

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

812B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 31, 2011

SUBJECT: **SECOND EXTENSION OF TIME** for TENTATIVE TRACT MAP NO. 30760 –  
Applicant: Temescal Valley Land, LLC – First Supervisorial District,

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on September 21, 2011.

THE PLANNING COMMISSION:

**APPROVED** the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30760**, extending the expiration date and to reflect benefits of AB208 to September 14, 2014, 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 *D.M.*

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 15, 2011  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

1.2

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Policy

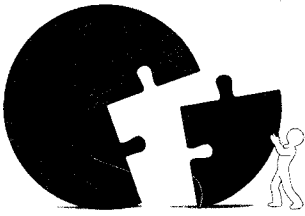
Consent

Dep't Recomm.:

Policy

Consent

Per Exec. Ofc.:



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

812B

DATE: October 31, 2011

TO: Clerk of the Board of Supervisors

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

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30760  
(Charge your time to these case numbers)

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

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

Please schedule on the November 15, 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. 1.1  
Area Plan: Elsinore  
Zoning Area: Alberhill  
Supervisory District: First  
Project Planner: Scott Arnold  
Planning Commission Hearing: September 21, 2011

TENTATIVE TRACT MAP NO. 30760  
SECOND EXTENSION OF TIME  
Applicant: Temescal Valley Land, LLC

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow time for recordation of a final map. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent 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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760**

### 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 thirty (30) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Building and Safety, Grading Division, is recommending the addition eight (8) Conditions of Approval. The Planning Department, Landscaping Division, is recommending the addition of five (5) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) 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 June 16, 2011) indicating the acceptance of the thirty (30) conditions.

### FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build

D.M.

**TENTATIVE TRACT MAP NO. 30760**  
**SECOND EXTENSION OF TIME REQUEST**  
**PC Staff Report: September 21, 2011**  
**Page 2 of 2**

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, AB333 was signed into law, 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.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, 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 13, 2011 and January 1, 2014.

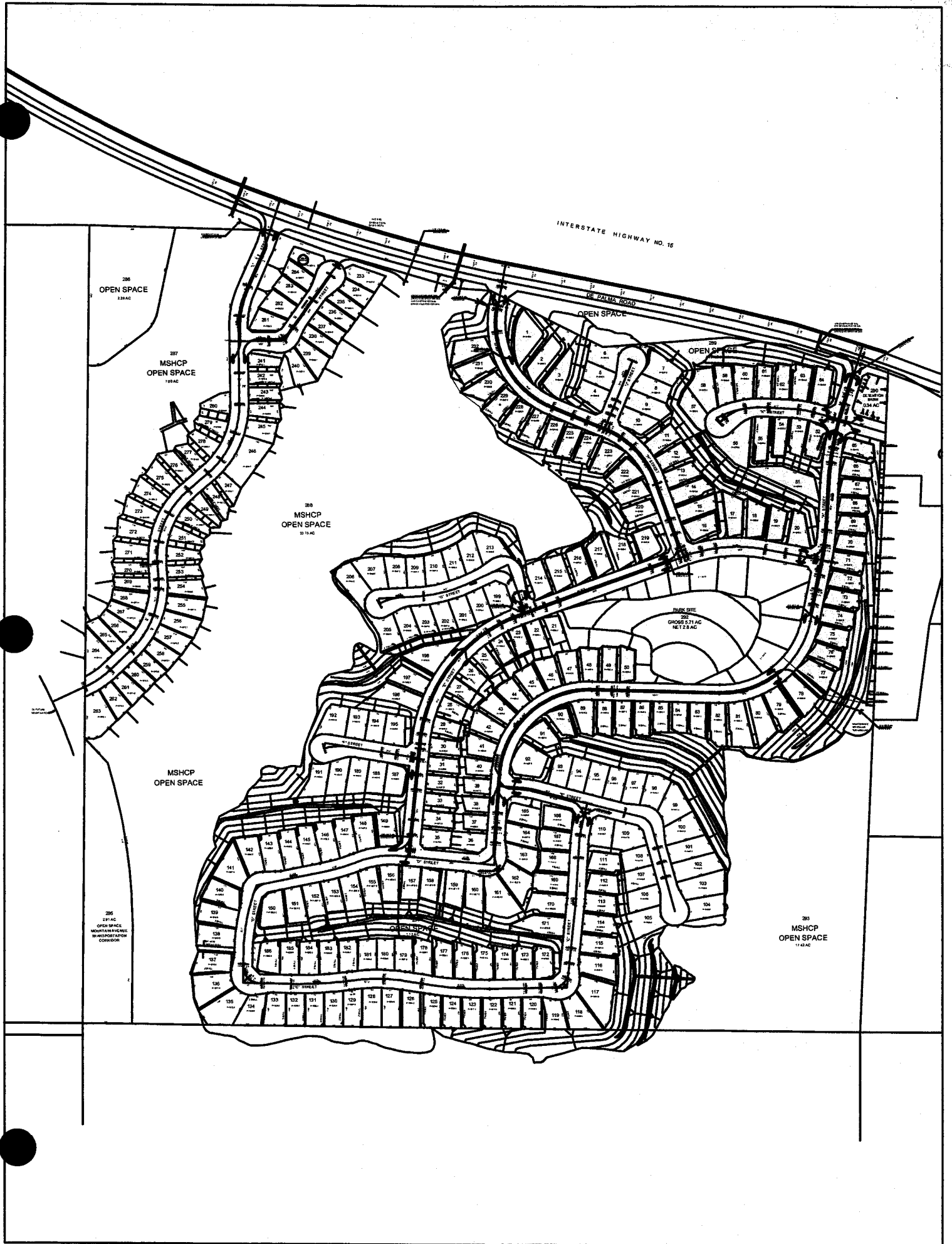
On January 23, 2008, with the Planning Commission's approval, following the receive and file action by the Board of Supervisors on January 30, 2008, of the First Extension of Time request for Tentative Tract Map No. 30760, the map's expiration date became September 14, 2008 and automatically gained the benefits of SB1185 and AB333, which extended the map's expiration date to September 14, 2011.

