

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

202B



REVIEWED BY EXECUTIVE OFFICE

DATE

12/11/11

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 15, 2011

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30807 -
Applicant: Will Stout - Third Supervisorial District.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 26, 2011.

THE PLANNING COMMISSION:

APPROVED the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807, extending the expiration date and to reflect SB1185, AB333 and AB208 benefits to July 28, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Syms Luma
Carolyn Syms Luma
Planning Director

Initials:
CSL:cm

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: December 13, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

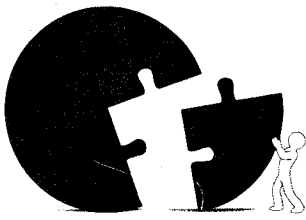
Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2



RIVERSIDE COUNTY
PLANNING DEPARTMENT

202B

Carolyn Syms Luna
Director

DATE: November 15, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office Q.M.

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30807
(Charge your time to these case numbers)

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

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

Please schedule on the December 6, 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: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: David Mares
Planning Commission Hearing: October 26, 2011

TENTATIVE TRACT MAP NO. 30807
SECOND EXTENSION OF TIME
Applicant: Will Stout

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow 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. 30807

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of twenty three (23) 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 two (2) Conditions of Approval. The Building & Safety Department, Grading Division, is recommending the addition nine (9) Conditions of Approval. The Planning Department Landscaping Division is recommending the addition of seven (7) Conditions of Approval. The Transportation Department is recommending the addition of five (5) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 8, 2011) indicating the acceptance of the twenty three (23) conditions.

D.M.

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 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.

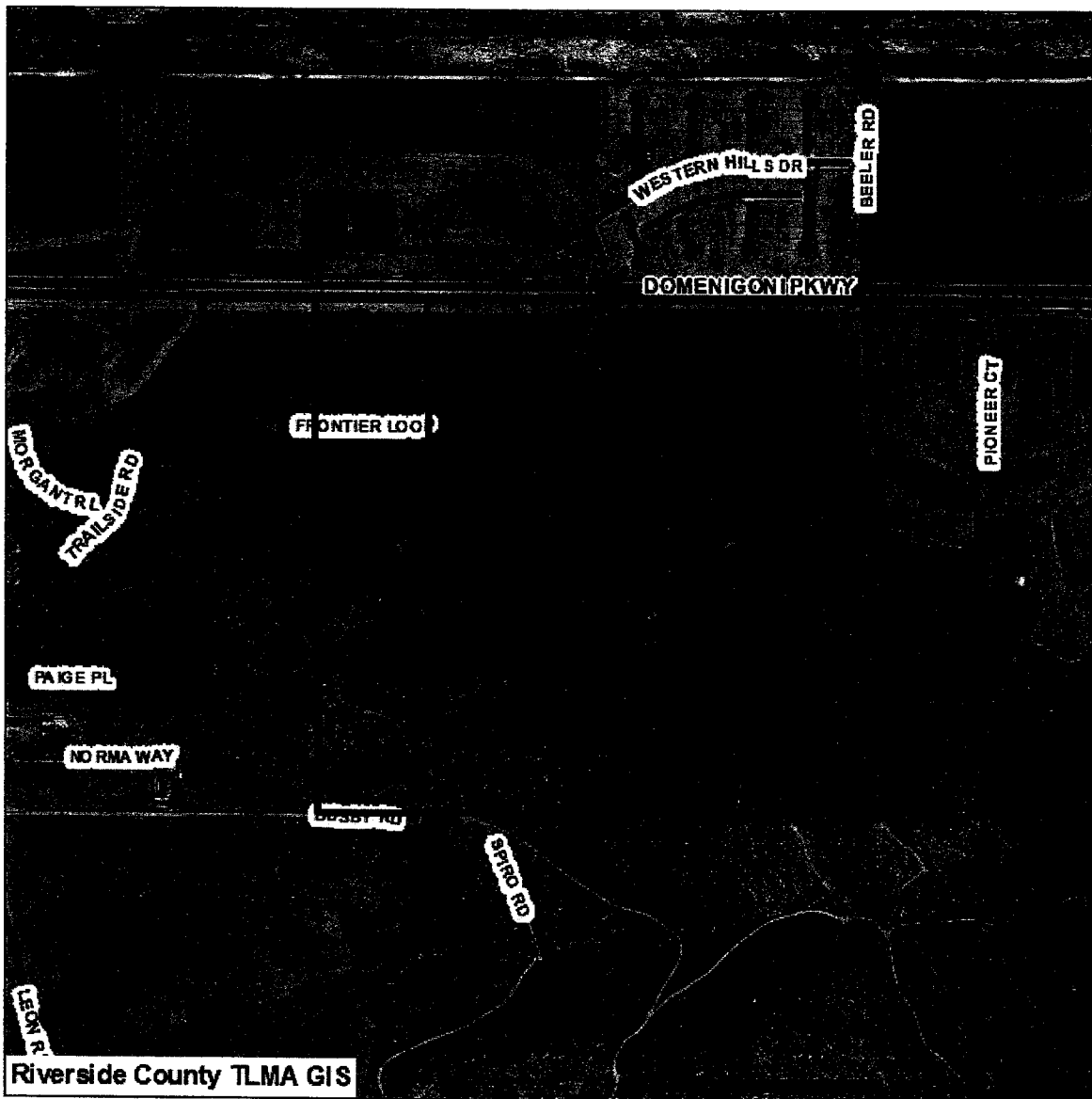
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 28, 2014. If a final map has not been recorded prior this date, a third extension 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. 30807, extending the expiration date and to reflect SB1185, AB333 and AB208 benefits to July 28, 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. 30807 - Applicant: Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) and Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Easterly of Leon Road, westerly of State Highway 79 and southerly of Patton Road. – 201.67 Acres – Zoning: Specific Plan (SP293) – **APPROVED PROJECT DESCRIPTION:** The land division is to subdivide 201.67 acres into 206 residential lots (Schedule "A") and 10 open space lots within Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allowed for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan. – **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807**, extending the expiration date to July 28, 2014.

