

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

6098B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 21, 2015

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837 - Applicant: Mission Pacific Land Co. - Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 d.u./acre) - Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road – 98.13 Acres - Zoning: Single Family Residential (R-1) - Schedule A - subdivide 98.13 acres into 320 single family residential lots with a minimum lot size of 7,200 square feet and one 6.3 acre park site – Deposit Based Fees 100%

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

APPROVE the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30837**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2016, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

Departmental Concurrence

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: Deposit Based Funds							Budget Adjustment:		N/A
							For Fiscal Year:		N/A

C.E.O. RECOMMENDATION:

APPROVE

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: November 3, 2015
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref. - 10/19/2004 BOS | District: 3 | Agenda Number:

2-8

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837**

DATE: November 3, 2015

PAGE: Page 2 of 2

PROJECT BACKGROUND:

The Tentative Tract Map was initially approved by the Board of Supervisors on October 19, 2004. 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 16 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. Many of the items addressed by the additional conditions include the latest requirements to comply with water quality regulations. The applicant was informed of these recommended conditions and has agreed to accept them.

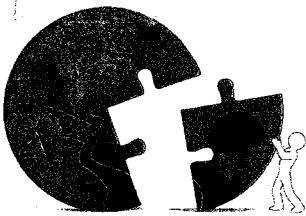
The Tentative Tract Map also benefits from Senate Bill No. 1185 (SB1185) Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which grant statutory extension of time for maps statewide. Therefore, upon approval by the Board of Supervisors, the tentative map's expiration date will become October 19, 2016.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Staff and the Board of Supervisors.

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

608B

Steve Weiss, AICP
Director

DATE: October 21, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 30837
(Charge your time to these case numbers)

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

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

Please schedule on the NOVEMBER 3, 2015 BOS Agenda

**3 Extra sets were taken to:
Clerk of the Board**

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Roger Arroyo

Board of Supervisors: November 3, 2015
TENTATIVE TRACT MAP NO. 30837
SECOND EXTENSION OF TIME
Applicant: Mission Pacific Land Co.

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 following map has 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. 30837

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 sixteen (16) 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 Transportation Department is recommending the addition of three (3) conditions of approval; the Environmental Health Department is recommending the addition of one (1) conditions of approval; and the Building & Safety Department – Grading Division is recommending the addition of twelve (12) 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 September 16, 2015) indicating the acceptance of the sixteen (16) 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.

W

**TENTATIVE TRACT MAP NO. 30837
SECOND EXTENSION OF TIME
BOARD OF SUPERVISORS: October 27, 2015
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 October 19, 2016.