Therefore, upon an approval action by the Planning Commission, 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 September 14, 2014. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

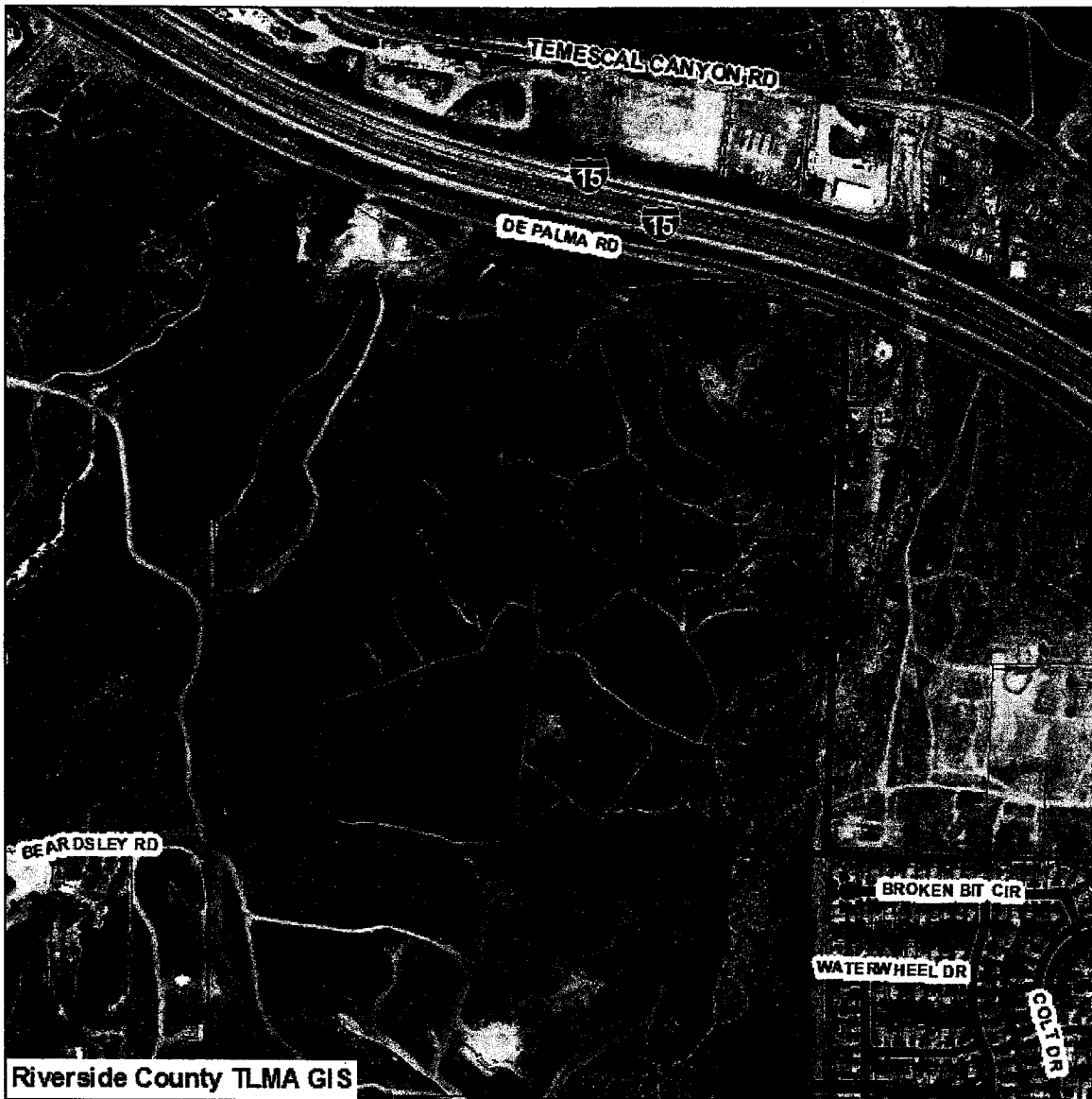
**RECOMMENDATION:**

**APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date and to reflect benefits of AB208 to September 14, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760** - Applicant: Temescal Valley Land, LLC - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) - Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road - 148.3 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5) and Planned Residential (R-4) - **APPROVED PROJECT DESCRIPTION:** The land division hereby permitted is to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three WRC MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date to September 14, 2012 (AB208 brings the expiration date to September 14, 2014).



