



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JULY 6, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 **SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgeway 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Ave, southerly of Rabbit Scramble Trail, and easterly of Washington St. – 39.83 Acres – Zoning: Residential Agricultural - 30,000 sq. ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and three

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

open space lots including a detention basin and arroyos. - **REQUEST: SECOND EXTENSION OF TIME TO JUNE 28, 2017.** Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.

- 1.2 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30322** – Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) – Location: westerly of Adams Street, easterly of Beeler Road, southerly of Olive Avenue and northerly of Domenigoni Parkway – 64.82 Gross acres – Zoning: Specific Plan (SP-Zone) – APPROVED PROJECT DESCRIPTION: Schedule A – to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30322**, extending the expiration date to April 13th, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.3 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31008** – Applicant: Sun Holland LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac) – Location: Northerly of Craig Rd., westerly of Eucalyptus Rd., and southerly of Holland Rd. – 160 Acres – Zoning: One-Family Dwellings (R-1) – APPROVED PROJECT DESCRIPTION: Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots - **REQUEST: EXTENSION OF TIME to April 13, 2017 for TENTATIVE TRACT MAP No. 31008** – Third Extension, Project Planner Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.
- 1.4 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (3-5 D.U./Ac.) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road – 39.83 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel. - **REQUEST: EXTENSION OF TIME TO AUGUST 29, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.
- 1.5 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35496** - Applicant: Mike Naggar - Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: RC-LDR) – Location: Southerly of 12th St., easterly of Y Ave., northerly of Apricot Ave. – 19.54 Acres – Zoning: Residential Agricultural (R-A) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 19.54 acres into 25 residential lots with a minimum lot size of half acre and one (1) 2.3 acres remainder lot. - **REQUEST: EXTENSION OF TIME to May 13, 2017** – First Extension. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.
- 1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199** – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) – Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Pkwy – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots. – **REQUEST: THIRD EXTENSION OF TIME OF TENTATIVE TRACT MAP NO. 31199**, extending the expiration date to January 5, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **NONE**

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **GENERAL PLAN AMENDMENT NO. 1156** (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area (“LVPA”) within the Elsinore Area Plan (“ELAP”), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

STAFF RECOMMENDS CONTINUANCE TO JULY 20, 2016

5.0 WORKSHOPS:

5.1 **HOUSING ELEMENT WORKSHOP** – Kristi Lovelady

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

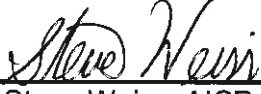
7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

111

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 32477
SECOND EXTENSION OF TIME
Applicant: Bridgewalk 64, LLC



Steve Weiss, AICP
Planning Director

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 the recordation of the final map to subdivide 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477

BACKGROUND:

The Tentative Tract Map No. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 and both were approved by the Board on June 28, 2005. The first extension of time was approved at Planning Commission on September 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of ten (10) 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 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 applicant (dated May 5, 2016) indicating the acceptance of the ten (10) 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.

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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 28, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

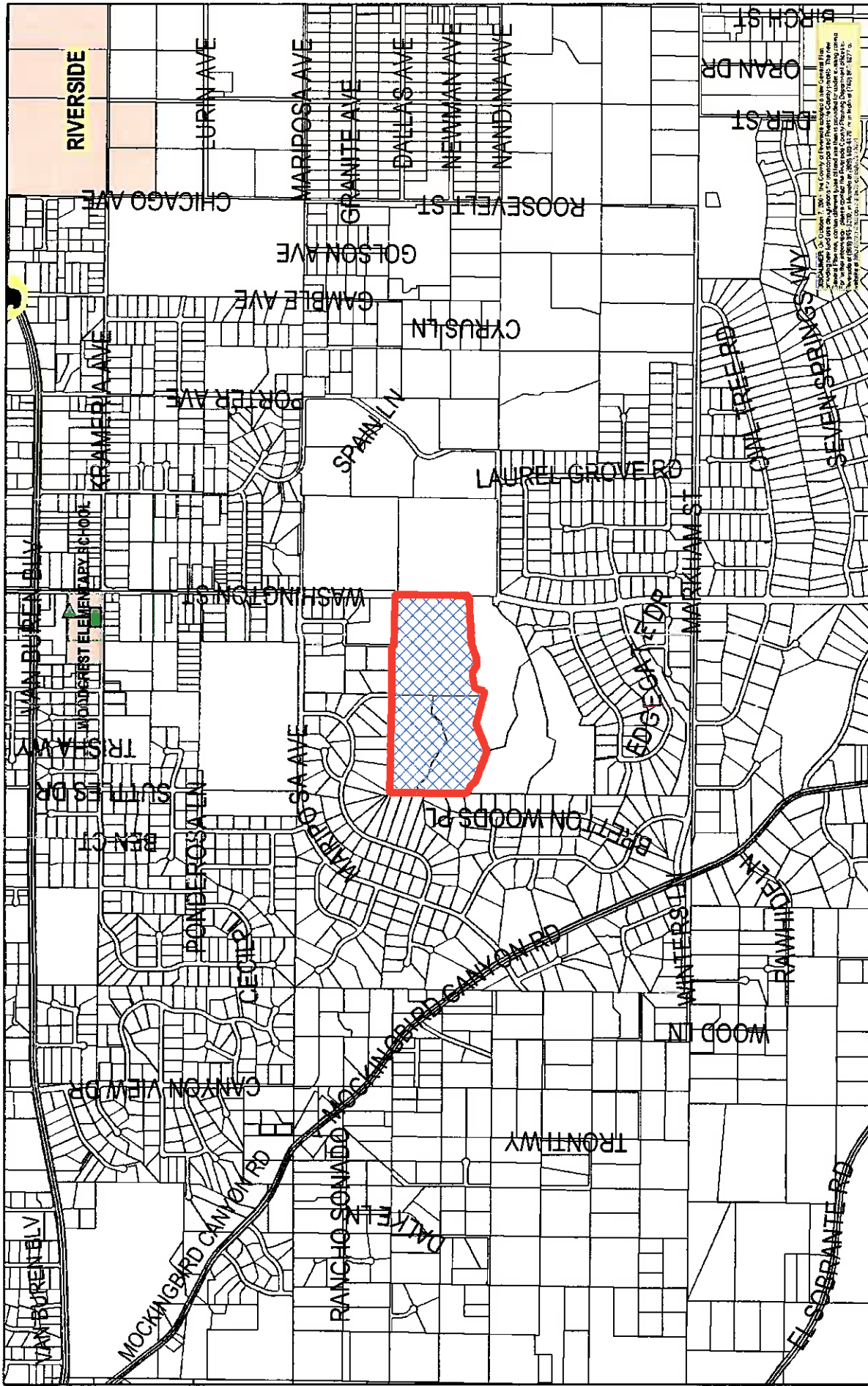
RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Buster
District 1
DATE DRAWN: 3/7/05

