

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

712B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 18, 2011

SUBJECT: FIRST EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 3497 -
Applicant: Jeffrey Hays - Fourth Supervisorial District

RECOMMENDED MOTION:

APPROVAL of the FIRST EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 3497, extending the expiration date to December 1, 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:cm *pm*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: November 8, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By *[Signature]*
Deputy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.18

REVIEWED BY EXECUTIVE OFFICE

DATE *10/31/11*

Tina Grande

Departmental Concurrence

Policy



Consent



Dep't Recomm.:

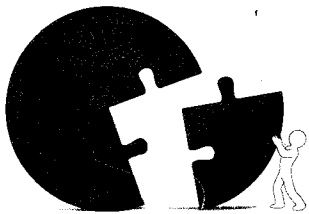
Policy



Consent



Per Exec. Ofc.:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

7128

DATE: October 18, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3497

(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input 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 checked="" 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 |

Please schedule on the November 8, 2011 BOS Agenda

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: David Mares
Board of Supervisors: November 8, 2011

CONDITIONAL USE PERMIT NO. 3497
FIRST EXTENSION OF TIME
Applicant: Jeffrey Hays

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. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy calendar item.

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 CONDITIONAL USE PERMIT NO. 3497

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant substantial construction has not occurred within the required period of time due to the current economy and the fiscal status of available funds for non-profit projects.

BACKGROUND:

On December 1, 2009, the Board of Supervisors tentatively approved General Plan Amendment No. 784, tentatively approved Change of Zone No. 7285 and approved Conditional Use Permit No. 3497 as recommended by the Planning Commission on September 30, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) 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 Building and Safety Department, Grading Division, is recommending the addition of five (5) Conditions of Approval, the Planning Department Landscaping Division, is recommending the addition of one (1) Condition of Approval, and the Transportation Department is recommending the addition of one (1) Condition of Approval.

D.M.

CONDITIONAL USE PERMIT NO. 3494
FIRST EXTENSION OF TIME REQUEST
BOS Staff Report: November 8, 2011
Page 2 of 2

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 28, 2011) indicating the acceptance of the seven (7) recommended conditions.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3497, extending the expiration date to December 1, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3497 - Applicant: Jeffrey Hays - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) and Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre) - Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street - 25 Gross Acres - Zoning: Heavy Agriculture 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) - **APPROVED PROJECT DESCRIPTION:** A farm labor camp/migrant housing facility consisting of 96 beds within four dormitory buildings, off-street parking facilities, community center, and a migrant agricultural worker mobile home park consisting of 84 units with community center and open space located within APN 729-050-002. - **REQUEST:** FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3497, extending the expiration date to December 1, 2012.