TR30760 - AERIAL PHOTO



Selected parcel(s):  
391-080-015

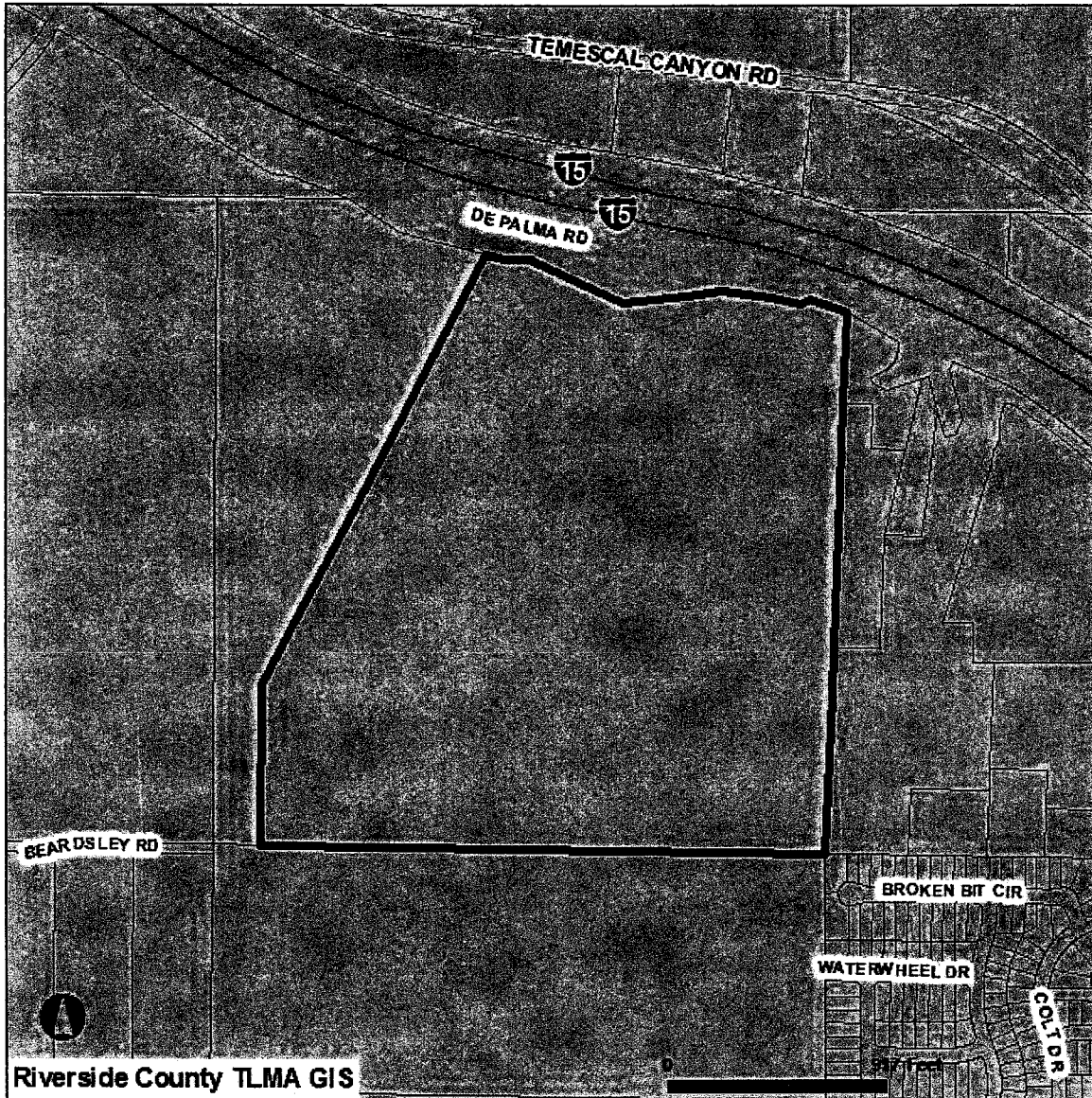
**\*IMPORTANT\***

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 12 14:19:24 2011

Version 110502

TR30760 - SUPERVISORIAL DISTRICT



Selected parcel(s):  
391-080-015

**SUPERVISORIAL DISTRICTS**

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- HIGHWAYS
- DISTRICT 1  
SUPERVISOR BOB BUSTER

- CITY

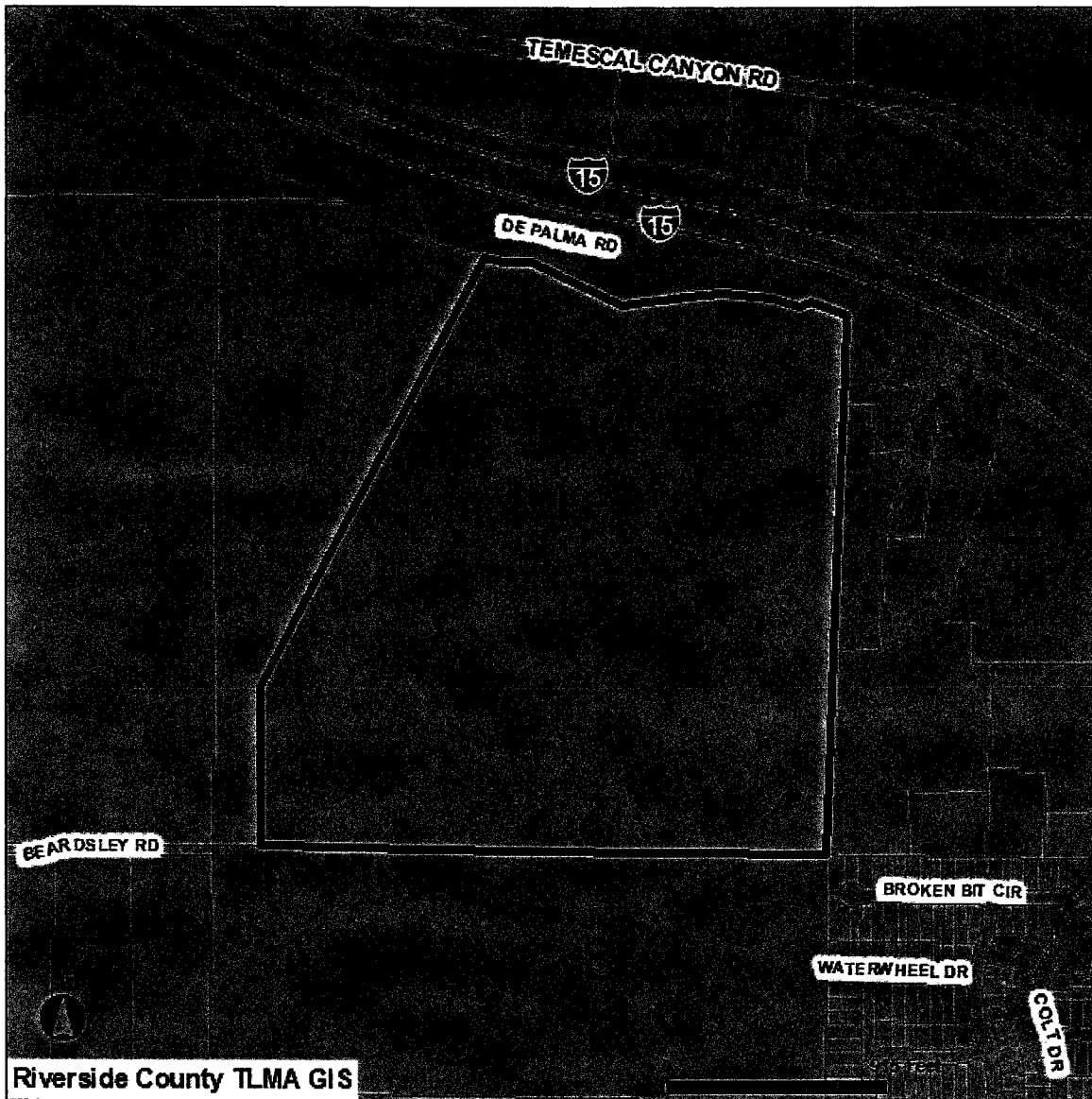
**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 21 09:17:20 2011

