcel Number(s): 306-090-067

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: 5-10-05

Applicant's Name: Martha Miranda

E-Mail: _____

Mailing Address: 26850 Water Avenue

Perris

Street
CA

92571

City

State

ZIP

Daytime Phone No: (951) 490-2865

Fax No: (_____) _____

Property Owner's Name: Martha Miranda

E-Mail: _____

Mailing Address: 26850 Water Avenue

Perris

Street
CA

92571

City

State

ZIP

Daytime Phone No: (951) 490-2865

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
Form 295-1018 (08/27/07)

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

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

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

Martha Miranda
PRINTED NAME OF APPLICANT

Martha Miranda
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.

Martha Miranda
PRINTED NAME OF PROPERTY OWNER(S)

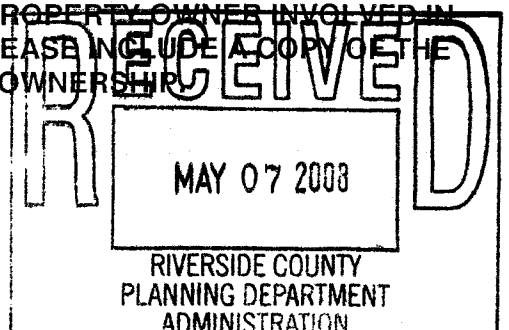
Martha Miranda
SIGNATURE OF PROPERTY OWNER(S)

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.

IF THE CURRENT PROPERTY OWNER DIFFERS FROM THE PROPERTY OWNER INVOLVED IN THE APPROVAL OF THE TENTATIVE MAP OR USE CASE, PLEASE INCLUDE A COPY OF THE CURRENT DEED, PROVIDING PROOF OF OWNERSHIP.



APPLICATION FOR EXTENSION OF TIME

For permits, variances, plot plans, or other entitlements covered under County Ordinance No. 348, the applicant shall provide a statement in writing that a valid reason exists for the applicant not using the permit within the required period of time.

Parcel map extension - Need to prepare
documents for streets

Attach additional sheets if necessary.

If an extension of time is granted, the total time allowed for use of a conditional use permit or public use permit shall not exceed a period of three (3) years, calculated from the effective date of the issuance of the conditional use permit. The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use.

As per Ord. No. 348, Section 18.26 the decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal with the Clerk of the Board, or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

Provide justification (348 vs. 460)

Provide explanation of potential need to apply COAs to support recommendation of EOT approval.

SMPs? (Ord No. 555)
WCSs?

[Staff use PDP 6.9 for interpretation of "beginning of substantial construction"]