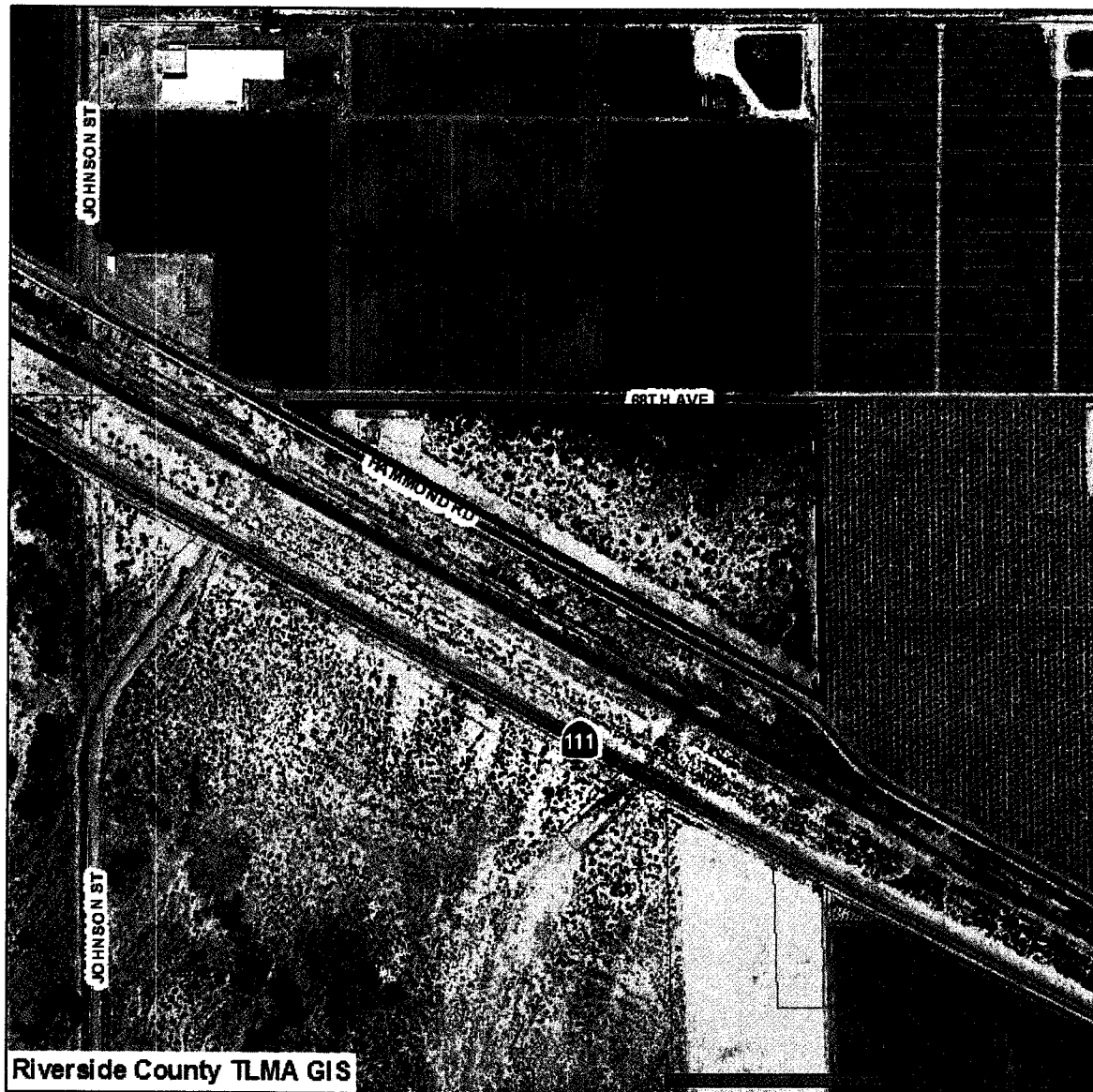
AGRICULTURE
A-2-20
APN 727-290-016
CULTIVATED



W & W DESIGN CORPORATION, INC.
WAYSON ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
225 PARKWAY
SUITE 200
DALLAS, TEXAS 75201
(214) 343-1111

[illegible]