TR30807 - AERIAL PHOTO



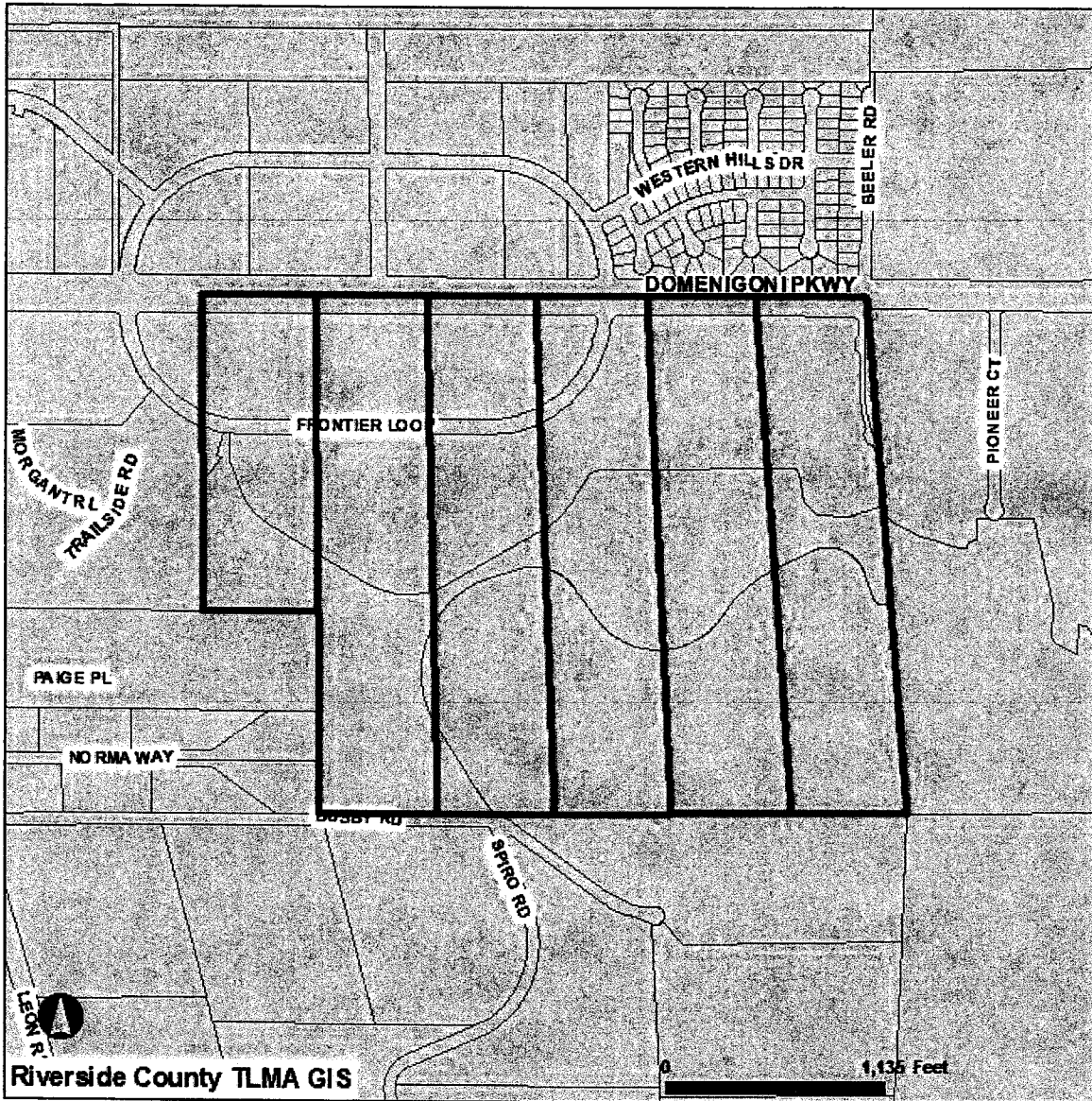
IMPORTANT

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

REPORT PRINTED ON...Mon Jul 18 16:19:08 2011

Version 110502

TR30807 - SUPERVISORIAL DISTRICT



SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- INTERSTATES
- HIGHWAYS
- CITY
- DISTRICT 3
SUPERVISOR JEFF STONE

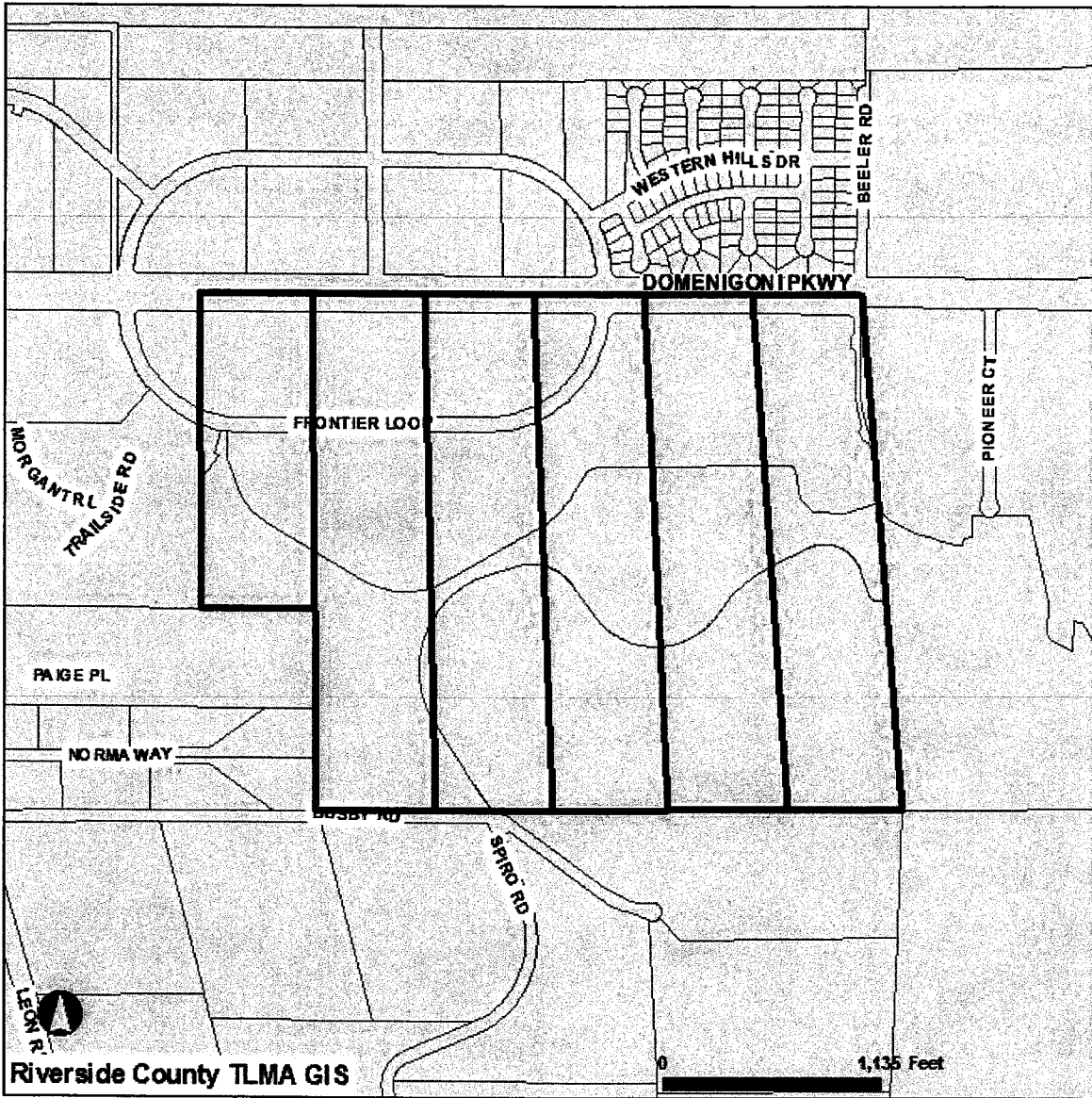
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REPORT PRINTED ON...Mon Jul 18 16:21:39 2011