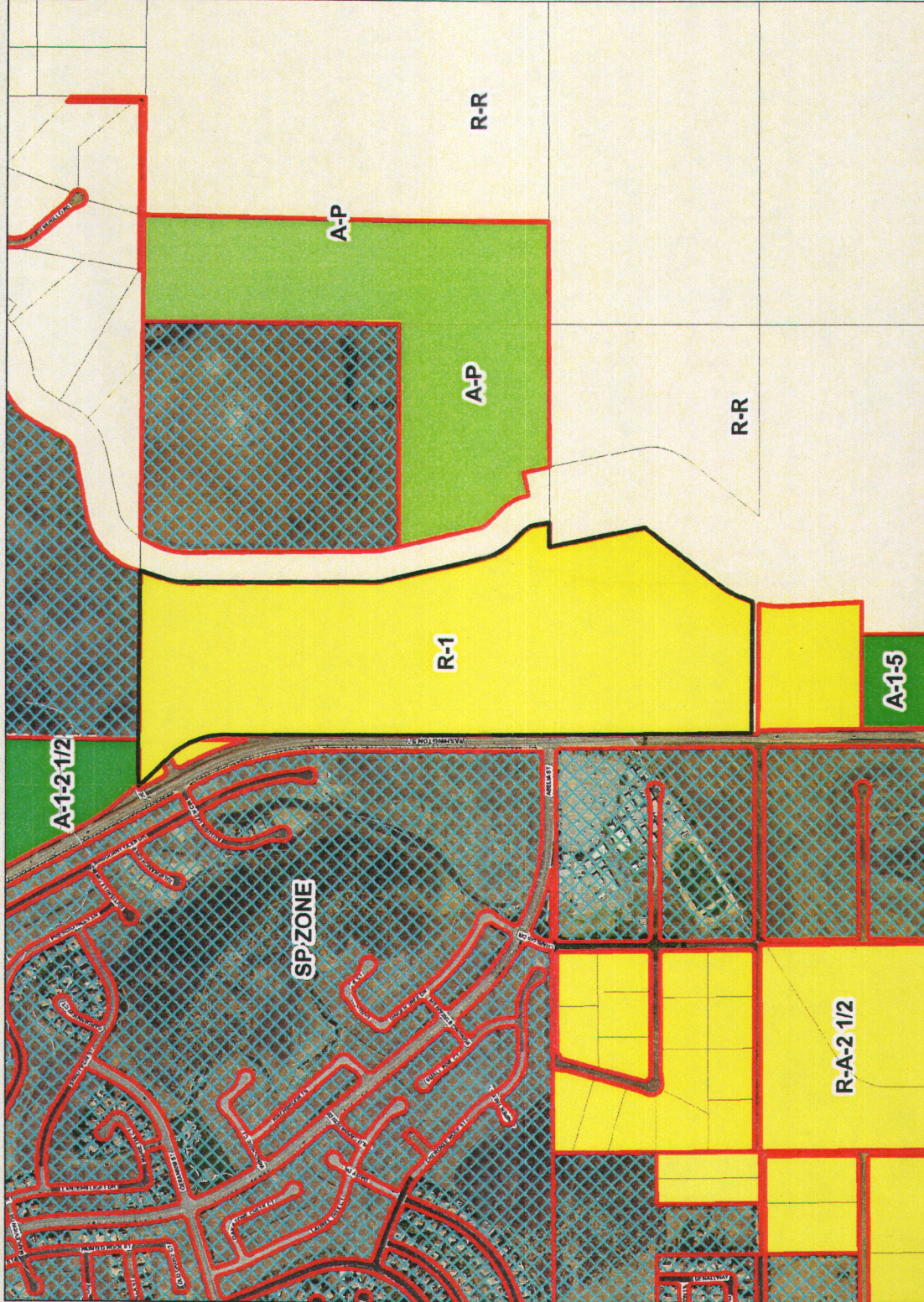
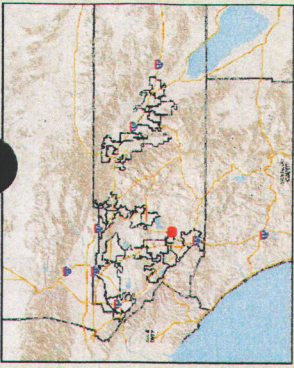
ORIGINAL APPROVAL DATE: October 19, 2004

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30837, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 19, 2016, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Zoning - Ord. 348

R-1 (Single Family Residential)



Legend

RCLIS Parcels

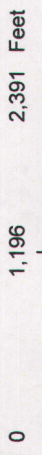
Zoning

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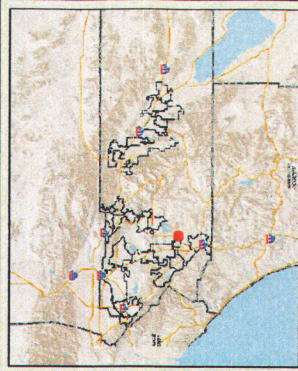
Notes

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.