CUP03497 - AERIAL PHOTO



Selected parcel(s):
729-050-002

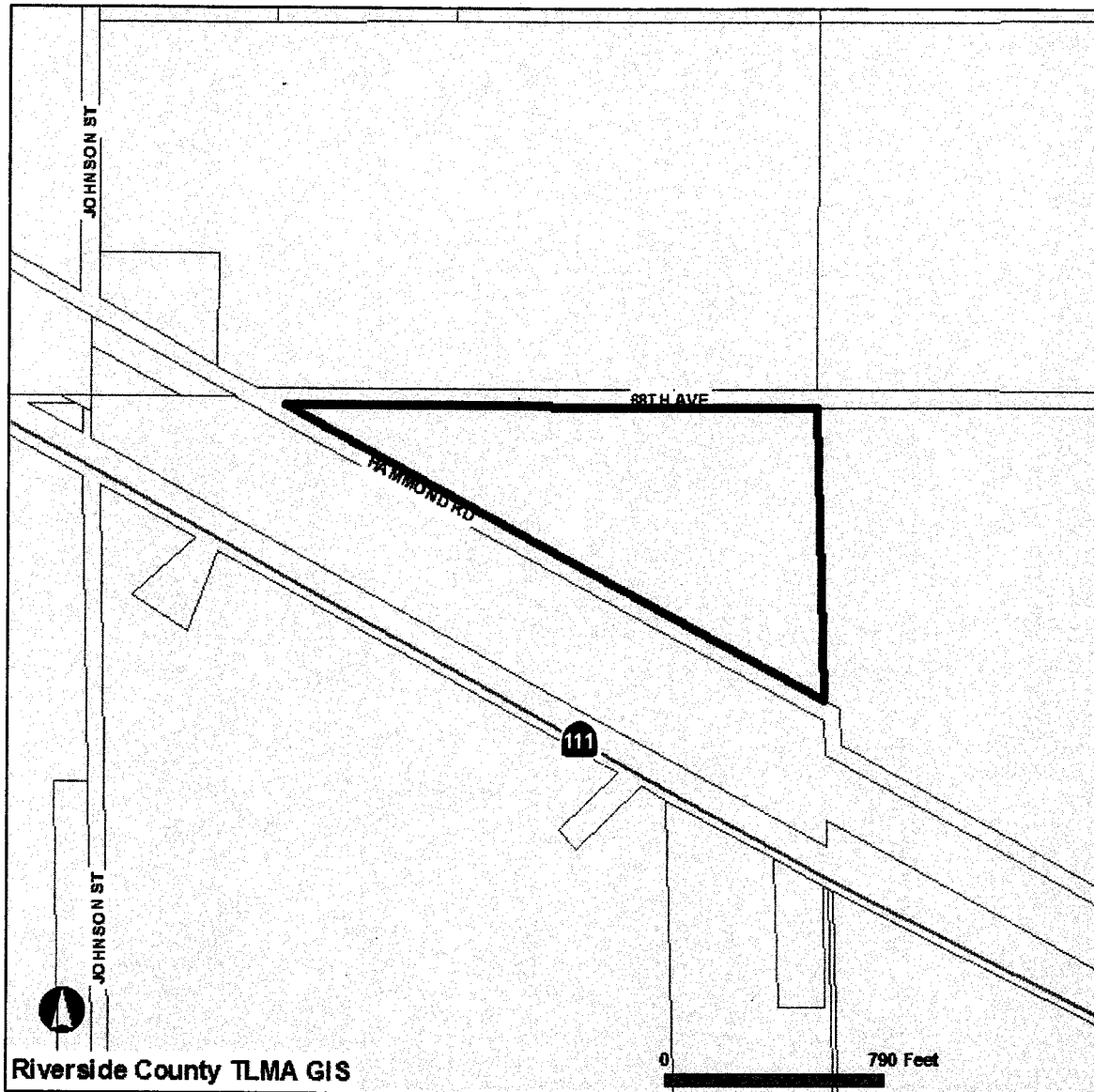
IMPORTANT

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 Aug 18 11:41:23 2011

Version 110728

CUP03497 - SUPERVISORIAL DISTRICT



Selected parcel(s):
729-050-002