CZ06996 TR32477
VICINITY MAP

Planner: Grace Williams
Date: 3/30/05
Exhibit 5



Map of Riverside County, California, showing the location of the subject parcel. The map is a reproduction of a map published by the County of Riverside, California, in 1995. The map is a reproduction of a map published by the County of Riverside, California, in 1995. The map is a reproduction of a map published by the County of Riverside, California, in 1995.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Woodcrest
District
Township/Range: T3SR5W
Section : 35

ASSESSORS 273-29
BK. PG.
THOMAS 745 J6
BROS.PG





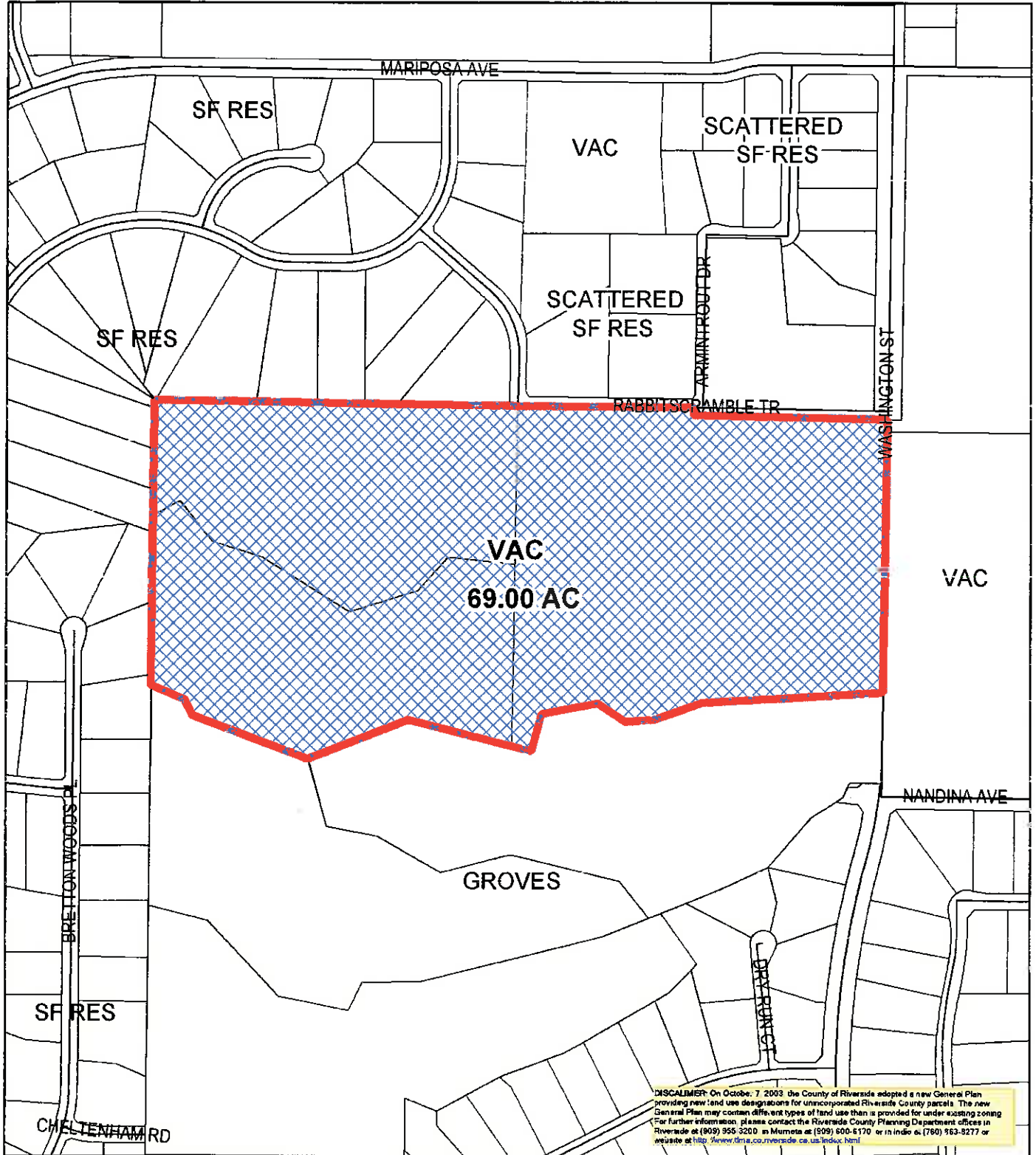
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **WoodCrest**