Version 101221

TR30760 - AREA PLAN



Selected parcel(s):  
391-080-015

AREA PLAN

SELECTED PARCEL  
 PARCELS

INTERSTATES  
 ELSINORE

HIGHWAYS

CITY

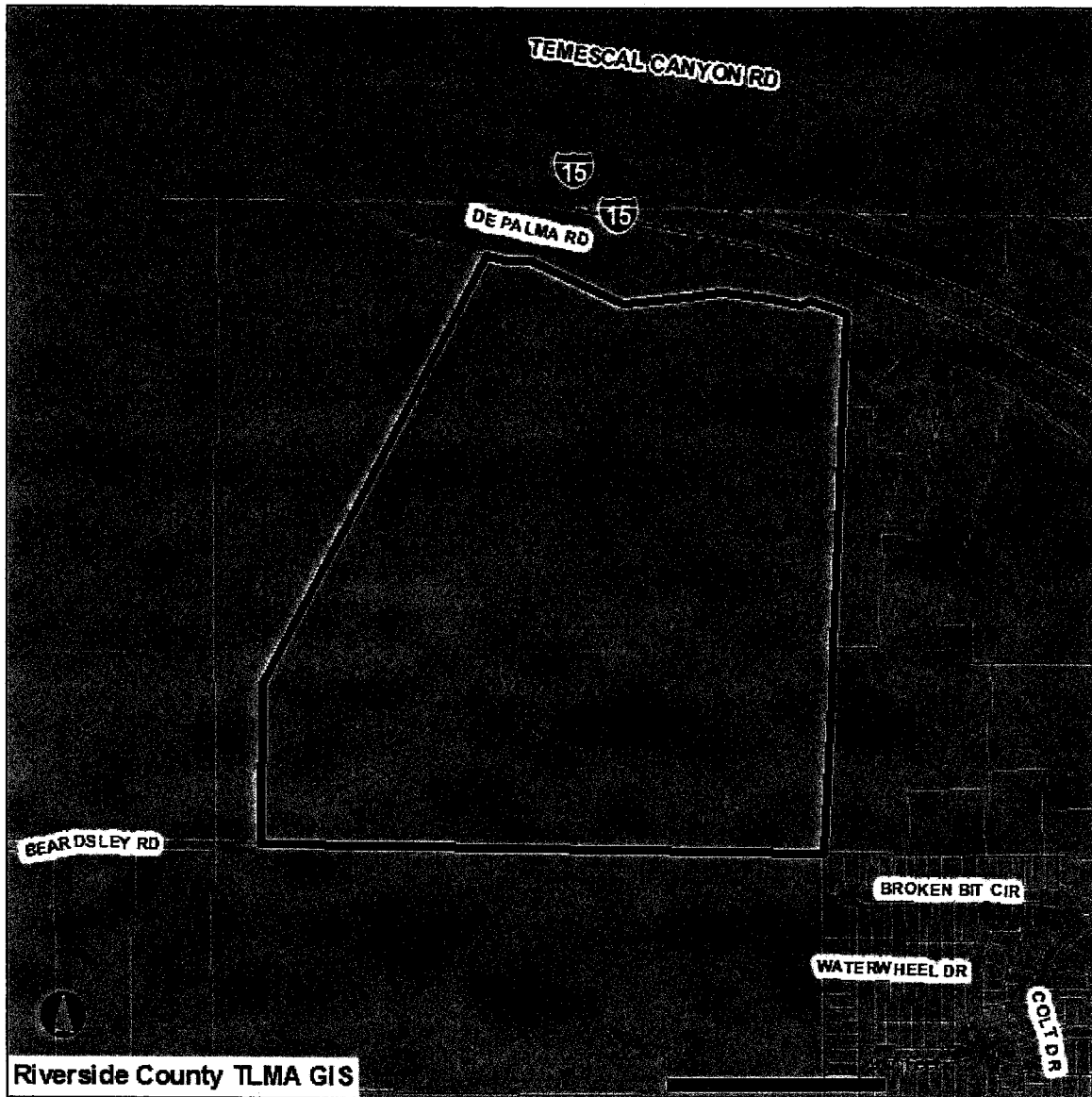
**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Jul 12 14:20:00 2011  
Version 110502