SUPERVISORIAL DISTRICTS

☒ SELECTED PARCEL

☐ PARCELS

 INTERSTATES

 HIGHWAYS

☐ CITY

DISTRICT 4
SUPERVISOR JOHN BENOIT

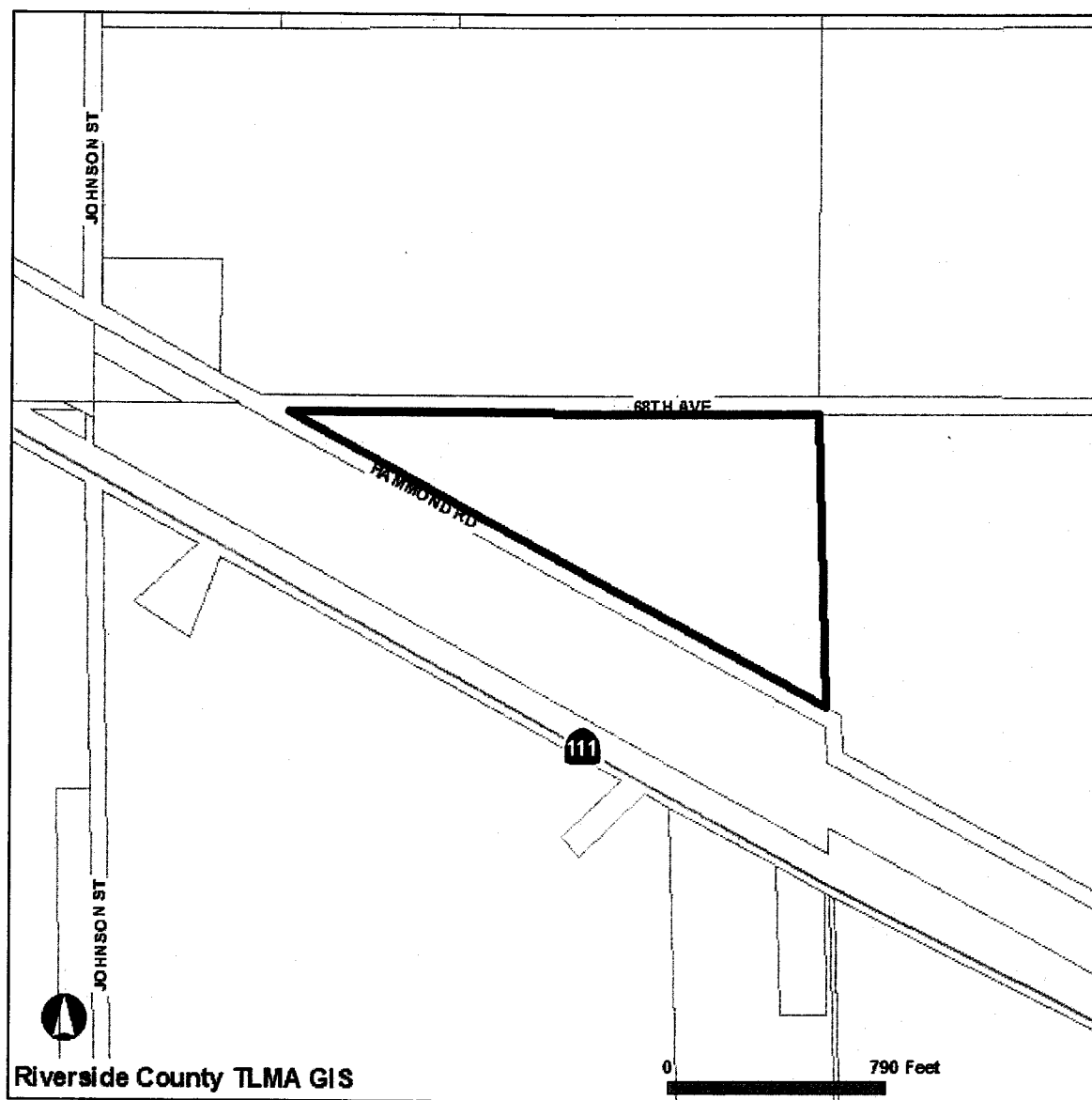
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REPORT PRINTED ON...Thu Aug 18 11:42:45 2011