General Plan

MDR - Medium Density Residential

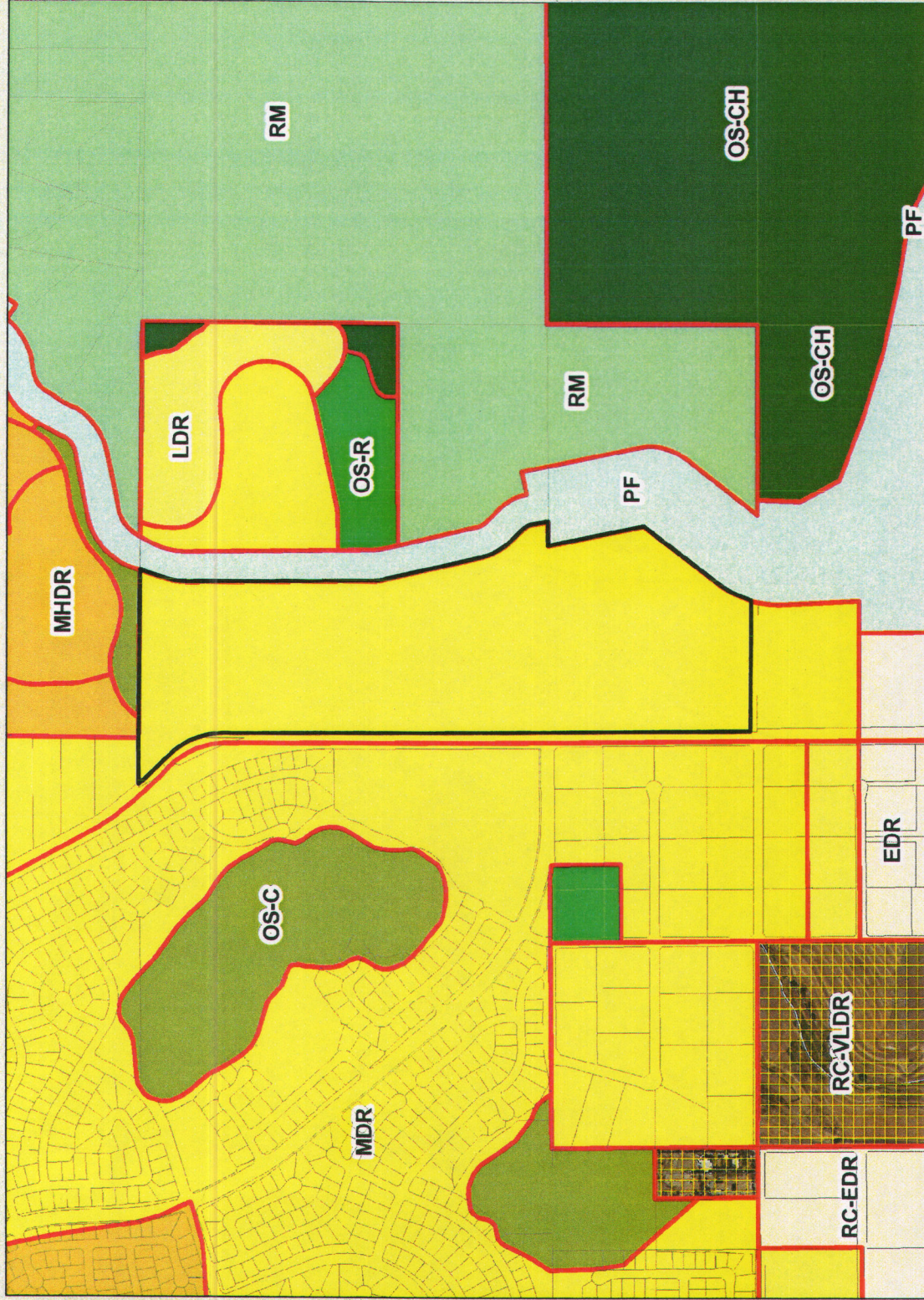


Legend
 RCLIS Parcels

Landuse

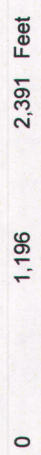
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AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R
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Notes

"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... 10/13/2015 7:16:25 AM

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Tentative Tract Map & Parcel Map

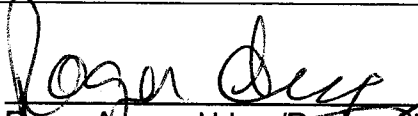
Extension of Time – Environmental Determination

Project Case Number: TR30837
Original E.A. Number: 38835
Extension of Time No.: SECOND
Original Approval Date: October 19, 2004
Project Location: Easterly of Washington Street, southerly of Sally Street, and northerly of Yates Road

Description of Land Division: Schedule A subdivision of 98.13 acres into 320 single family residential lots with a minimum lot size of 7,200 square feet and one 6.3 acre park site.

On October 15, 2015 this land division and its original environmental assessment / environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. 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 FURTHER ENVIRONMENTAL REVIEW 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 FURTHER ENVIRONMENTAL REVIEW 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. |

Signature: 
Roger Arroyo, Urban/Regional Planner

Date: 10/15/2015
For Steve Weiss, AICP, Planning Director

**MISSION
PACIFIC**
LAND COMPANY

September 16, 2015


Roger Arroyo
Urban Regional Planner III

Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Subject: Tract 30837 – Extension of Time

We have reviewed the attached conditions of approval for Extension of Time No. 2 provided with your email dated September 15, 2015. We find the proposed conditions for the time extension acceptable and request the approval process move forward.