Township/Range: T3SR5W
SECTION: 35

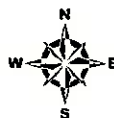


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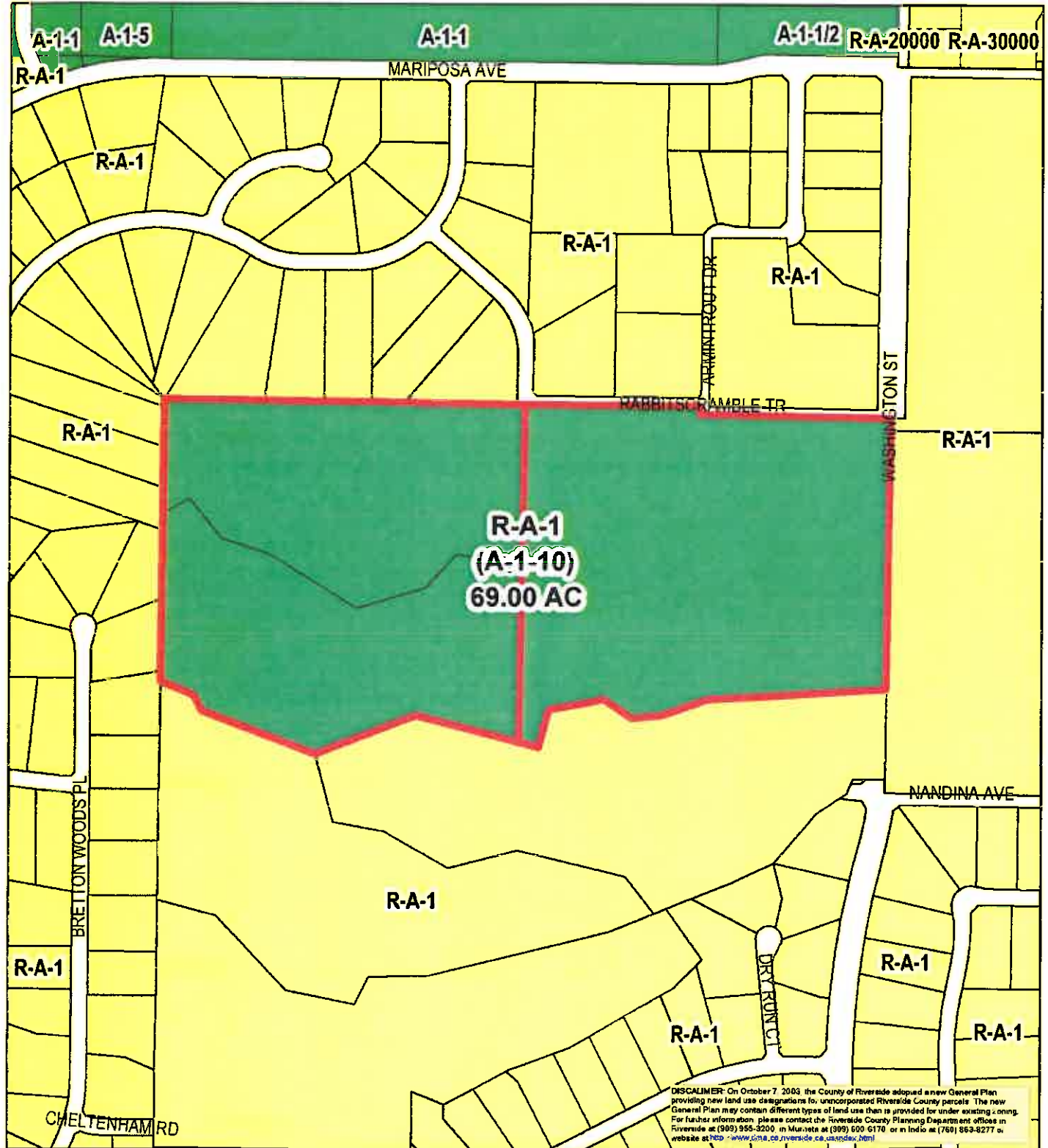


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Woodcrest**
Township/Range: T3SR5W
Section : 35