Version 110728

CUP03497 - AREA PLAN



Selected parcel(s):
729-050-002

AREA PLAN

☒ SELECTED PARCEL
☐ PARCELS

 INTERSTATES

 HIGHWAYS

☐ CITY

EASTERN COACHELLA VALLEY

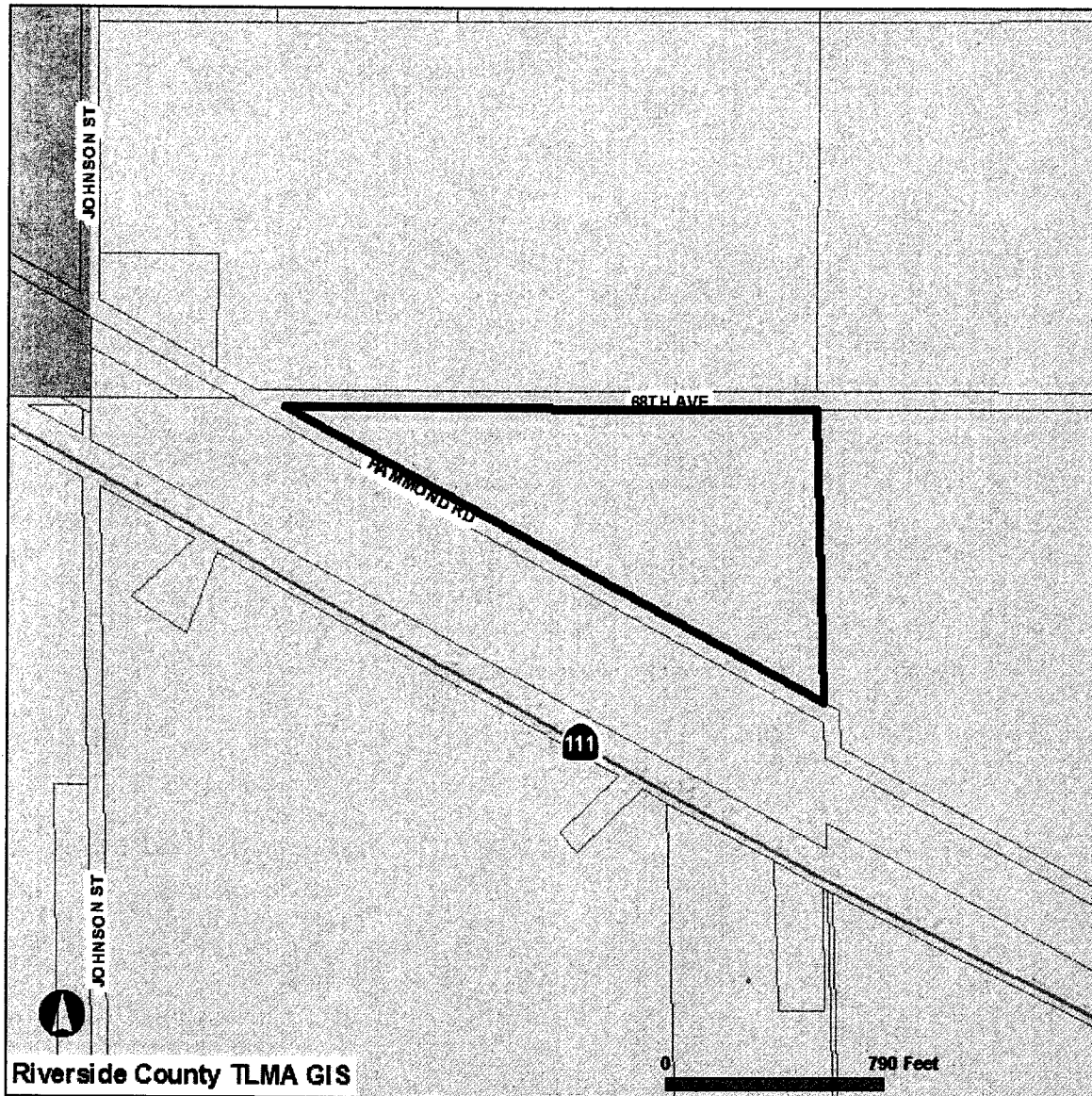
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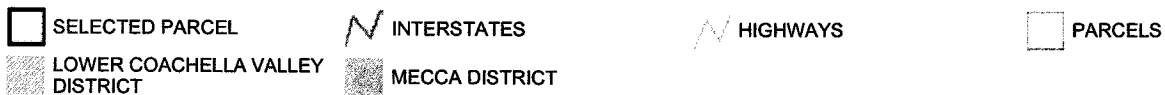
