

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 24, 2014

SUBJECT: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141 - Applicant: Rancon Group – Third/Third Supervisorial District.

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31141**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence

Juan C. Perez
TLMA Director/Interim Planning Director

(Continued on next page)

JCP:da

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS:				Budget Adjustment:	N/A
				For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 9, 2014
xc: Planning

Keqia Harper-Ihem
Clerk of the Board
By:
Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31141**

DATE: June 24, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Tentative Tract Map was initially approved by the Board of Supervisors on March 29, 2005. The applicant of the subject map has requested an extension of time to allow for the recordation of a final map. As part of the review of the extension of time request, it was determined necessary to recommend the addition of thirty (30) new conditions of approval in order to make a determination that the project does not adversely affect the general health, safety and welfare of the public. Some of the items addressed by the additional conditions include the latest requirements to meet changes in Water Quality Management Plan (WQMP), cultural resources, landscaping, and Transportation Department standards. The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefits from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which grant a statutory extension of time for maps statewide. Therefore, upon an approval action by the Board of Supervisors, the tentative map's expiration date will become March 29, 2016.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review process and all impacts have previously been analyzed under an adopted Mitigated Negative Declaration (EA39170).

SUPPLEMENTAL:

Additional Fiscal Information

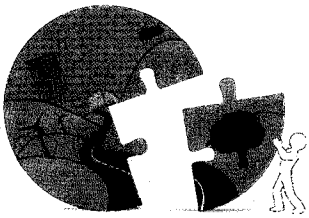
N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: June 24, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME FOR TENTATIVE TRACT NO. 31141

(Charge your time to these case numbers)

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

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

**Original
Form 11a - and 1 Board Packet
is at Executive's Office**

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third/Third
Project Planner: Damaris Abraham
Board of Supervisors:

TENTATIVE TRACT MAP NO. 31141
FIRST EXTENSION OF TIME
Applicant: Rancon Group

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. Unless specifically pulled for discussion, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141

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 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 Planning Department is recommending the addition of sixteen (16) conditions of approval, and the Transportation Department is recommending the addition of eleven (11) conditions of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 27, 2014) indicating the acceptance of the thirty (30) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, 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 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**TENTATIVE TRACT MAP NO. 31141
FIRST EXTENSION OF TIME REQUEST
BOARD OF SUPERVISORS:
Page 2 of 2**

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.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 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 that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