Version 110502

TR30807 - AREA PLAN



AREA PLAN

- CASE
- PARCELS
- INTERSTATES
- HIGHWAYS
- HARVEST VALLEY / WINCHESTER
- CITY

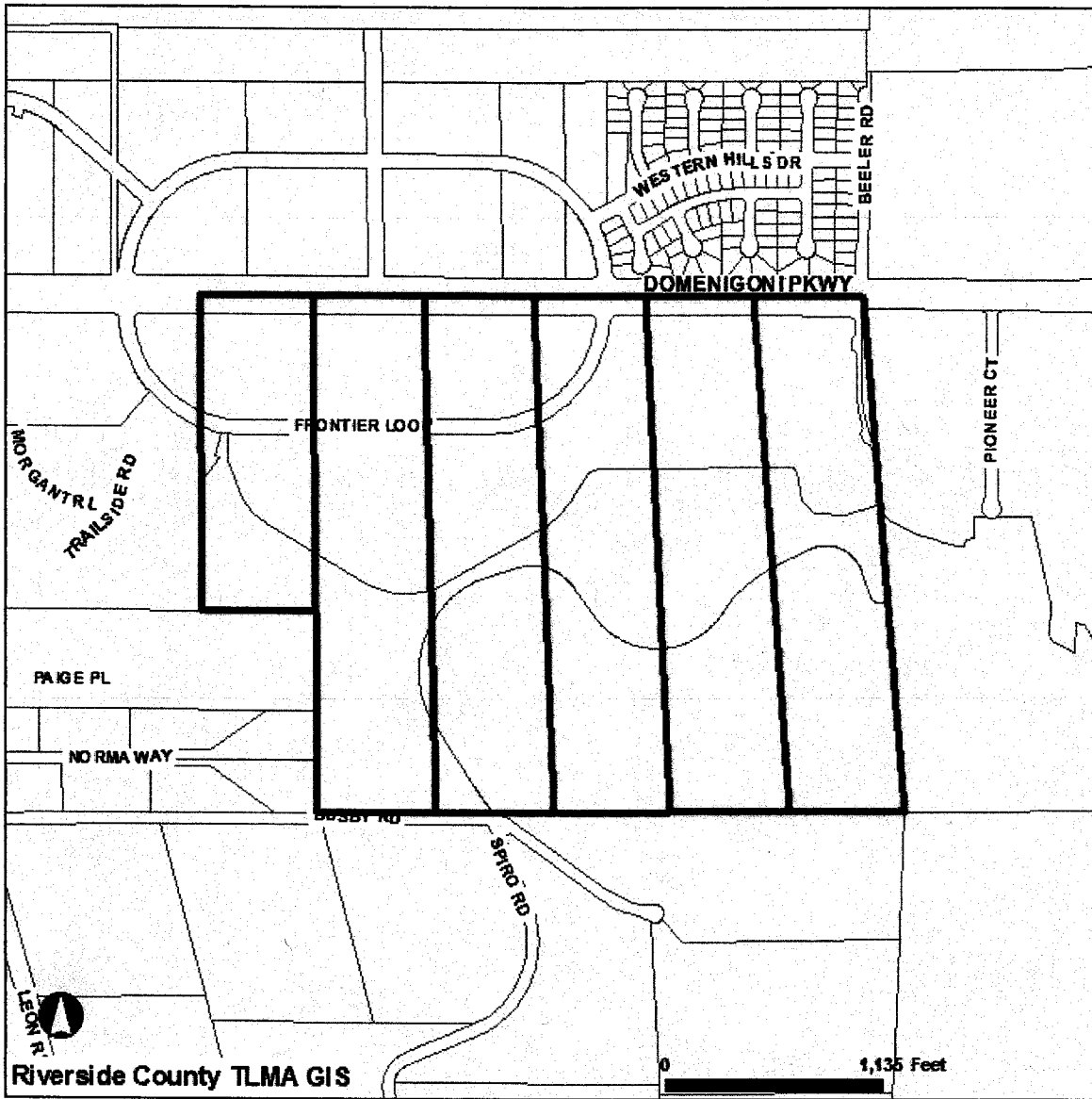
IMPORTANT

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REPORT PRINTED ON...Mon Jul 18 16:22:03 2011