ASSESSORS 273-29
BK. PG.
THOMAS 745 J6
BROS.PG



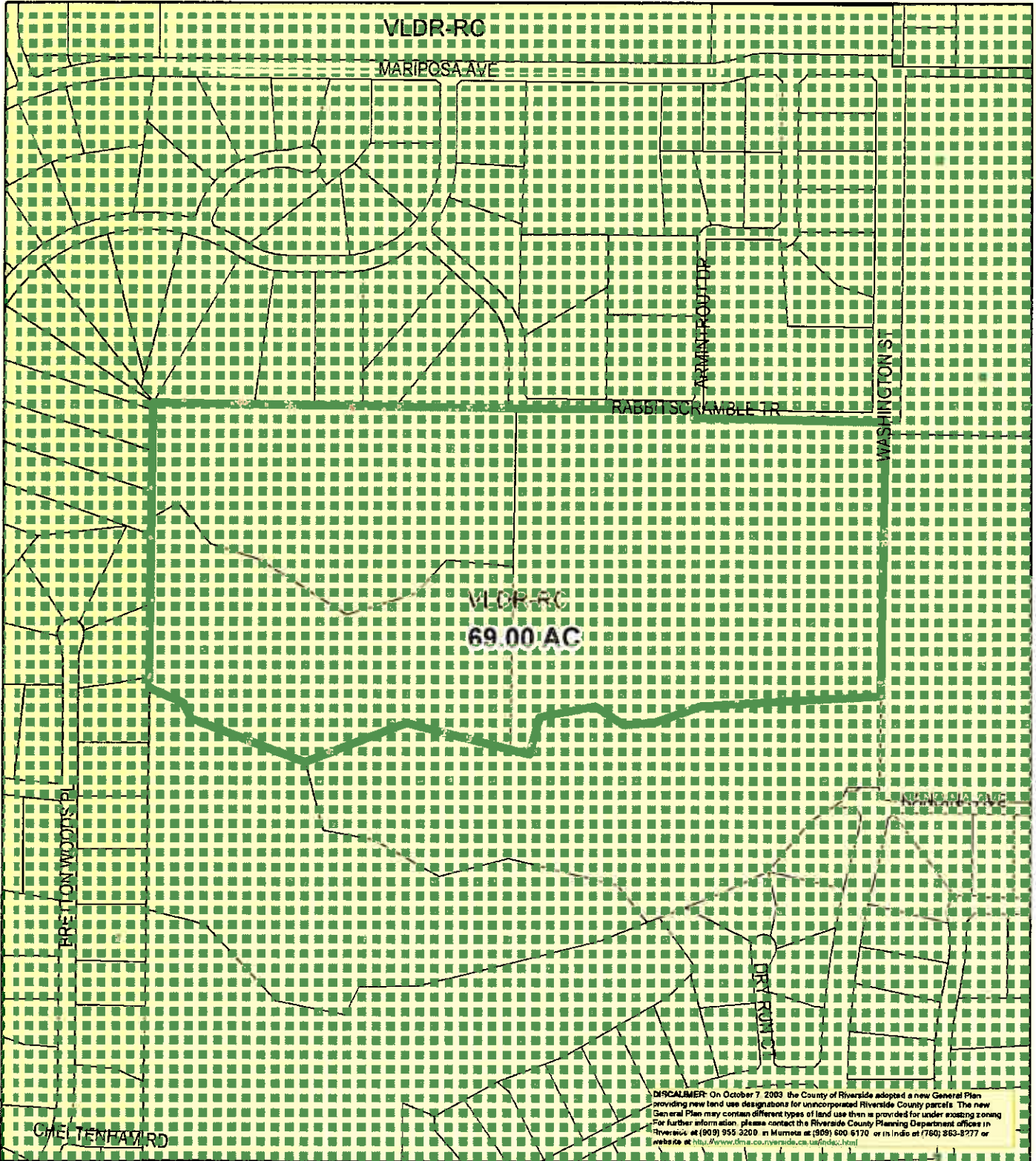
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.cora.ca.gov/riverside.ca.us/spdax.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Woodcrest**
Township/Range: T3SR5W
Section : 35



ASSESSORS
BK. PG. 273-29
THOMAS
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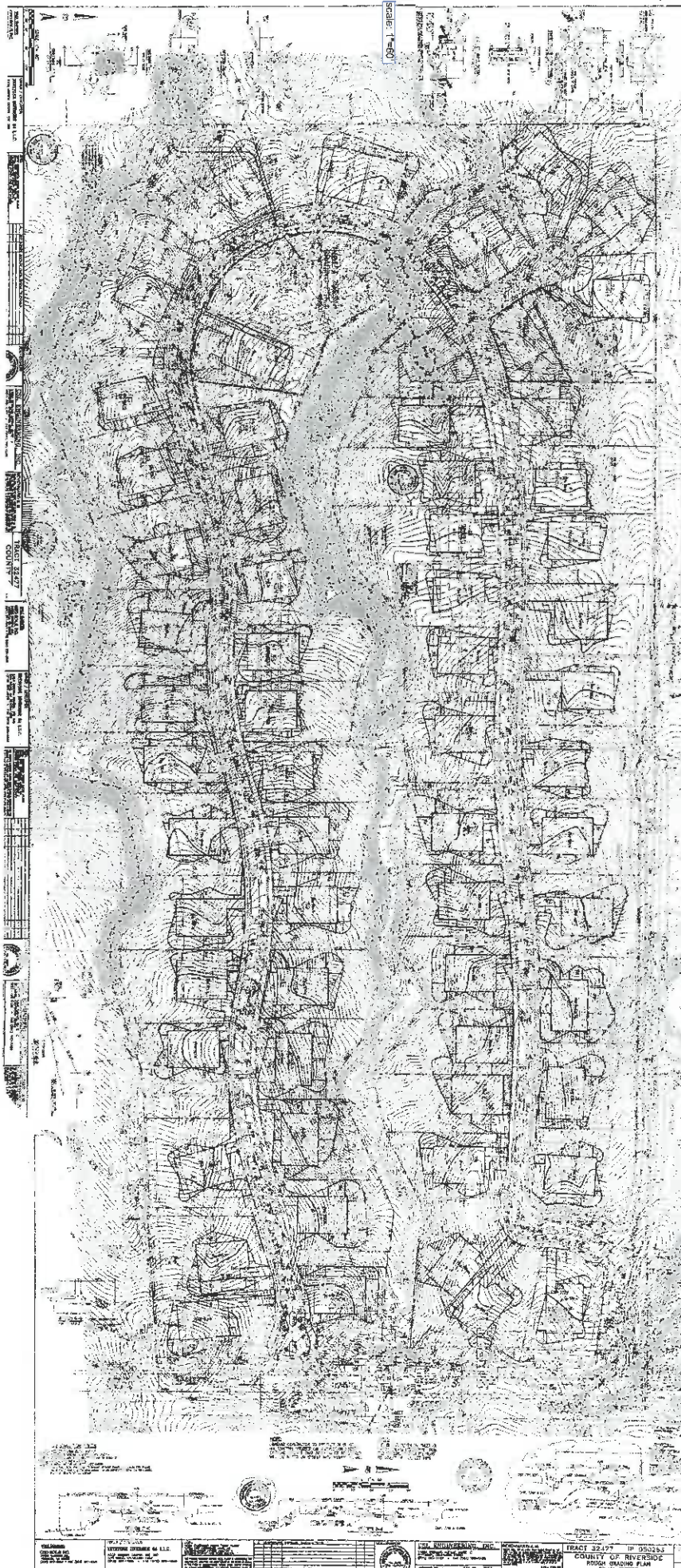