TR30760 - ZONING AREA



Selected parcel(s):  
391-080-015

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL  
 ALBERHILL AREA

INTERSTATES  
 HIGHWAYS  
 TEMESCAL AREA

PARCELS

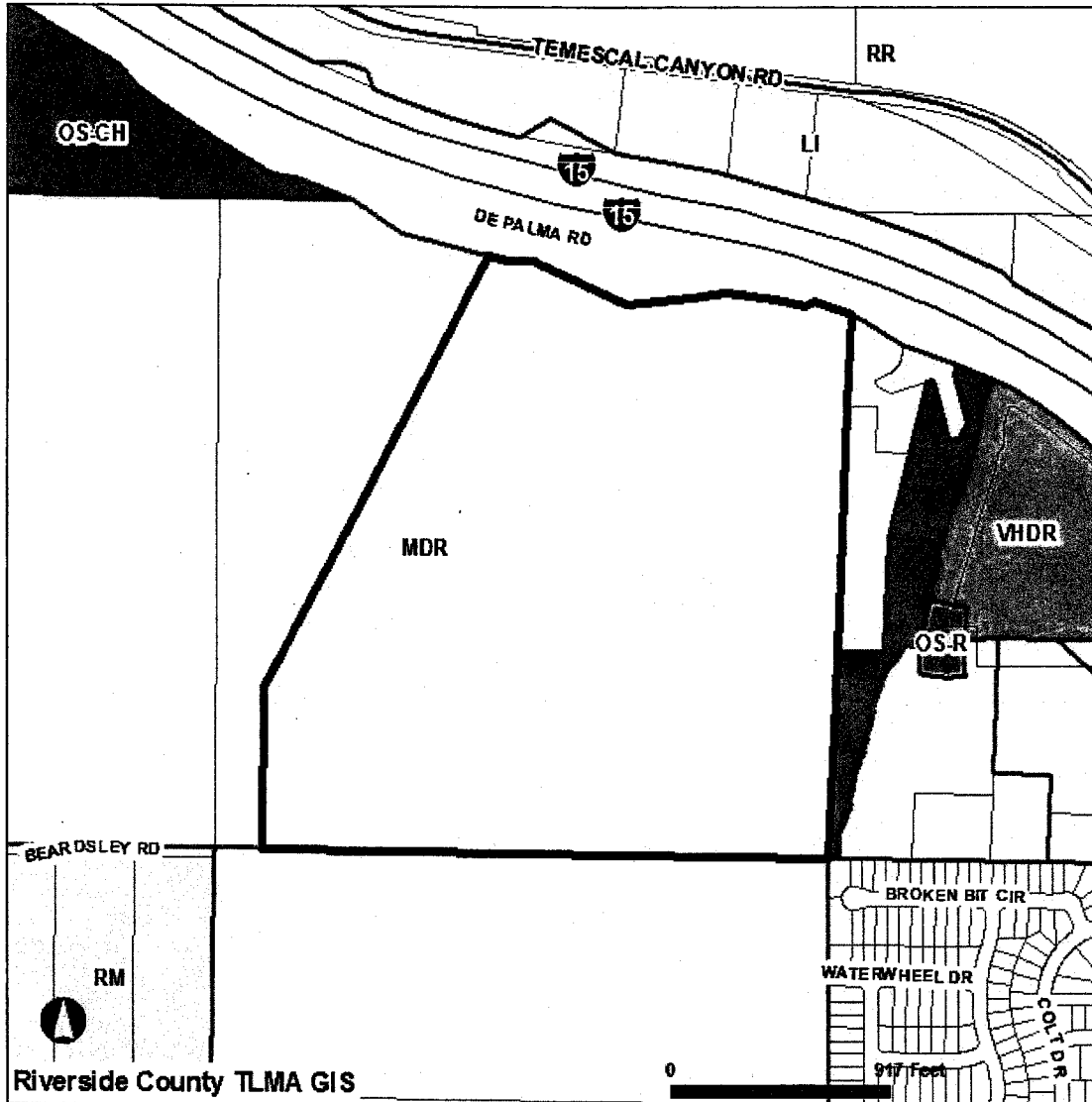
**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 21 09:20:57 2011

Version 101221

TR30760 - LAND USE



Selected parcel(s):  
391-080-015

LAND USE

- |  |                        |                                  |                                      |
|--|------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES            | HIGHWAYS                         | <input type="checkbox"/> CITY        |
| <input type="checkbox"/> PARCELS         | LI - LIGHT INDUSTRIAL  | MDR - MEDIUM DENSITY RESIDENTIAL | OS-CH - CONSERVATION HABITAT         |
| OS-R - OPEN SPACE RECREATION             | RM - RURAL MOUNTAINOUS | RR - RURAL RESIDENTIAL           | VHDR - VERY HIGH DENSITY RESIDENTIAL |