Version 110728

CUP03497 - ZONING DISTRICT



Selected parcel(s):
729-050-002

ZONING DISTRICTS AND ZONING AREAS



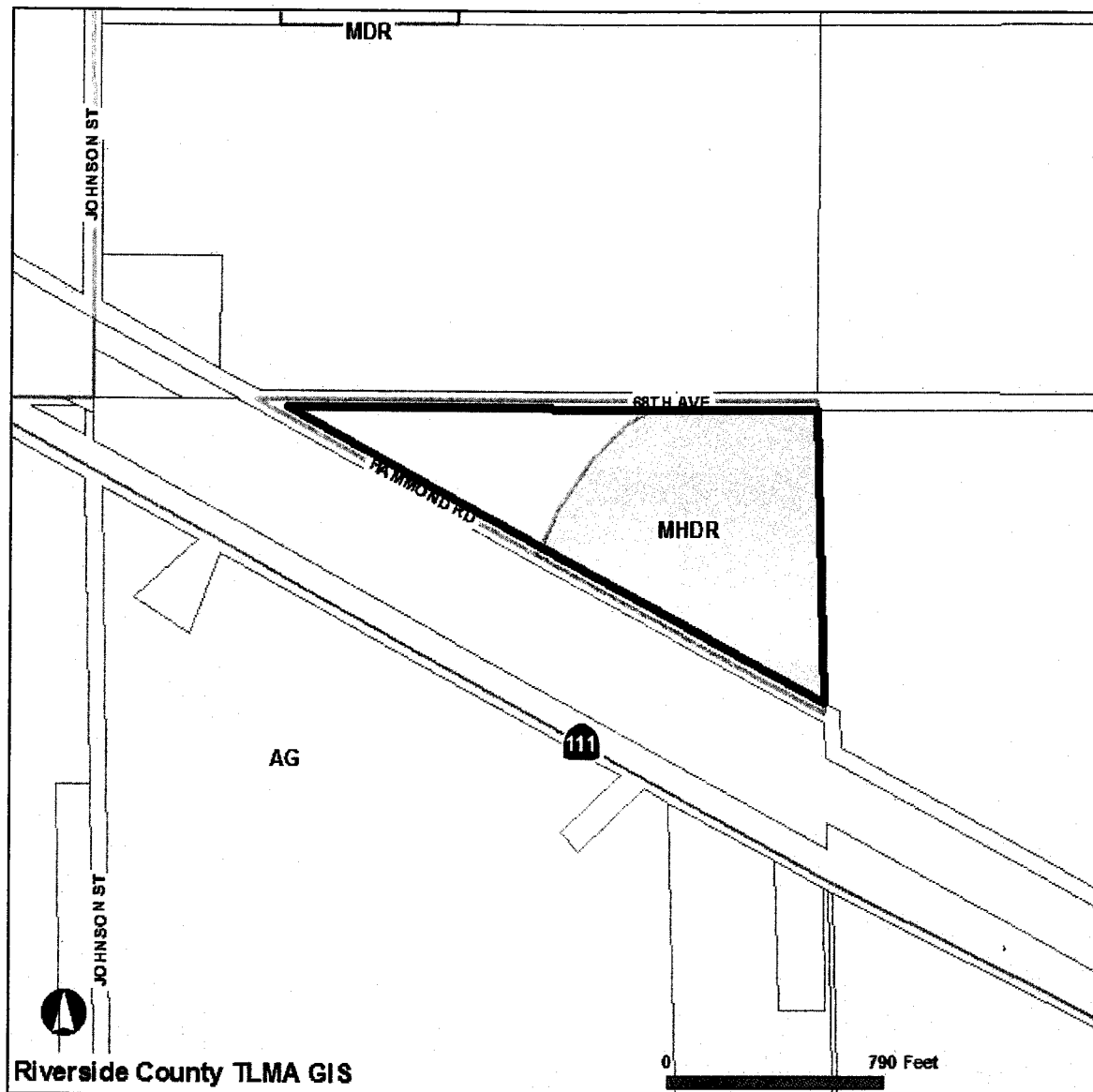
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REPORT PRINTED ON...Thu Aug 18 11:44:20 2011