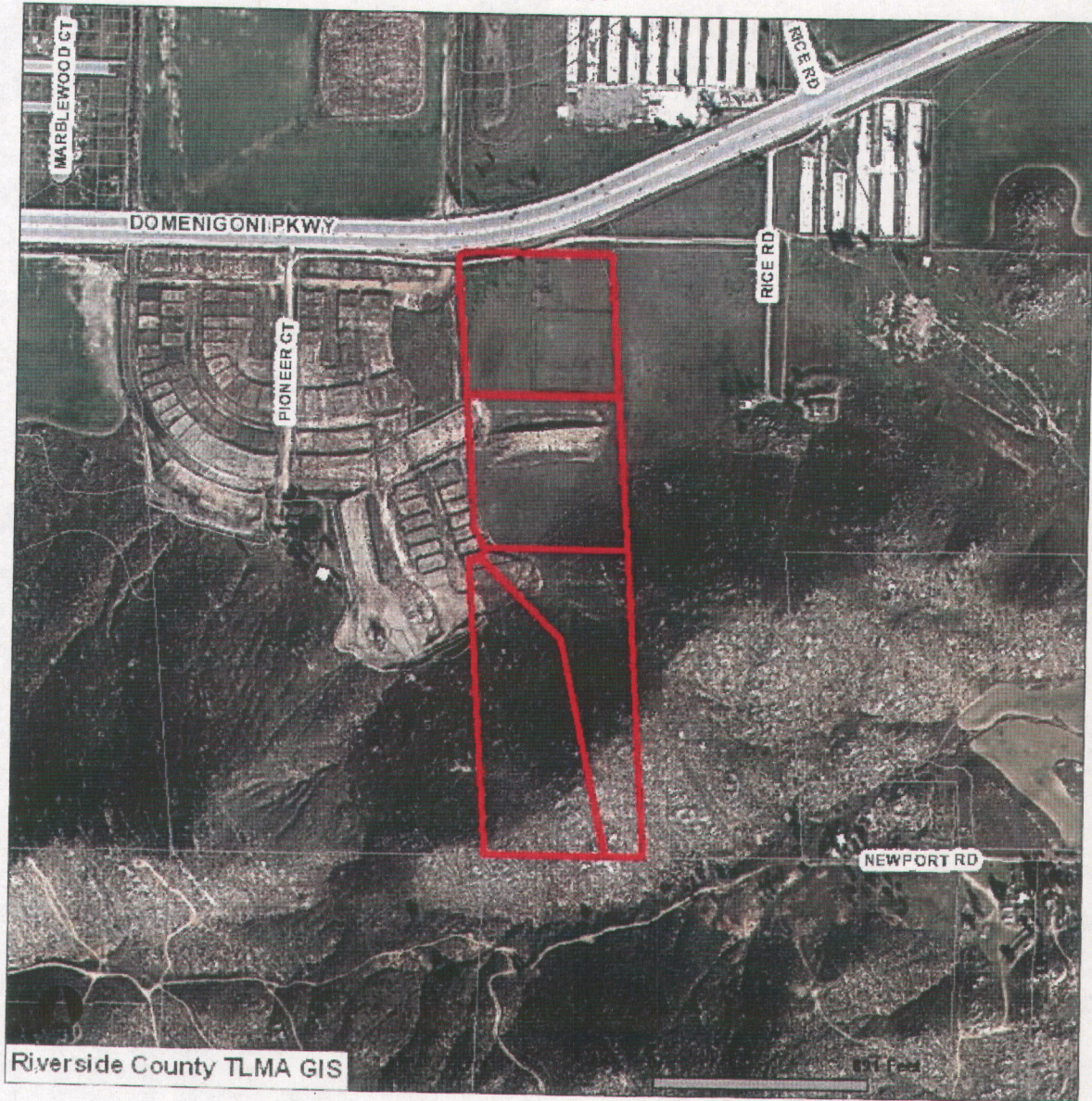
Therefore, upon an approval action by the Board of Supervisors, the tentative map's expiration date will become March 29, 2016. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141 - Applicant: Rancon Group - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) - Location: Southerly of Domenigoni Parkway and westerly of Winchester Road - 40.65 Acres - Zoning: One Family Dwellings (R-1) - APPROVED PROJECT DESCRIPTION: Subdivide 40.65 Acres into 68 Schedule A, residential lots and 3 open space lots. - **REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31141**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 29, 2016.