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Woodcrest**
Township/Range: **T3SR5W**
Section : 35



ASSESSORS
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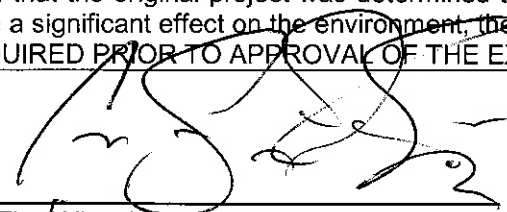
Extension of Time Environmental Determination

Project Case Number: TR32477
 Original E.A. Number: EA39649
 Extension of Time No.: Second
 Original Approval Date: June 28, 2005
 Project Location: North of Nandina Ave, south of Rabbit Scramble Trail, and east of Washington St.

Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos.

On June 28, 2005, 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: 
 Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
 For Steve Weiss, Planning Director

Bridgewalk 64, LLC

May 5, 2016

County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Re: Tract 32477 extension of time conditions of approval

To whom it may concern:

This letter shall service notice that Bridgewalk 64, LLC as owner of Tract 32477 and Extension of Time Applicant, accept these conditions.

Conditions of Approval:

Trans Dept:

~~10.Trans 10: Accepted~~
10.Trans 11: Accepted
10.Trans 12: Accepted
~~10.Trans 13: Accepted~~
10.Trans 14: Accepted

50.Trans. 27: Accepted
50.Trans. 28: Accepted
50.Trans. 29: Accepted

~~60.Trans 1: Accepted~~

~~60.Trans 2: Accepted~~
~~60.Trans 3: Accepted~~

90. Trans. 7: Accepted
~~90. Trans. 8: Accepted~~

Waste Dept:

~~10.Waste 1: Accepted~~
~~10.Waste 2: Accepted~~

80.Waste. 1: Accepted

90.Waste. 1: Accepted

TR 32477 Extension of Time
Conditions of Approval Accepted.
Page 2 of 2

Health Dept.

60.E Health. 4: Accepted

If you have any questions please do not hesitate to call (626-263-4205) or email:
ponufer@avpre.net.

Sincerely,
Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager



Paul Onufer
Its: Managing Member

cc: Henry Lozano, Proactive Engineering
Shelby Bundy, Proactive Engineering

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 11 MAP-(EOT2) BRIDGE TYPE SELECT RECOMMND

For any road crossing spanning 20 feet or more along the road centerline, the project engineer shall contact the Transportation Department to begin the bridge type selection process.

10.TRANS. 12 MAP-(EOT2) SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 14 MAP-(EOT2) BMP MAINT & INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

10. GENERAL CONDITIONS

10.TRANS. 14 MAP-(EOT2) BMP MAINT & INSPECT (cont.) RECOMMND

Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 27 MAP-(EOT2) WQMP RQMT-FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 28 MAP-(EOT2) SUBMIT WQMP & PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP-(EOT2) SUBMIT WQMP & PLANS (cont.) RECOMMND

hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 29 MAP-(EOT2) WQMP MAINT DETERM RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 4 EOT2- ECP PHASE II REQUIRED RECOMMND

A Phase II 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.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT2) WASTE RECYCLE PLA RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record

TRACT MAP Tract #: TR32477

Parcel: 273-290-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - (EOT2) WASTE RECYCLE PLA (cont.) RECOMMND

keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

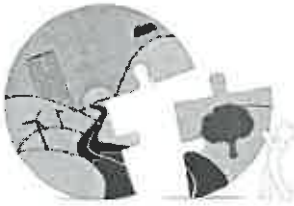
90.TRANS. 7 MAP-(EOT2) BMP - EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Section a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1 MAP - (EOT2) WASTE REPORTING F RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED!