Version 110502

TR30807 - ZONING AREA



ZONING DISTRICTS AND ZONING AREAS

- CASE
 - INTERSTATES
 - HIGHWAYS
 - PARCELS
- WINCHESTER AREA

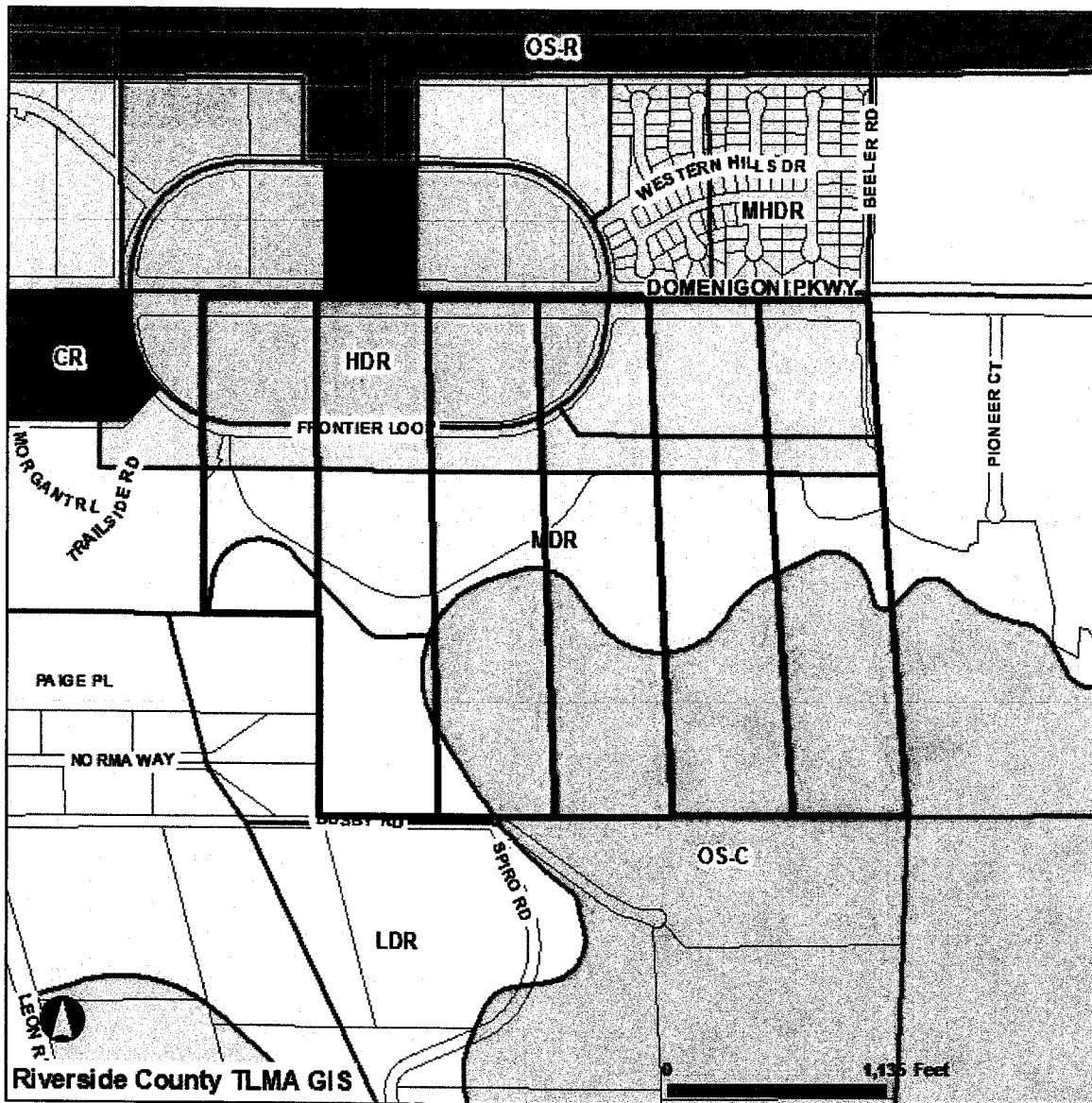
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REPORT PRINTED ON...Mon Jul 18 16:23:29 2011

Version 110502

TR30807 - LAND USE



LAND USE

- | | | | |
|----------------------------------|--|--------------------------------|-------------------------------|
| CASE | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OSC - CONSERVATION | OS-R - OPEN SPACE RECREATION |