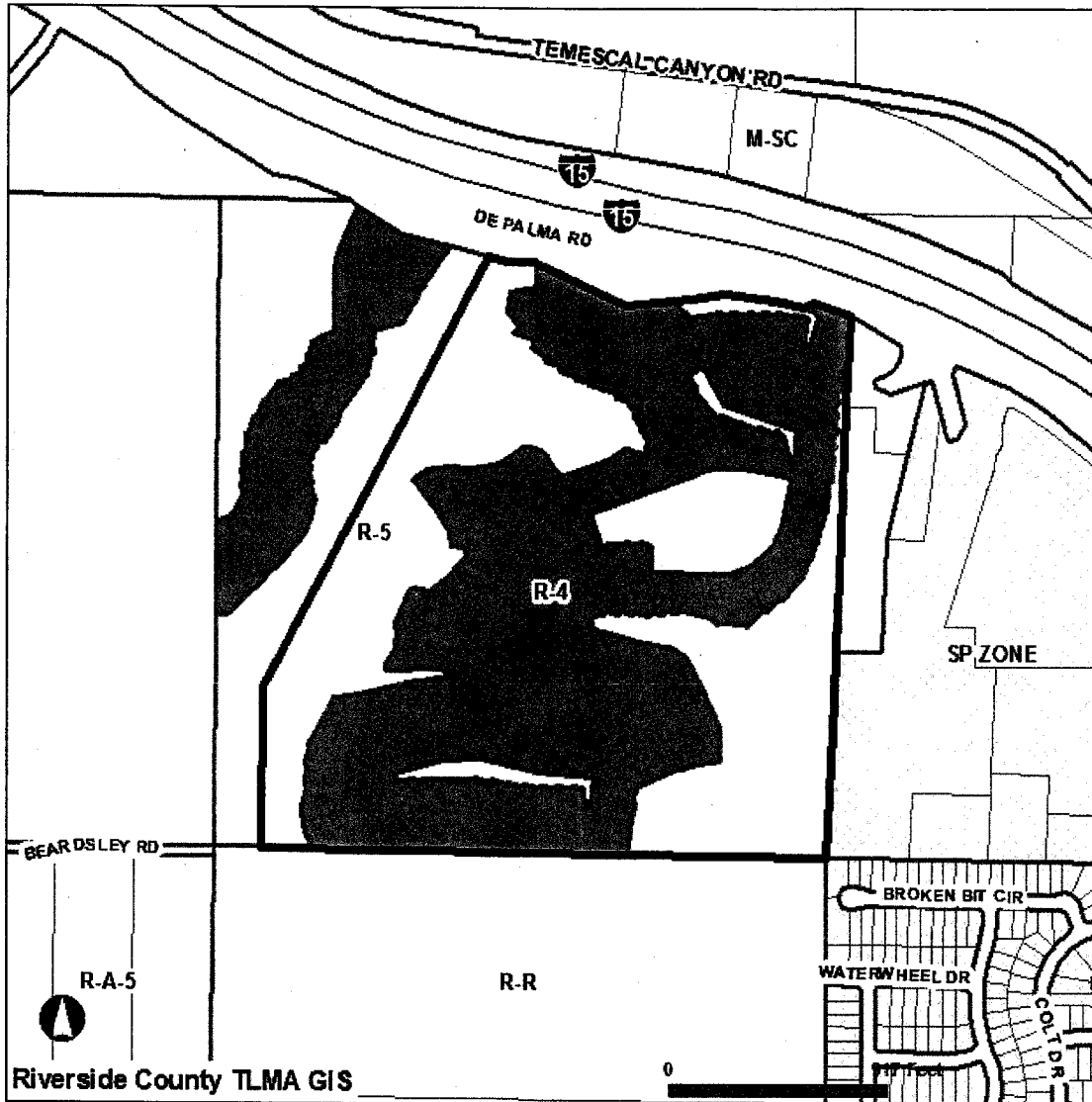
**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 21 09:19:51 2011

Version 101221

TR30760 - ZONING



Selected parcel(s):  
391-080-015

ZONING

- |  |  |          |   |
|--|--|----------|---|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES                              | HIGHWAYS | <input type="checkbox"/> CITY           |
| <input type="checkbox"/> PARCELS         | <input type="checkbox"/> ZONING BOUNDARY | M-SC     | <input checked="" type="checkbox"/> R-4 |
| R-5                                      | R-A-5                                    | R-R      | SP ZONE                                 |

**\*IMPORTANT\***

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REPORT PRINTED ON...Thu Apr 21 09:20:39 2011

Version 101221

# Extension of Time Environmental Determination

Project Case Number: TR30760  
Original E.A. Number: EA38823  
Extension of Time No.: Second  
Original Approval Date: September 14, 2004  
Project Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road

Project Description: The land division hereby permitted is to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

On 6/20/11, this Tentative Tract 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: Scott Arnold  
Scott Arnold, Principal Planner

Date: 6/20/11  
For Carolyn Syms Luna, Director

**MEMORANDUM**

To: Catherine D. Morales  
 Planning Technician II  
 Riverside County Planning Department  
 4080 Lemon St., 12<sup>th</sup> Floor  
 Riverside, CA 92502  
 951.955.1681

From: Phil Burum  
 Temescal Valley Land LLC  
 10621 Civic Center Drive  
 909-481-1150

Date: June 16, 2011

Subject: **Tract 30760 Saddleback Extension of Time Conditions**

This memo is to state, I the applicant for the above case accept the following conditions.

10.FLOOD RI.18	50.TRANS.30	90.BS GRADE.3	90.PLANNING.19
10.PLANNING.19	50.TRANS.31	90.BS GRADE.4	90.PLANNING.20
10.PLANNING.20	50.TRANS.32	90.BS GRADE.5	90.TRANS.7
10.PLANNING.21	60.BS GRADE.14	90.BS GRADE.6	90.TRANS.8
10.TRANS.11	60.FLOOD RI.10	90.BS GRADE.7	90.TRANS.9
50.FLOOD RI.26	60.PLANNING.30	90.BS GRADE.8	90.TRANS.10
50.PLANNING.40	80.BS GRADE.2	90.PLANNING.17	
50.PLANNING.41	80.PLANNING.31	90.PLANNING.18	

Please accept this signed memo in order to finalize the Extension of Time for TTM 30760.



Phil Burum  
 Temescal Valley Land LLC

CC. Puneet Comar, K & A Engineering

**Morales, Catherine**

---

**From:** Morales, Catherine  
**Sent:** Wednesday, May 18, 2011 8:48 AM  
**To:** 'Puneet Comar'  
**Subject:** 2nd Extension of Time for TR30760  
**Attachments:** TR30760 2ND EOT COA's.pdf

Attn: Applicant

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **May 12, 2011**. The LDC has determined it necessary to recommend the addition of thirty (30) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Building and Safety, Grading Division, is recommending the addition eight (8) Conditions of Approval. The Planning Department, Landscaping Division, is recommending the addition of five (5) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of eight (8) 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.FLOOD RI.18	50.TRANS.30	90.BS GRADE.3	90.PLANNING.19
10.PLANNING.19	50.TRANS.31	90.BS GRADE.4	90.PLANNING.20
10.PLANNING.20	50.TRANS.32	90.BS GRADE.5	90.TRANS.7
10.PLANNING.21	60.BS GRADE.14	90.BS GRADE.6	90.TRANS.8
10.TRANS.11	60.FLOOD RI.10	90.BS GRADE.7	90.TRANS.9
50.FLOOD RI.26	60.PLANNING.30	90.BS GRADE.8	90.TRANS.10
50.PLANNING.40	80.BS GRADE.2	90.PLANNING.17	
50.PLANNING.41	80.PLANNING.31	90.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 Planning Commission. 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.