APPLICATION INFORMATION

CASE NUMBER: TR 32477 ^{EST #2} DATE SUBMITTED: 10/26/15

Assessor's Parcel Number(s): 273-290-007, 273-290-008 & 273-290-038

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map TM 32477 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: June 28, 2005

Applicant's Name: Bridgewalk 64, LLC E-Mail: ponufer@avpre.net

Mailing Address: 556 Fair Oaks Ave, #337

Pasadena, Ca 91105 Street

City State ZIP

Daytime Phone No: (626) 263-420 Fax No: ()

Property Owner's Name: Bridgewalk 64, LLC E-Mail: ponufer@avpre.net

Mailing Address: 556 Fair Oaks Ave, #337

Pasadena, Ca 91105 Street

City State ZIP

Daytime Phone No: (626) 263-420 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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


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

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

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

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

Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager


By: Paul Onufer, Its: Managing Member

PRINTED NAME OF APPLICANT

SIGNATURE


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.

PRINTED NAME OF PROPERTY OWNER(S)

Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager


By: Paul Onufer, Its: Managing Member


PRINTED NAME 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.

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32477 – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Nandina Ave, southerly of Rabbit Scramble Trail, and easterly of Washington St. – 39.83 Acres – Zoning: Residential Agricultural - 30,000 Sq. Ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone-Residential Developments (R-5) – Approved Project Description: Schedule A subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos. - **REQUEST: SECOND EXTENSION OF TIME TO JUNE 28, 2017** Project Planner: Tim Wheeler at 951-955-6060 or at twheeler@rctlma.org.

Agenda Item No. **1.2**
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 30322
THIRD EXTENSION OF TIME
Applicant: SR Conestoga, LLC c/o Jim Lytle


Steve Weiss, AICP
Planning Director

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 to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area 29 and 131 lots on 32.71 gross acres in Planning Area 34 of Specific Plan No. 293 (Winchester Hills).

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30322

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on January 28, 2004. The Change of Zone (CZ06715) was brought before the Board of Supervisors along with Tentative Tract Map No. 30322 on April 13, 2004 and was approved. The first extension of time was approved at Planning Commission on April 2, 2008. A second extension of time was approved at Planning Commission on April 7, 2010.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in

order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The 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 applicant (dated June 22, 2016) indicating the acceptance of the seven (7) 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.

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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 13, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30322, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TERRA FLATS DR

BEELEER RD

VAC

ADAMS ST

VAC

OLIVE AVE

VAC

VAC

VAC

VAC

64.21 AC

POULTRY FARM

RICE RD

VAC

BEELEER RD

POULTRY FARM

BATTON AVE

SF

SF

SF

SF

SF

VAC

ADAMS ST

TR30322

LAND USE

Ex. 1

Sec. 33 T5SR2W

BLK:

461-20

Zone WINCHESTER

Sec. 3RD

Tract 869 D1

Date:

07/16/2003

Level 1p

Exhibit

Date:

By:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Site

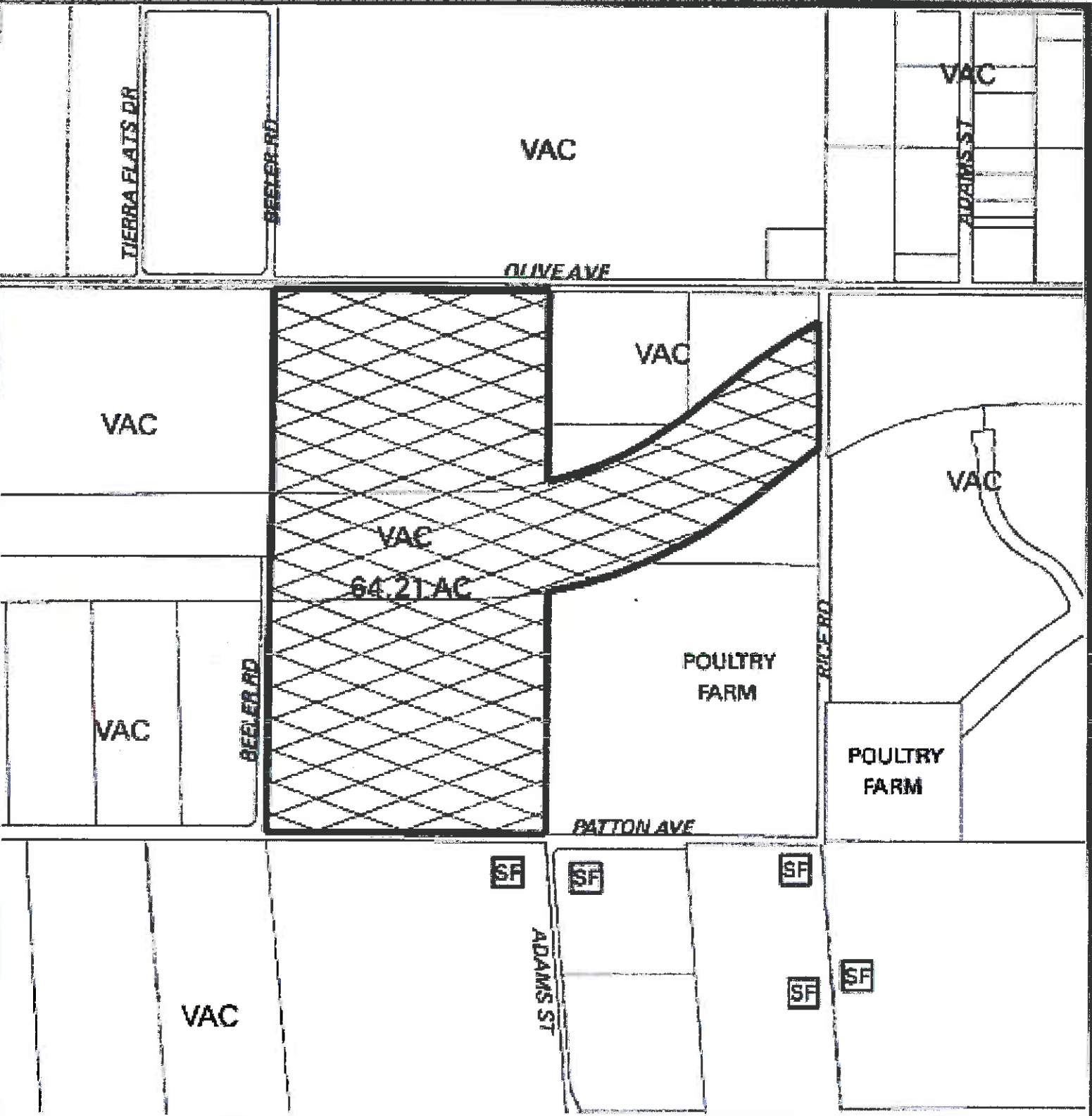
OLIVE AVE

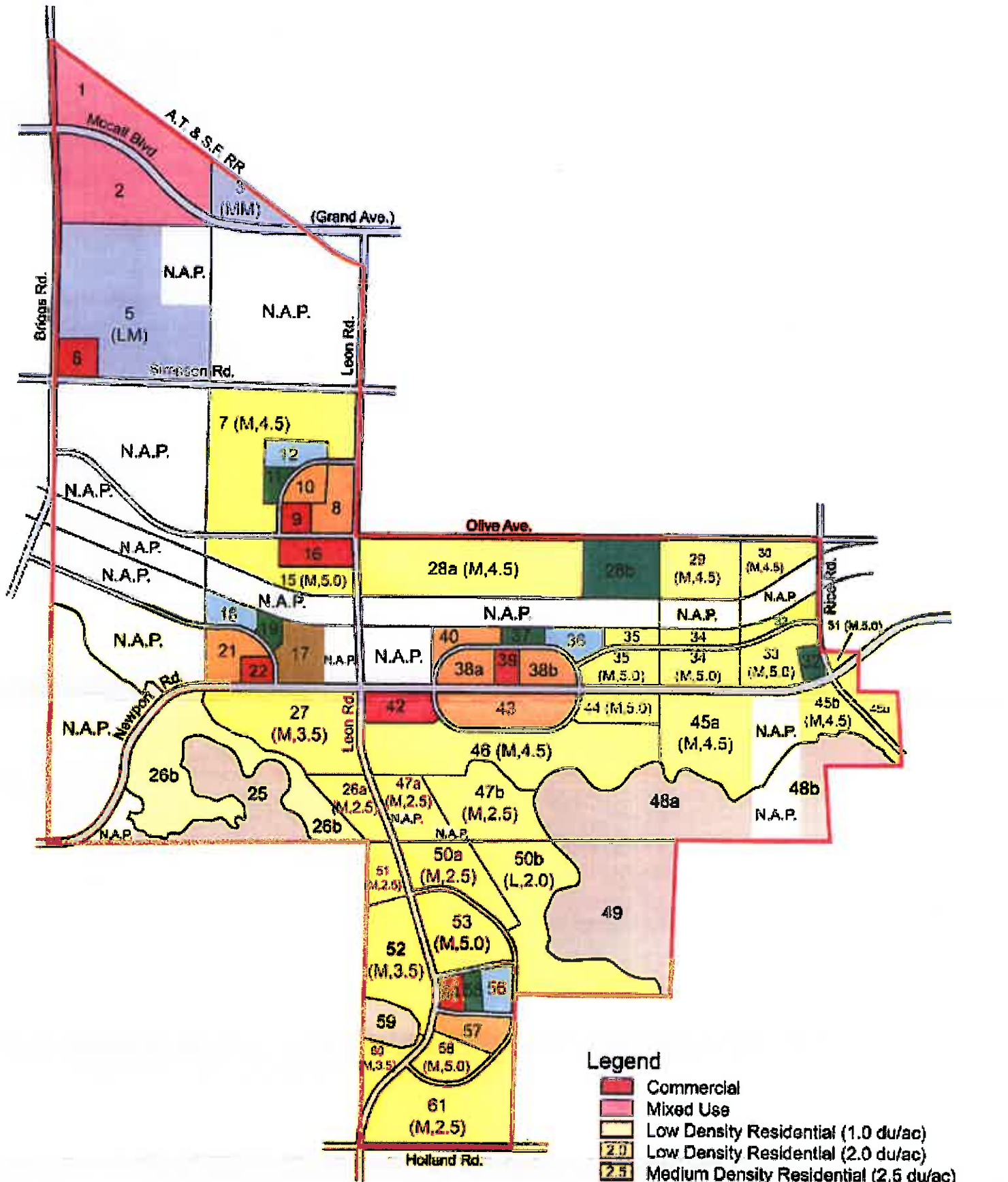
BATTON AVE

RICE RD

LOCATIONAL MAP

1" = 700'