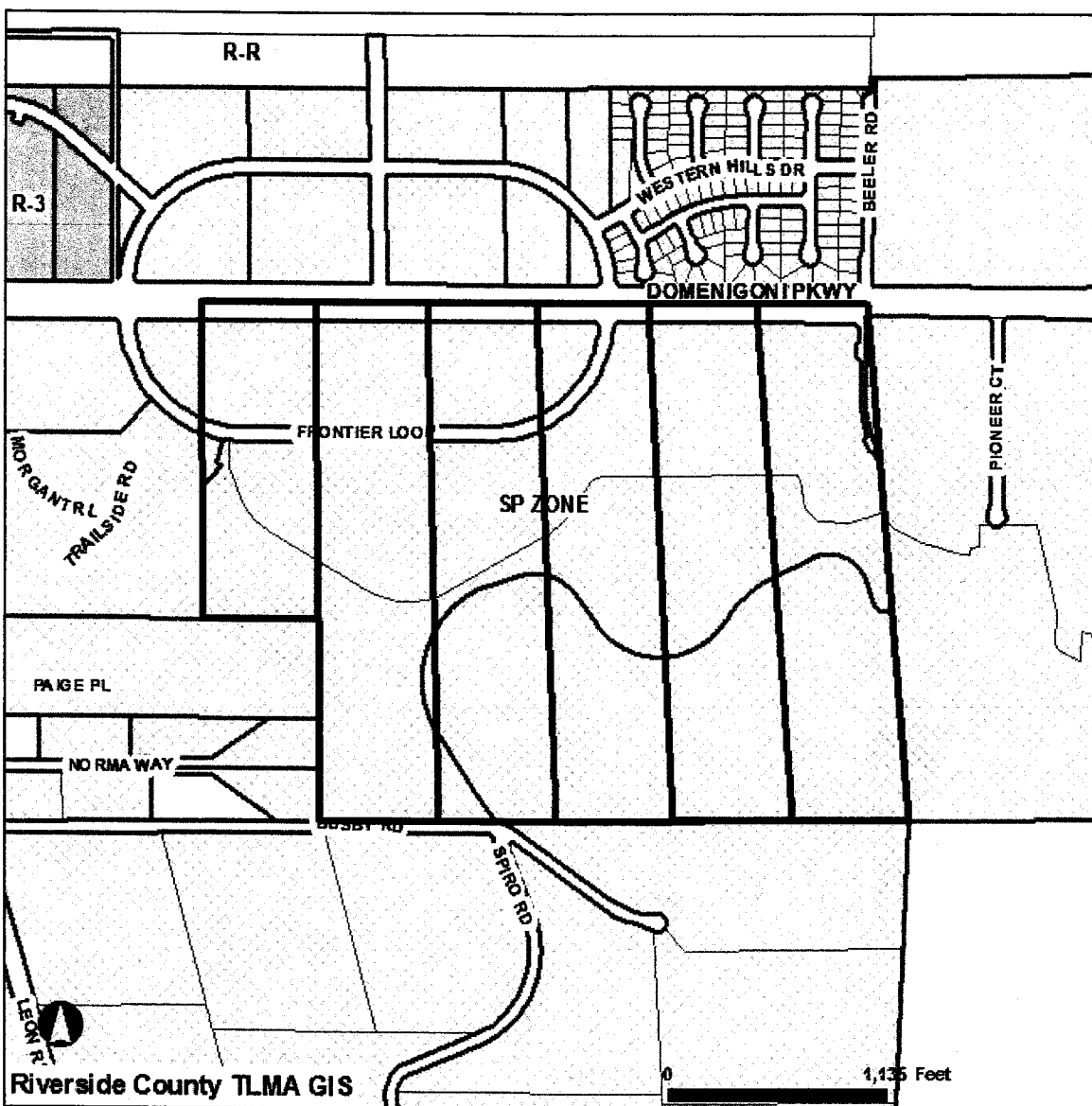
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REPORT PRINTED ON...Mon Jul 18 16:22:34 2011

Version 110502

TR30807 - ZONING



ZONING

-  CASE
 -  PARCELS
 -  SP ZONE
-  INTERSTATES
 -  ZONING BOUNDARY
-  HIGHWAYS
 -  R-3
-  CITY
 -  R-R

IMPORTANT

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REPORT PRINTED ON...Mon Jul 18 16:23:01 2011

Version 110502

Extension of Time Environmental Determination

Project Case Number: TR30807
 Original E.A. Number: EA38777
 Extension of Time No.: Second
 Original Approval Date: July 28, 2004
 Project Location: Easterly of Leon Road, westerly of State Highway 79 and southerly of Patton Road.

Project Description: The land division is to subdivide 201.67 acres into 206 residential lots (Schedule "A") and 10 open space lots within Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allowed for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

On 9/13/11, 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: David Mares
 David Mares, Principal Planner

Date: September 13, 2011
 For Carolyn Syms Luna, Director

Morales, Catherine

From: Will Stout [wstout@rancongroup.com]
Sent: Thursday, September 08, 2011 3:49 PM
Morales, Catherine
Subject: Arnold, Scott; Margaret Ewing; Bruce Davis
Re: 2nd EOT for TR30807 - Conditions of Approval

Catherine,

We accept all the conditions that are listed below per your email dated August 18, 2011 for our EOT for TTM 30807. Please proceed in preparing your report for the Planning Commission.