TR31141



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

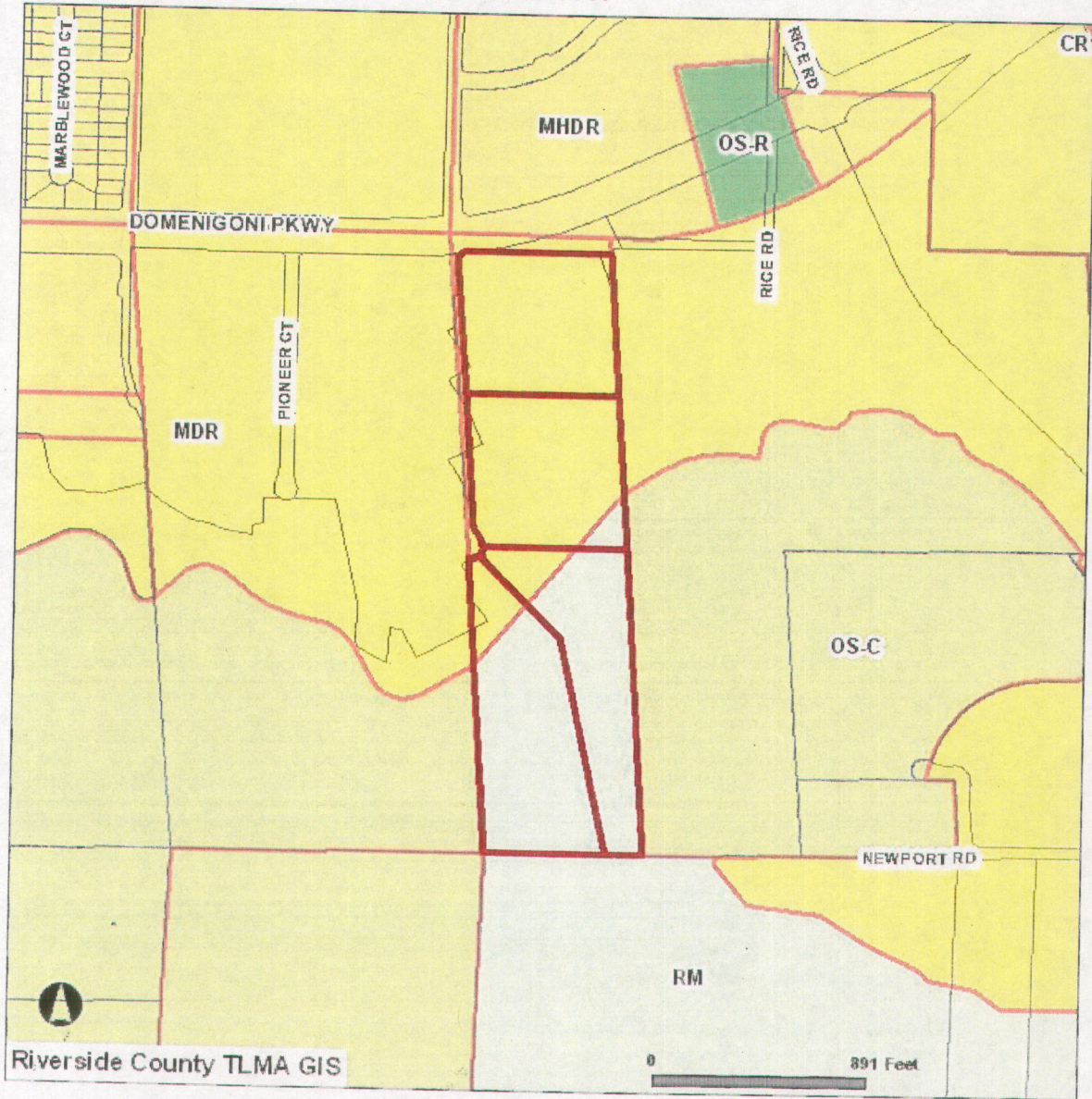
IMPORTANT

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.