Sincerely,


Jason E. Keller
Director of Forward Planning

cc: John Abel – Mission Pacific Land Company

09/15/15
16:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 13

MAP - MEETING WITH PLAN CHECK

RECOMMND

Prior to the recordation of any phase of the map, the project proponent shall meet with Transportation Department Plan Check staff to review the required street improvements associates with 50.TRANS.37 and 50.TRANS.38.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT2- ECP PHASE I ESA

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

TRANS DEPARTMENT

50.TRANS. 37

MAP - PHASED IMPROVEMENTS 1

RECOMMND

Skyview Road is shared by TR30837-1 and TR30837-2. All improvements within the shared portion of Skyview Road shall be installed with part-width improvements including associated BMPs as ultimately approved by the Transportation Department and Riverside County Flood Control & Water Conservation District. Sufficient road rights-of-way shall be provided in order to install the required street improvements. Installation and required rights-of-way for the improvements shall be provided by the project proponent prior to map recordation.

The project shall follow the procedures of Chapter 3.B Stand Alone of the Riverside County Plan Check Policies and Guidelines:

(http://www.rctlma.org/trans/documents/pamphlets/plan_check_guide.pdf).

50.TRANS. 38

MAP - PHASED IMPROVEMENTS 2

RECOMMND

Medoc Drive and Tavel Street are shared by TR30837-2 and TR30837. All improvements within the shared portion of Medoc Road shall be installed with part-width improvements including associated BMPs as ultimately approved by the Transportation Department and Riverside

09/15/15
16:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

50.TRANS. 38

MAP - PHASED IMPROVEMENTS 2 (cont.)

RECOMMND

County Flood Control & Water Conservation District. Sufficient road rights-of-way shall be provided in order to install the required street improvements. Installation and required rights-of-way for the improvements shall be provided by the project proponent prior to map recordation.

The project shall follow the procedures of Chapter 3.B Stand Alone of the Riverside County Plan Check Policies and Guidelines:
(http://www.rctlma.org/trans/documents/pamphlets/plan_check_guide.pdf).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14

EOT2- APPROVED WQMP

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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 15

EOT2- PRE-CONSTRUCTION MTG

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.

60.BS GRADE. 16

EOT2-BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

09/15/15
16:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 EOT2- SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 EOT2- ROUGH GRADE APPROVAL

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 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.

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT2- WQMP BMP INSPECTION 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 EOT2- WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 5 EOT2- BMP GPS COORDINATES 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 EOT2- WQMP BMP REGISTRATION RECOMMND

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

90.BS GRADE. 7 EOT2- REQ'D GRDG INSP'S RECOMMND

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

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT2- REQ'D GRDG INSP'S (cont.) RECOMMND

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT2- PRECISE GRDG APPROVAL RECOMMND

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

1. Requesting and obtaining approval of all required grading inspections.

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

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

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

Prior to release for building final, the applicant shall

09/15/15
16:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT2- PRECISE GRDG APPROVAL (cont.) RECOMMND

have met all precise grade requirements to obtain Building
and Safety Department clearance.

90.BS GRADE. 9 EOT2- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall
make payment to the Building and Safety Department for the
Water Quality Management Plan (WQMP) Annual Inspection.

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

DATE: May 15, 2015

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

SECOND EXTENTION OF TENTATIVE TRACT MAP NO. 30837 - Applicant: Mission Pacific Land Company – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washington Street, southerly of Sally Street, and northerly of Yated Road– 98.13 Acres - Zoning: Residential one-family dwelling (7,200 sq. ft.) – subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park - REQUEST: EXTENSION OF TIME TO OCTOBER 19, 2016 - SECOND EXTENSION.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **June 4, 2015 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.

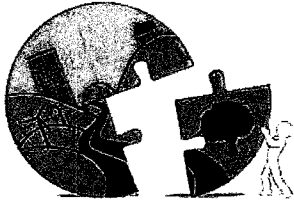
Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition 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 Bahelila Boothe at micro 8703or via e-mail at bboothe@rctlma.org. You can also send documents to **MAILSTOP# 1070**.

BD DA



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

RECEIVED
2013
ADMINISTRATION
PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR30837 DATE SUBMITTED: 4/9/15

Assessor's Parcel Number(s): 476-602-005

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: October 19, 2004

Applicant's Name: Mission Pacific Land Company E-Mail: jkeller@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 333-6752 Fax No: (949) 483-6752

Property Owner's Name: FVS Partners, LLC E-Mail: jabel@missionpacific.com

Mailing Address: 4100 Newport Place Suite 480
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 333-6752 Fax No: (949) 483-6752

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

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.

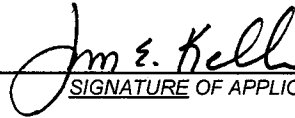
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

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.

JASON KELLER

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.

John K. Abel

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.