Version 110728

CUP03497 - LAND USE



Selected parcel(s):
729-050-002

LAND USE

<input type="checkbox"/> SELECTED PARCEL	INTERSTATES	HIGHWAYS	<input type="checkbox"/> CITY
<input type="checkbox"/> PARCELS	AG - AGRICULTURE	MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL

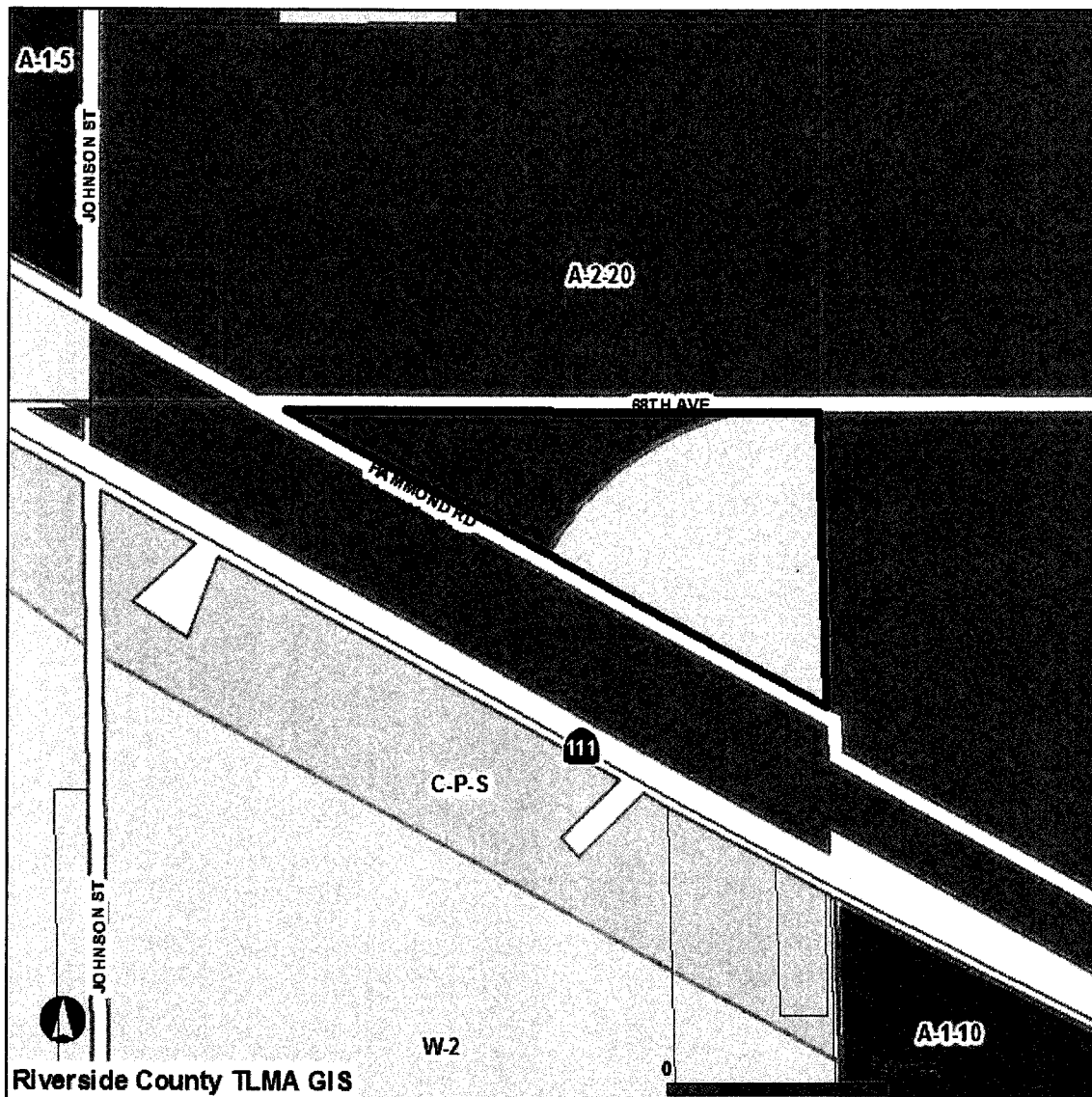
IMPORTANT

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REPORT PRINTED ON...Thu Aug 18 11:43:21 2011

Version 110728

CUP03497 - ZONING



Riverside County TLMA GIS

Selected parcel(s):
729-050-002

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL

A-1-10

W-2

INTERSTATES

A-1-5

HIGHWAYS

A-2-20

PARCELS

C-P-S

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 Aug 18 11:43:42 2011

Version 110728

Extension of Time Environmental Determination

Project Case Number: CUP03497
Original E.A. Number: EA40674
Extension of Time No.: First
Original Approval Date: December 1, 2009
Project Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street
Project Description: A farm labor camp/migrant housing facility consisting of 96 beds within four dormitory buildings, off-street parking facilities, community center, and a migrant agricultural worker mobile home park consisting of 84 units with community center and open space located within APN 729-050-002.

On 10/17/11, this Conditional Use Permit 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: David Mares
David Mares, Principal Planner

Date: 10/17/11
For Carolyn Syms Luna, Director



Desert Alliance for Community Empowerment
Desert Communities Empowerment Zone
53-990 Enterprise Way, Suite 1, Coachella, CA 92236
(760) 391-5050 Fax: (760) 391-5100
Toll Free (866) 266-DACE (3223)

"EMPOWERING RESIDENTS-SUSTAINING RURAL COMMUNITIES"

September 28, 2011

Catherine D. Morales
Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
catmoral@rctlma.org

Re: CUP03497 Extension of Time – Conditions of Approval

Dear Ms. Morales:

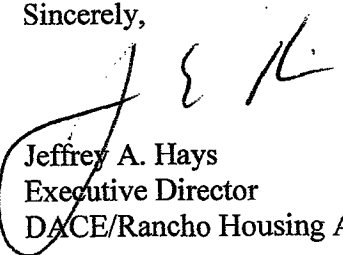
DACE has reviewed the addition of the seven Condition of Approval as stated in your September 22, email.

The following departments had requested the additional conditions:

- Building and Safety Department Grading Division recommends five additional conditions.
 - DACE approves of the additional conditions.
- Planning Department Landscaping Division recommends one additional condition.
 - DACE approves of the additional conditions.
- Transportation Department recommends one additional condition.
 - DACE approves of the additional conditions.

Thank you for your help in expediting the approval of the CUP Extension of Time.

Sincerely,


Jeffrey A. Hays
Executive Director
DACE/Rancho Housing Alliance, Inc.

DACE is Equal Opportunity Provider

Serving: Desert Center, Colorado River Communities, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Thermal, Cabazon Band of Mission Indians, Torres Martinez Desert Cahuilla Indians.