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, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,

*Catherine D. Morales*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

*Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.*

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 18

MAP EOT WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

PLANNING DEPARTMENT

10.PLANNING. 19

MAP - LC LNDSCAPE 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.

EOT2

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:



TRACT MAP Tract #: TR30760

Parcel: 391-080-007

10. GENERAL CONDITIONS

10.PLANNING. 20

GEN - IF HUMAN REMAINS EOT2 (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

10. GENERAL CONDITIONS

10.PLANNING. 21                    GEN - INADVERTANT ARCHAEO EOT2 (cont.)                    RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 11                    MAP - COUNTY WEB SITE (EOT2)                    RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 26                    MAP EOT WQMP REQUIREMENTS                    RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 40                    MAP - LC LNDSCP COMMN AREA MNT                    RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

50. PRIOR TO MAP RECORDATION

50.PLANNING. 40

MAP - LC LNDSCP COMMN AREA MNT (cont.)

RECOMMND

minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT2

50.PLANNING. 41

MAP- ECS NOTE ARCHAEOLOG EOT2

RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-3188 was prepared for this property on June 4, 2003 by Brian F. Smith and Associates and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions for archeological monitoring based upon information contained in the report."

TRANS DEPARTMENT

50.TRANS. 30

MAP-TRAFFIC SIGNALS 2 (EOT2)

RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 31                      MAP-GRAFFITI ABATEMENT (EOT2)                      RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 32                      MAP - UTILITY PLAN (EOT2)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14                      MAP - APPROVED WQMP EOT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 10                      MAP EOT WQMP REQUIREMENTS                      RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be

TRACT MAP Tract #: TR30760

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 10                    MAP EOT WQMP REQUIREMENTS (cont.)                    RECOMMND

submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 30                    GEN- CULT RESOURCES PROF EOT2                    RECOMMND

As a result of information contained in archaeological report PD\_A-3188, prepared by Brian F. Smith & Associates on June 4, 2003, it has been determined that archaeological monitoring shall be required to allow for mitigation of potential subsurface cultural deposits.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any designated tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any designated tribal monitor or special interest group monitor throughout the process.

CT MAP Tract #: TR30760

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 GEN- CULT RESOURCES PROF EOT2 (cont.) RECOMMND

2)This agreement shall not modify any approved condition of approval or mitigation measure.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP-ROUGH GRADE APPRVL EOT 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.Submitting a Contractors Statement of Conformance form (284-259).

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

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

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Parcel: 391-080-007

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 31 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.

EOT2

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP-WQMP BMP INSP EOT

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4                    MAP-WQMP BMP CERT REQ'D EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5                    MAP-BMP GPS COORDINATES EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6                    MAP-WQMP REGISTRATION EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7                    MAP - REQ'D GRDG INSP'S EOT                    RECOMMND

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

MAP-PRECISE GRDG APPRVL EOT

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 Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. 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.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

PLANNING DEPARTMENT

90.PLANNING. 17

MAP - LC LNDSCP INSPCT DEPOSIT

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

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17                   MAP - LC LNDSCP INSPCT DEPOSIT (cont.)                   RECOMMND

compliance.  
EOT2

90.PLANNING. 18                   MAP - 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 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.

EOT2

90.PLANNING. 19                   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

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19                   MAP - LC COMPLY W/LNDSCP/IRRIG (cont.)                   RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.  
EOT2

90.PLANNING. 19                   GEN - CULTL RESOURCES RPTEOT2                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 20                   GEN - CULT RESOURCES RPT EOT2                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 7                       MAP-TRAFFIC SIGNAL 2 (EOT2)                   RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8                      MAP-GRAFFITI ABATEMENT (EOT2)                      RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9                      MAP - LANDSCAPING (EOT2)                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 10                      MAP - UTILITY INSTALL (EOT2)                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

**LAND DEVELOPMENT COMMITTEE**  
**2<sup>nd</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: April 21, 2011

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. Landscaping Section - Kristi Lovelady  
P.D. Archaeologist - L. Mouriquand

**SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760** - Applicant: Temescal Valley Land, LLC - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) - Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road - 148.3 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5) and Planned Residential (R-4) (3,500 sq. ft. minimum) - **APPROVED PROJECT DESCRIPTION:** The land division hereby permitted is to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760**, extending the expiration date to September 14, 2012.

**NOTE: This EOT was initially transmitted on July 9, 2009. It is being transmitted again to ensure that recommended conditions of approvals are up to date.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **May 12, 2011 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, 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, Planning Technician, at (951) 955-1681 or email at [catmoral@rcplma.org](mailto:catmoral@rcplma.org) / **MAILSTOP# 1070**.