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Version 131127

TR31141



LAND USE

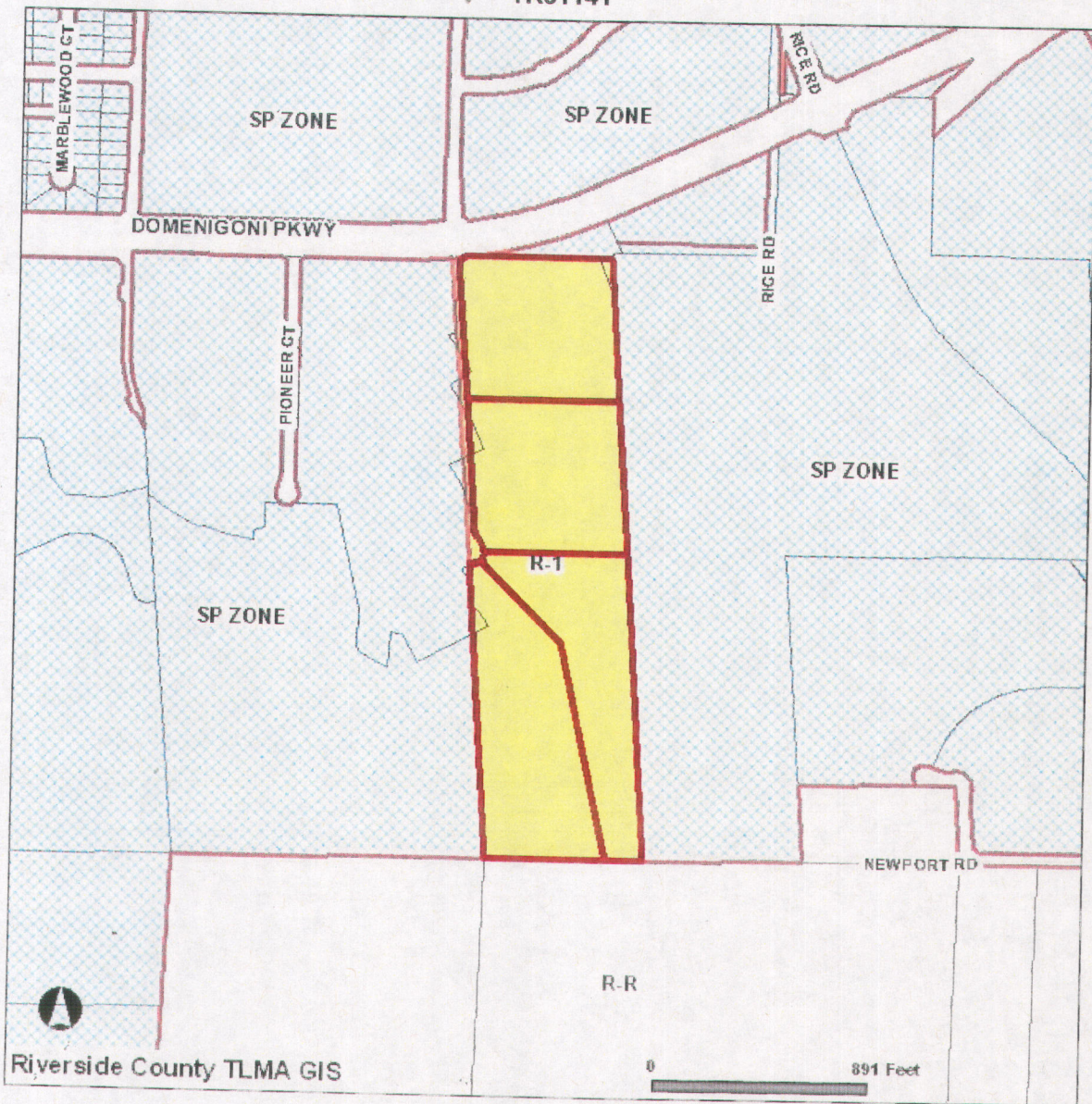
- CASE
- INTERSTATES
- HIGHWAYS
- PARCELS
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- OS-C - CONSERVATION
- OS-R - OPEN SPACE RECREATION
- RM - RURAL MOUNTAINOUS