09/22/11
08:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

ADDITIONAL USE PERMIT Case #: CUP03497

Parcel: 729-050-002

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 USE - PRE-CONSTR MTG EOT1

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

TRANS DEPARTMENT

60.TRANS. 6 USE - WQMP (EOT 1)

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE - ROUGH GRD APPRVL EOT1

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03497

Parcel: 729-050-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRD APPRVL EOT1 (cont.)

RECOMMND

sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE - REQ'D GRDG INSP'S EOT1

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of onsite storm drain facilities

90.BS GRADE. 3 USE - PRECISE GRD APPRVL EOT1

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

09/22/11
08:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

ADDITIONAL USE PERMIT Case #: CUP03497

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 USE - PRECISE GRD APPRVL EOT1 (cont.) RECOMMND

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - BUSINESS REG EOT1 RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

PLANNING DEPARTMENT

90.PLANNING. 20 USE - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and

09/22/11
08:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03497

Parcel: 729-050-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20

USE - LC LNDSCP INSPCTN RQMNTS (cont.)

RECOMMND

comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.



Desert Alliance for Community Empowerment
Desert Communities Empowerment Zone
53-990 Enterprise Way, Suite 1, Coachella, CA 92236
(760) 391-5050 Fax: (760) 391-5100
Toll Free (866) 266-DACE (3223)

"EMPOWERING RESIDENTS-SUSTAINING RURAL COMMUNITIES"

Carolyn Syms Luna
Planning Director
County of Riverside
4080 Lemon Street 12th Floor
Riverside, CA 92502

Re: CUP03497 Extension of Time

Dear Carolyn:

We would like to request an extension to CUP03497 located at Hammond and 68th Street in the unincorporated area of Mecca.

This request for an extension of time is due to the current economy and the fiscal status of available funds for non-profit projects.

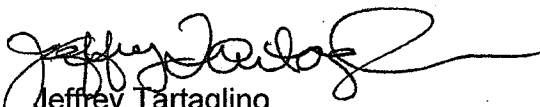
Our current project status has our civil engineering plans ready for submittal the 1st quarter of 2012 for our grading permit. The architectural plans are at 60% completion and we are working with CVWD pertaining to the water and sewer issues.

This is an ongoing project in need of the above time extension to continue towards the complete of the project.

Thank you for your consideration in this matter.

Sincerely,

Desert Alliance for Community Empowerment (DACE)


Jeffrey Tartaglino

DACE is Equal Opportunity Provider

Serving: Desert Center, Colorado River Communities, Mecca, Mesa Verde, North Shore, Oasis, Ripley, Thermal, Cabazon Band of Mission Indians, Torres Martinez Desert Cahuilla Indians.

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

DATE: August 18, 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. Archaeology – L. Mouriquand
P.D. Landscaping Section

FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3497 - Applicant: Jeffrey Hays - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) and Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre) - Location: Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street - 25 Gross Acres - Zoning: Heavy Agriculture 20 Acre Minimum (A-2-20) and Controlled Development Areas (W-2) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a farm labor camp/migrant housing facility consisting of 96 beds within four (4) dormitory buildings, off-street parking facilities, and community center, and, a migrant agricultural worker mobile home park consisting of 84 units with community center and open space, located within Assessor's Parcel Number 729-050-002. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3497, extending the expiration date to December 1, 2012.**

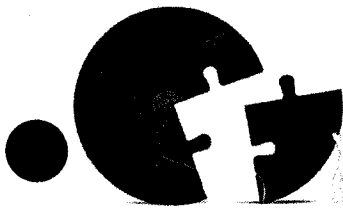
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **September 15, 2011 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the 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 based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

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)

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 Revised Permit to the Approved Use Permit, 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 Catherine Morales at micro 5-1681 or via e-mail at catmoral@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: CUP # 3497

DATE SUBMITTED: 5/25/11

Assessor's Parcel Number(s): 729-050-002

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: 12/1/09

Applicant's Name: Jeffrey Hays

E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1

Coachella Street CA 92236

City

State

ZIP

Daytime Phone No: (760) 391-5050

Fax No: (760) 391-5100

Property Owner's Name: Desert Alliance for Community

E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1

Coachella Street CA 92236

City

State

ZIP

Daytime Phone No: (760) 391-5050

Fax No: (760) 391-5100

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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.

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.

Jeffrey Hays

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

JEFFREY A. HAYS
Executive Director

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.

Jeffrey Hays

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

JEFFREY A. HAYS
Executive Director

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.