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

DATE: June 2, 2009

TO:

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

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

**SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30760** - Applicant: Vaquero Estates, LLC - First Supervisorial District – Alberhill Zoning Area - Elsinore Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: Southerly of DePalma Road, Easterly of Glen Eden Road and Westerly of Horse Thief Canyon Road – 148.3 Acres - Zoning: Open Area Combining Zone Residential Developments (R-5) and Planned Residential (R-4) (3,500 sq. ft. minimum) – Approved Project Description: Schedule A – subdivision of 148.3 into 285 single family residential lots, 9 MSHCP open space lots, 5.71 acre park, and a 0.34 acre detention basin - **REQUEST: EXTENSION OF TIME TO SEPTEMBER 14, 2010 - 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 **July 9, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

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

**LDC MEMBERS ARE ENCOURAGED TO 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, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org) / **MAILSTOP# 1070.**

**RECORDING REQUESTED BY:**

Fidelity National Title Company  
Escrow No.:  
Locate No.: CAFNT0972-0972-0051-0725123431  
Title No.: 09-725123431-SB

**AND WHEN RECORDED MAIL TO**

Temescal Valley Land, LLC  
10621 Civic Center Drive  
Rancho Cucamonga, CA 91730  
Attn: Ashley Wright

DOC # 2009-0294896

06/10/2009 08:00A Fee:28.00

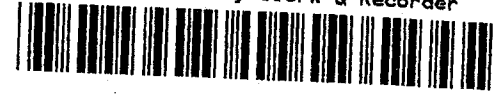
Page 1 of 4 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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					T: 105	CTY	UNI	006	

APNs 391-080-014-8 and 391-080-015-9  
TRA 065-117  
Documentary Transfer Tax: \$2,970.00

28  
T  
006

GRANT DEED

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**

(Additional recording fee applies)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
TEMESCAL VALLEY LAND, LLC  
ASHLEY WRIGHT  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730

09-72512343-53

A.P.N.: 391-080-014-8 / 391-080-015-9

TRA: 065-117

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GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$2,970.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area; [] City of ~~UNINCORPORATED AREA RIVERSIDE~~, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
EAST WEST BANK

hereby GRANT(S) to TEMESCAL VALLEY LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY

the following described property in the City of ~~UNINCORPORATED AREA RIVERSIDE~~, County of RIVERSIDE State of California;

See Exhibit "A" attached hereto and made a part hereof.

EAST WEST BANK

By: Mary Kenney, Senior Vice President  
X, X

By: \_\_\_\_\_  
X, X

Document Date: June 1, 2009

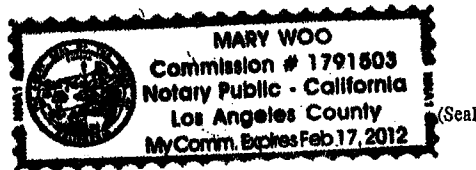
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

On June 2, 2009 before me, Mary Woo, a notary public in and for said state, personally appeared Mary Kenney who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Mary Woo



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

BEING THAT PORTION OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2719 AS RECORDED DECEMBER 23, 1999 IN THE COUNTY RECORDER'S OFFICE, RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 18; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 18 NORTH 00° 26' 34" EAST, A DISTANCE OF 2,638.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 88° 51' 58" EAST, A DISTANCE OF 602.02 FEET TO THE SOUTHERLY LINE OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBERED 152731 AND 152732 AS RECORDED DECEMBER 2, 1974, IN THE COUNTY OFFICES OF SAID RIVERSIDE COUNTY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 69° 49' 36" EAST, A DISTANCE OF 189.38 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 74° 21' 35" EAST, A DISTANCE OF 398.14 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 28° 26' 54" WEST, A DISTANCE OF 2,053.96 FEET; THENCE SOUTH 00° 26' 34" WEST, A DISTANCE OF 650.00 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 31' 27" WEST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS PARCEL A OF NOTICE OF LOT LINE ADJUSTMENT NO. 4786 RECORDED JANUARY 13, 2005, INSTRUMENT NO. 2005-0036366, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERALS AND CARBON HYDRODATES SUBSTANCES IN AND UNDER SAID WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, HOWEVER, WITHOUT THE RIGHT OF SURFACE ENTRY, RESERVED BY MARIE NICKEL BOYD IN GRANT DEED RECORDED IN BOOK 3008, PAGE 372, OFFICIAL RECORDS.

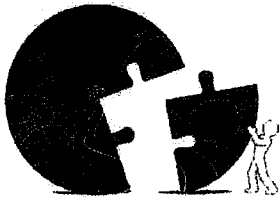
APN: 391-080-014-8

**PARCEL 2:**

BEING A PORTION OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2719, AS RECORDED DECEMBER 23, 1949, IN THE COUNTY RECORDERS OFFICE, RIVERSIDE COUNTY, STATE OF CALIFORNIA, TOGETHER WITH A CERTAIN PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 92111, AS RECORDED OCTOBER 26, 1961, IN THE COUNTY RECORDERS OFFICE, RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN WHOLE AS FOLLOWS:

COMMENCING FROM THE CENTER QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 18 SOUTH 89° 31' 27" EAST, A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89° 31' 27" EAST, A DISTANCE OF 2369.35 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 18 NORTH 02° 32' 27" EAST, A DISTANCE OF 2195.86 FEET TO THE SOUTHERLY LINE OF A CERTAIN PARCEL OF LAND AS DESCRIBED IN INSTRUMENTS NUMBERED 152731 AND 152732, AS RECORDED DECEMBER 2, 1974, IN THE COUNTY OFFICES OF SAID RIVERSIDE COUNTY; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 4794.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 19° 19' 23" EAST; THENCE ALONG SAID SOUTHERLY LINE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 03' 12", AN ARC DISTANCE OF 171.81 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES:

SOUTH 71° 56' 35" WEST, A DISTANCE OF 39.97 FEET;



# 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: TTM 30760 DATE SUBMITTED: \_\_\_\_\_

Assessor's Parcel Number(s): 391-080-015

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: 9/14/2004

Applicant's Name: Temescal Valley Land, LLC E-Mail: Pburum@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive

Rancho Cucamonga <sup>Street</sup> CA 91730  
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1154

Property Owner's Name: Same as Above E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street

City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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"*

**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.

Temescal Valley Land, LLC

PRINTED NAME OF APPLICANT

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.

Temescal Valley Land, LLC

PRINTED NAME OF PROPERTY OWNER(S)

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.