IMPORTANT

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




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Version 131127

TR31141



Riverside County TLMA GIS

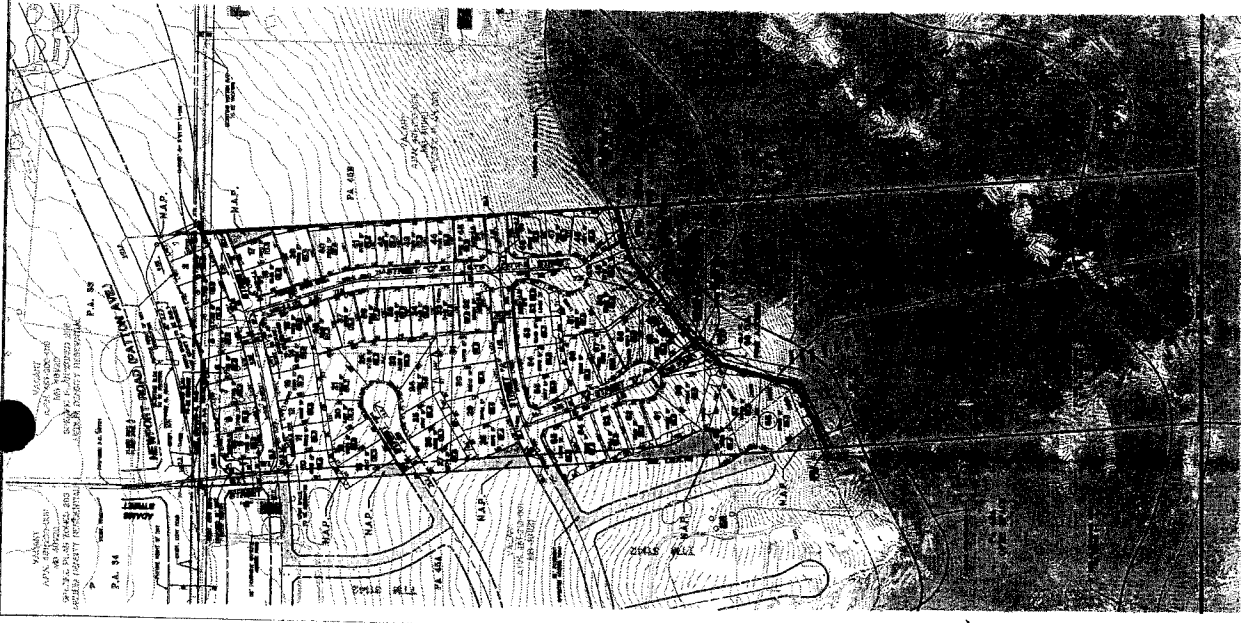
ZONING

-  CASE
-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  ZONING BOUNDARY
-  R-1
-  R-R
-  SP ZONE

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.

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Version 131127



OWNER APPLICANT
 JOHN J. HANCOCK
 1000 N. 10TH ST.
 PHOENIX, ARIZONA

ASSESSOR PARCELS NO. 2
 PARCELS 1000 N. 10TH ST.
 PHOENIX, ARIZONA

ACREAGE
 2.00 ACRES
 2.00 ACRES
 2.00 ACRES
 2.00 ACRES

LAND USE
 RESIDENTIAL
 RESIDENTIAL
 RESIDENTIAL
 RESIDENTIAL

UTILITIES
 WATER
 SEWER
 GAS
 ELECTRIC

LEGAL DESCRIPTION
 TRACT NO. 3141
 SCHEDULE "A" SUBDIVISION

REMARKS
 THIS MAP IS A TENTATIVE MAP FOR THE PURPOSE OF RECORDING THE INTERESTS OF THE APPLICANT IN THE LAND DESCRIBED HEREIN. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

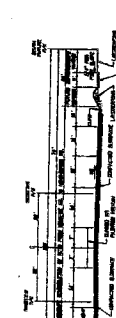
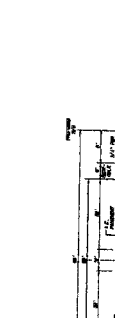
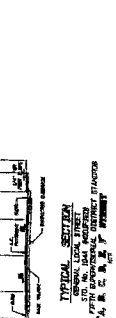
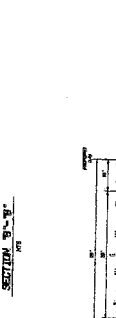
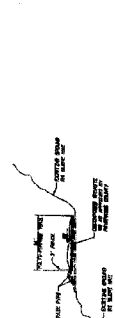
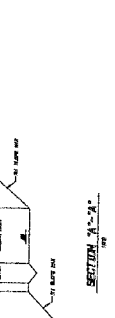
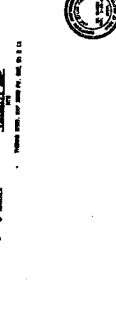
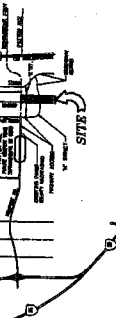
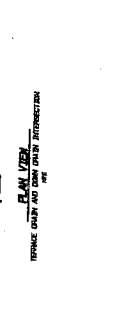
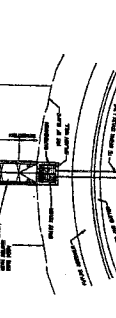
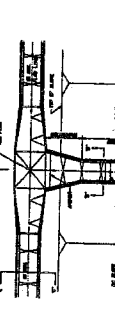
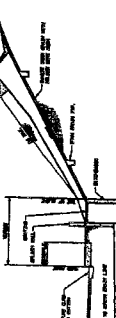
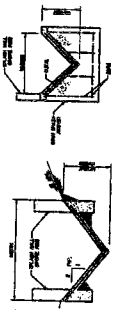
NOTES
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