Please let me know if you have any questions.

Sincerely,

Will Stout
Director of Forward Planning

 **THE RANCON GROUP**

41391 Kalmia Street, Suite 200
Murrieta, CA 92562
951.696.0600 ext 365
58.472.0375 cell

On Aug 18, 2011, at 3:25 PM, Morales, Catherine wrote:

Attn: Applicant

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 18, 2011**. The LDC has determined it necessary to recommend the addition of twenty three (23) 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 two (2) Conditions of Approval. The Building & Safety Department, Grading Division, is recommending the addition nine (9) Conditions of Approval. The Planning Department Landscaping Division is recommending the addition of seven (7) Conditions of Approval. The Transportation Department is recommending the addition of five (5) 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	60.FLOOD RI.7	90.BS GRADE.8
10.PLANNING.19	80.BS GRADE.2	90.BS GRADE.9
10.TRANS.11	80.PLANNING.39	90.PLANNING.14
50.PLANNING.36	80.PLANNING.40	90.PLANNING.15

50.TRANS.32
50.TRANS.33
60.BS GRADE.14
60.BS GRADE.15

90.BS GRADE.3
90.BS GRADE.4
90.BS GRADE.5
90.BS GRADE.6

90.PLANNING.16
90.TRANS.10
90.TRANS.11

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., 12th Floor
Riverside, CA 92502
Office: (951)955-1681
Fax: (951)955-1811

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

<TR30807_COA's 8.18.11.pdf>

PROJECT MAP Tract #: TR30807

Parcel: 461-190-047

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 13 MAP SECOND EOT WQMP REQUIRED

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 LANDSCAPE REQUIREMENT

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,

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND
disease and pests.
EOT2

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

PLANNING DEPARTMENT

50.PLANNING. 36 MAP - LC LNDSCP COMMON AREA MA 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
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

08/18/11
14:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CT MAP Tract #: TR30807

Parcel: 461-190-047

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT2

TRANS DEPARTMENT

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.

50.TRANS. 33 MAP - CONSTRUCT RAMP (EOT2) RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP-APPROVED WQMP EOT 2 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 control BMPs have been included on the grading plan.

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - PRE-CONST MTG EOT 2

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 7 MAP SECOND EOT WQMP REQUIRED

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP-ROUGH GRD APPRVL EOT 2

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 sites permitted for rough grade only shall provide 100

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP-ROUGH GRD APPRVL EOT 2 (cont.) RECOMMND

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.

PLANNING DEPARTMENT

80.PLANNING. 39 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

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

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

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

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

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 39 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

NOTE:

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

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

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

EOT2

80.PLANNING. 40 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

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 40 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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 INSPECTION EOT 2 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.

90.BS GRADE. 4 MAP-WQMP CERT REQ'D EOT 2 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.

CT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP- GPS COORDINATES EOT 2 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 2 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. 8 MAP - PRECISE GRD INSP EOT2 RECOMMND

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

1. Precise grade inspection.

i. 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, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 9 MAP-PRECISE GRD'G APRVL EOT2 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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 MAP-PRECISE GRD'G APRVL EOT2 (cont.) RECOMMND

Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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. 14 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 compliance.
EOT2

90.PLANNING. 15 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

MAP Tract #: TR30807

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

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. 16 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

EOT2

TRANS DEPARTMENT

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.

90.TRANS. 11 MAP - 80% COMPLETION (EOT2) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - 80% COMPLETION (EOT2) (cont.)

RECOMMND

residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

08/18/11
14:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - 80% COMPLETION (EOT2) (cont.) (cont.) RECOMMND

- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

Morales, Catherine

From: Gramlich, Rebecca
Sent: Thursday, July 21, 2011 11:38 AM
To: Morales, Catherine
Sc: 'WSTOUT@RANCONGROUP.COM'; Gramlich, Rebecca
Subject: RE: 2ND EOT for TR30807 - 8/18/11 LDC
Attachments: TR30807.pdf

Hello Catherine:

Transportation has completed their review of the 2nd extension of time requested for TR30807. Please be advised of the following changes:

- Added 10.TRANS.11 "Use – County Web Site" (Informational condition.)
- Added 50.TRANS.32 "Use – Utility Plan" (Clarifies condition.)
- Added 50.TRANS.33 "Use – Construct Ramp" (Clarifies condition.)
- Added 90.TRANS.10 "Use – Utility Install" (Clarifies condition.)
- Added 90.TRANS.11 "Use – 80% Completion" (replaced 90.TRANS.3 now NOTAPPLY)

Rebecca Gramlich
Secretary I
Riverside County Transportation Department
4080 Lemon Street, Riverside, CA 92501
Tel: (951) 955-6769 / Fax: (951) 955-0049
rgramlic@rctlma.org