LEGEND
 ROAD
 PROPERTY LINE
 UTILITY LINE
 EASEMENT



**EXHIBIT "A" AMENDED MAP NO. 2
 SCHEDULE "A" SUBDIVISION**

TENTATIVE MAP	
TRACT NO. 3141	
SCHEDULE "A" SUBDIVISION	
DATE OF RECORDING	APR 15 1951
RECORDING OFFICE	DEPT. OF RECORDS & COURTS
BOOK	100
PAGE	100



Extension of Time Environmental Determination

Project Case Number: TR31141
Original E.A. Number: EA39170
Extension of Time No.: First
Original Approval Date: March 29, 2005
Project Location: Southerly of Domenigoni Parkway and westerly of Winchester Road

Project Description: Subdivide 40.65 Acres into 68 Schedule A, residential lots and 3 open space lots.

On 6/23/14, 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: *Damaris Abraham*
Damaris Abraham, Urban Regional Planner

Date: June 23, 2014
For Juan C. Perez, Interim Planning Director

Abraham, Damaris

From: Jennell Lawrence <jlawrence@rancongroup.com>
Date: Tuesday, May 27, 2014 3:16 PM
To: Abraham, Damaris
Cc: Frank Igo
Subject: EOT for Tr. 31141
Attachments: TR31141 COA'S (4 12 11).pdf

Good afternoon Damaris,

Please see e-mail below accepting the conditions of approval for the EOT for Tr. 31141.

Please let me know if there's anything else you need.

Thank you,
Jennell
951-200-2303

From: Frank Igo
Sent: Tuesday, May 27, 2014 1:55 PM
To: 'wbugtai@rctlma.org'
Subject: EOT for Tr. 31141

Dear Mr. Bugtai

We accept all the conditions that are listed on the attached COA for Tract 31141 and requested from Catherine Morales on an email dated June 21, 2011.

If there is anything else that is needed for these time extensions, please let me know.

Frank

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

www.rancongroup.com

Building Relationships • Building Communities • Building a Legacy

From: Morales, Catherine
Sent: Tuesday, April 12, 2011 10:02 AM
To: wstout@rancongroup.com
Cc: flo.smith@webbassociates.com
Subject: TR31141 (1st Extension of Time Conditions of Approval)
Attachments: TR31141 COA'S (4.12.11).pdf

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31141

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **February 3, 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 Planning Department, Landscaping Division, is recommending the addition of seven (7) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of nine (9) Conditions of Approval. The Transportation Department is recommending the addition of eleven (11) 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.21	50.PLANNING.37	80.PLANNING.22
10.PLANNING.18	50.PLANNING.38	80.PLANNING.23
10.PLANNING.19	50.TRANS.28	80.PLANNING.24
10.PLANNING.20	50.TRANS.29	90.PLANNING.14
10.TRANS.11	50.TRANS.30	90.PLANNING.15
10.TRANS.12	50.TRANS.31	90.PLANNING.16
10.TRANS.13	60.FLOOD RI.11	90.PLANNING.17
50.FLOOD RI.25	60.PLANNING.23	90.TRANS.5
50.PLANNING.35	60.PLANNING.24	90.TRANS.35
50.PLANNING.36	60.TRANS.1	90.TRANS.36

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., 12th 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 #: TR31141

Parcel: 461-210-010

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 21 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. 18 GEN - IF HUMAN REMAINS EOT1

RECOMMND

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

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

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO EOT1

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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

10. GENERAL CONDITIONS

10.PLANNING. 19

GEN - INADVERTANT ARCHAEO EOT1 (cont.)

RECOMMND

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.

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.

10.PLANNING. 20

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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

TRANS DEPARTMENT

10.TRANS. 1-1

MAP - COUNTY WEB SITE (EOT 1)

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.

10.TRANS. 12

MAP-TUMF CREDIT AGREEMENT EOT1

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

10. GENERAL CONDITIONS

10. TRANS. 13

MAP -CREDIT REIMBURSE/IMP EOT1

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 25

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. 35

MAP LC LNDSOP 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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.
EOT1

50.PLANNING. 36 MAP - ECS NOTE ARCHAEOLOG EOT1 RECOMMND

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

"County Archaeological Report no. PD-A-3210 was prepared for this property on JULY 14, 2003 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 37 MAP - ECS NOTE ARCHAEOLOG EOT1 RECOMMND

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

"County Archaeological Report no. PD-A-3264 was prepared for this property on August 28, 1990 by RMW Paleo Associates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 38 MAP -ARCHAEO SITE MITIGAT EOT1 RECOMMND

Prior to map recordation, the prehistoric Native American milling site referenced in the Archaeological Resources report (PD-A-3210) prepared by CRM TECH, dated July 14, 2003, and as documented by Bissel and Morgan in 1990, shall

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

50. PRIOR TO MAP RECORDATION

50.PLANNING. 38 MAP -ARCHAEO SITE MITIGAT EOT1 (cont.) RECOMMND

be located and precisely mapped, with an updated site recorded filed with the County Archaeologist and the Eastern Information Center. Plan checking toward map recordation shall consider any potential conflicts with the archaeological site by any proposed trails or other project features to ensure that the archaeological site is not impacted in any way and will remain avoided and protected in perpetuity.

TRANS DEPARTMENT

50.TRANS. 28 MAP - UTILITY PLAN EOT1 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. 29 MAP - GRAFFITI ABATEMENT EOT1 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. 30 MAP-TUMF CREDIT AGREEMENT EOT1 RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 30 MAP-TUMF CREDIT AGREEMENT EOT1 (cont.) RECOMMND

of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 31 MAP - CONSTRUCT RAMP (EOT 1) 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

FLOOD RI DEPARTMENT

60.FLOOD RI. 11 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

60.PLANNING. 23 GEN - CULT RESOURCES PROF EOT1 RECOMMND

As a result of information contained in archaeological study PD-A-3210, it has been determined that archaeological monitoring for additional subsurface cultural deposits is required.

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 Monitor." The Project Monitor 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 Monitor 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 Monitor shall have the authority to temporarily divert, redirect or halt

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

GEN - CULT RESOURCES PROF EOT1 (cont.)

RECOMMND

the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest 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 Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 24

MAP- HISTORIC MINE SHAFT EOT1

RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall confirm the location of historic mining site number PDS-28 within the Open Space area, as documented by Bissell and Morgan in 1990 (PD-A-3264), and conduct a relocation survey and provide a written assessment of any additional historic documentation requirements to the County Archaeologist by a County-certified professional archaeologist in preparation for filling the shaft for safety purposes. Artifacts shall be systematically collected, analyzed, and curated in a curation facility within Riverside County that meets federal curation criteria.

If additional historic documentation of the site is necessary, it shall be completed prior to issuance of the first grading permit. Completion of the safety treatment/mitigation of the mine shaft shall be completed prior to issuance of the first building permit for the first house within the project.