From: Morales, Catherine
Sent: Wednesday, July 20, 2011 12:25 PM
To: Baez, Ken; Brewer, Marc; Early, Kristina; Evenson, Dale; Fairhurst, Richard; Gonzalez, Sam; Gramlich, Rebecca; Jones, David; Khorashadi, Farah; Mooman, Shaheen; Mouriquand, Leslie; Neal, Greg; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Wagner, Dan; Watkins, Timothy
Cc: Arnold, Scott
Subject: 2ND EOT for TR30807 - 8/18/11 LDC

Good afternoon,

This extension of time is being scheduled for the 8/18/11 LDC Comment agenda. Please ensure that you have completed your review and/or application of any recommended conditions on or before the 8/18/11 LDC date.

The applicant's information is as follows:

Will Stout
41394 Kalmia St. Suite 200
Murrieta, CA 92562
Ph: 951-696-0600
Fax: 951-834-9801
wstout@rancongroup.com

Thank you,

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

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

DATE: July 20, 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
P.D. Archaeologist – L. Mouriquand

SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807 - Applicant: Will Stout – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre) and Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Location: Easterly of Leon Road, westerly of State Highway 79 and southerly of Patton Road. – 201.67 Acres – Zoning: Specific Plan (SP293) – **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 201.67 acres into 206 residential lots and 10 open space lots. – **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807, extending the expiration date to July 28, 2012.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 18, 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 Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Catherine Morales at micro 5-1681 or via e-mail at catmoral@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



State of California
Bill Jones
Secretary of State

LIMITED LIABILITY COMPANY – STATEMENT OF INFORMATION

Filing Fee – Please see Information section

IMPORTANT – Read Instructions Before Completing This Form

1. LIMITED LIABILITY COMPANY NAME

Rancon Winchester Valley 200, LLC

This Space For Filing Use Only

2. SECRETARY OF STATE FILE NUMBER

200117110085

3. JURISDICTION OF FORMATION

California

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

27740 Jefferson Avenue, Suite 200, Temecula, CA 92590

CITY AND STATE

ZIP CODE

5. STREET ADDRESS IN CALIFORNIA OF OFFICE WHERE RECORDS ARE MAINTAINED (FOR DOMESTIC ONLY)

27740 Jefferson Avenue, Suite 200, Temecula,

CITY

ZIP CODE

CA 92590

6. CHECK THE APPROPRIATE PROVISION BELOW AND NAME THE AGENT FOR SERVICE OF PROCESS:

AN INDIVIDUAL RESIDING IN CALIFORNIA.

A CORPORATION WHICH HAS FILED A CERTIFICATE PURSUANT TO SECTION 1505 OF THE CALIFORNIA CORPORATIONS CODE.

AGENT'S NAME:

Paul David Marotta
 c/o The Corporate Law Group

7. ADDRESS OF THE AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

500 Airport Boulevard, Suite 120, Burlingame,

CITY

ZIP CODE

CA 94010

8. DESCRIBE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY.

Acquire and Sell Real Estate

LIST THE NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER AND CHIEF EXECUTIVE OFFICER (CEO), IF ANY. (CHECK THE APPROPRIATE DESIGNATION). ATTACH ADDITIONAL PAGES IF NECESSARY.

9. NAME

Daniel Lee Stephenson

MANAGER

ADDRESS 27740 Jefferson Avenue, Suite 200

MEMBER

CITY Temecula

STATE CA

ZIP 92590

CEO, IF ANY

10. NAME

James T. Roberts

MANAGER

ADDRESS 27740 Jefferson Avenue, Suite 200

MEMBER

CITY Temecula

STATE CA

ZIP 92590

CEO, IF ANY

11. NUMBER OF PAGES ATTACHED, IF ANY.

0

12. I DECLARE THAT THIS STATEMENT IS TRUE, CORRECT, AND COMPLETE.

[Signature]

SIGNATURE OF INDIVIDUAL AUTHORIZED TO SIGN

03-27-02

DATE

Daniel Lee Stephenson, Manager

TYPE OR PRINT NAME AND TITLE OF PERSON SIGNING

DUE DATE:



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: TR30807 DATE SUBMITTED: Jun 20, 2011 6/28/11

Assessor's Parcel Number(s): 461-190-083

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: September 14, 2004

Applicant's Name: Will Stout E-Mail: wstout@rancongroup.com

Mailing Address: 41391 Kalmia St. Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Property Owner's Name: Winchester Valley 200 LLC E-Mail: jroberts@rancongroup.com

Mailing Address: 41391 Kalmia St. Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

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.

Will Stout

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.

Daniel L. Stephenson, Manager

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.