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP -CREDIT REIMBURSE/IMP EOT1

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 22 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:

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

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

EOT1

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

EOT1

80.PLANNING. 24 MAP- MINE SHAFT MITIGATE EOT1

RECOMMND

Prior to issuance of the first building permit for this project, the developer/permit holder shall submit documentation to the County Archaeologist that the historic mine shaft (site # PDS-28) as documented by archaeological report PD-A-3264, prepared by RMW Paleo, Inc, in 1990, has been mitigated for safety concerns.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14 GEN - CULT RESOURCES RPT EOT1

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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 GEN - CULT RESOURCES RPT EOT1 (cont.)

RECOMMND

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. 15 MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 16 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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

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.
EOT1

90.PLANNING. 17 MAP - LC COMPLY W/LNDSCP/IRRIG RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1.

TRANS DEPARTMENT

90.TRANS. 5 MAP - UTILITY INSTALL EOT1 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. 35 MAP - GRAFFITI ABATEMENT EOT1 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

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 35

MAP - GRAFFITI ABATEMENT EOT1 (cont.)

RECOMMND

graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 36

MAP - 80% COMPLETION (EOT 1)

RECOMMND

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

04/12/11
09:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

TRACT MAP Tract #: TR31141

Parcel: 461-210-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 36

MAP - 80% COMPLETION (EOT 1) (cont.)

RECOMMND

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

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

DATE: January 13, 2010

TO:

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

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31141 - Applicant: Rancon Group - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area
Plan: Community Development: Medium Density Residential (CD-MDR) (2 -5 Dwelling Units Per Acre) -
Location: Northerly of Crest Avenue, southerly of Patton Avenue, easterly of Adams Street and westerly of Winchester Road - 40.65 Acres - Zoning: One Family Dwelling (R-1) (7,200 Square Foot Minimum) -
APPROVED PROJECT DESCRIPTION: The Tentative Tract map proposes a Schedule A subdivision of 40.65 acres into 68 single-family residential lots with 3 open space lots - **REQUEST: EXTENSION OF TIME TO MARCH 29, 2009 (SB1185 brings the expiration date to 3/29/10 and AB333 brings the expiration date to 3/29/12) - FIRST EXTENSION.**

NOTE: This Extension of Time Request was originally scheduled on the September 18, 2008 LDC Comment Agenda. It is being transmitted again to ensure that Conditions of Approvals are up to date.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **February 3, 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.

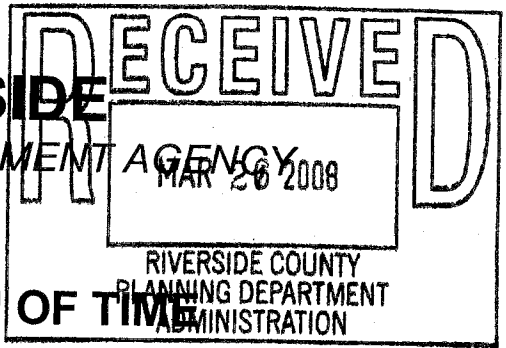
Should you have any questions regarding this item, please do not hesitate to contact Catherine Dimagiba at micro 5-1681 or via e-mail at cdimagib@rctima.org. You can also send documents to **MAILSTOP# 1070**

Revised 6/23/10 by R.Juarez

Y:\Planning Case Files-Riverside office\TR31141\1st EOT\TR31141 1st EOT - LDC 2nd Transmittal.doc

Neupart

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR 31141 DATE SUBMITTED: 3/24/08

Assessor's Parcel Number(s): 441-210-007, 008, 009, 010

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: March 29, 2005

Applicant's Name: Stettanie Weller E-Mail: stettanie@alexandercommunities.com

Mailing Address: 3124-H Airway Avenue
Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 850-1515 Fax No: (714) 850-1511

Property Owner's Name: A.C. Neupart, LLC E-Mail: guyiii@alexandercommunities.com

Mailing Address: same
Street
City State ZIP

Daytime Phone No: () Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

Stettanie Weller

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

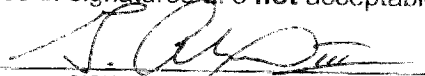
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

GUY ALEXANDER III

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.