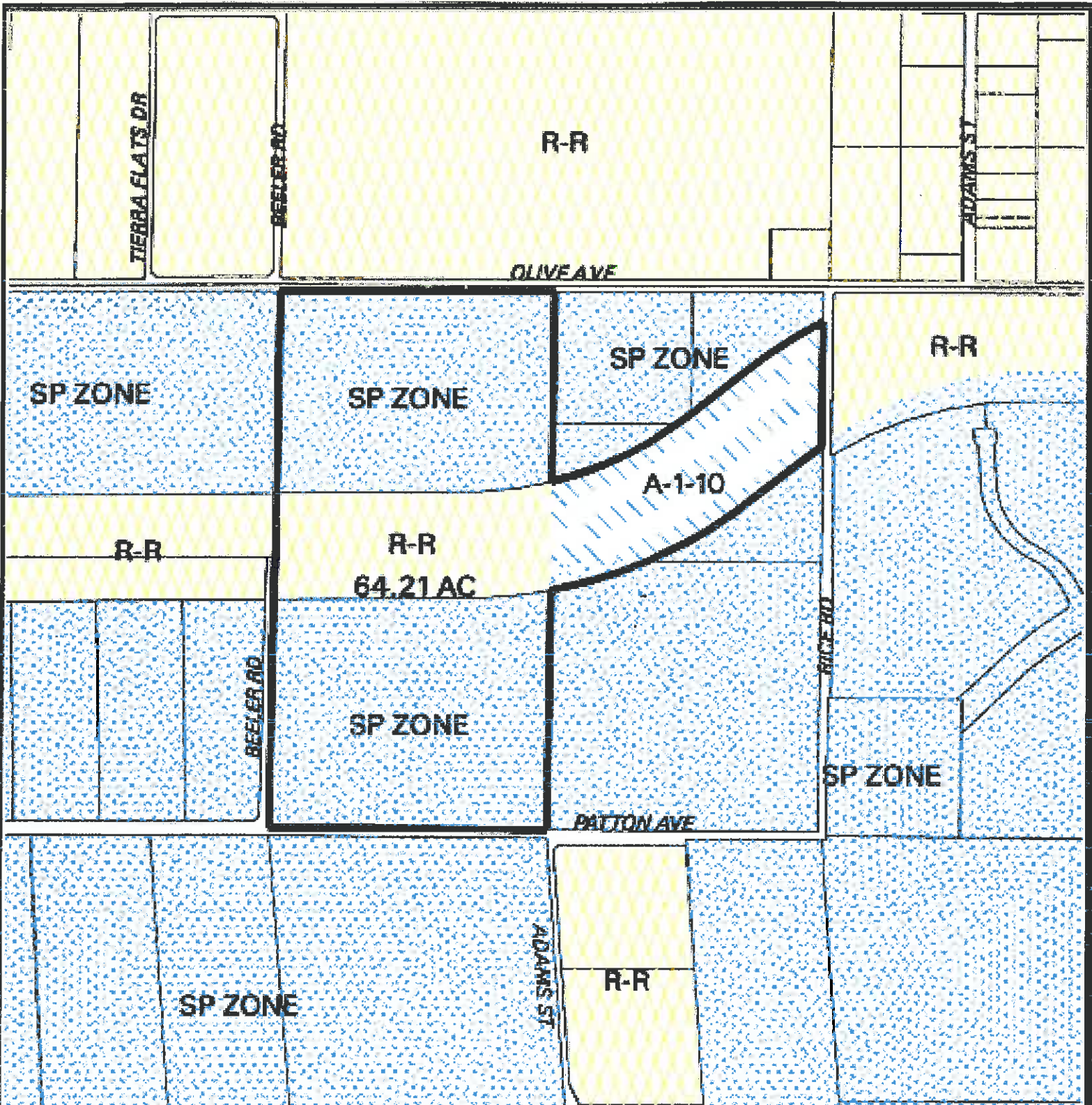




Legend

- Commercial
- Mixed Use
- Low Density Residential (1.0 du/ac)
- Low Density Residential (2.0 du/ac)
- Medium Density Residential (2.5 du/ac)
- Medium Density Residential (3.5 du/ac)
- Medium Density Residential (4.5 du/ac)
- Medium Density Residential (5.0 du/ac)
- Medium High Density Residential (7.0 du/ac)
- High Density Residential (12.0 du/ac)
- Open Space
- Neighborhood Park
- School
- Light Industrial





TR30322

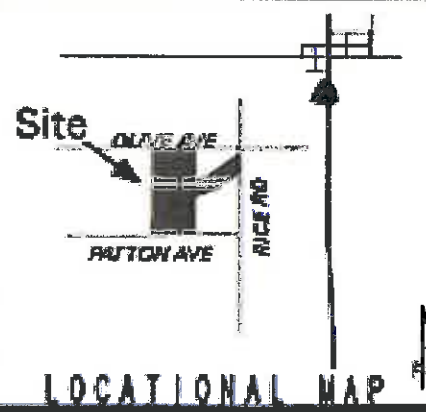
EXISTING ZONING EX. 3

Sec 33 T5SR2W R.R. 461-20
Section

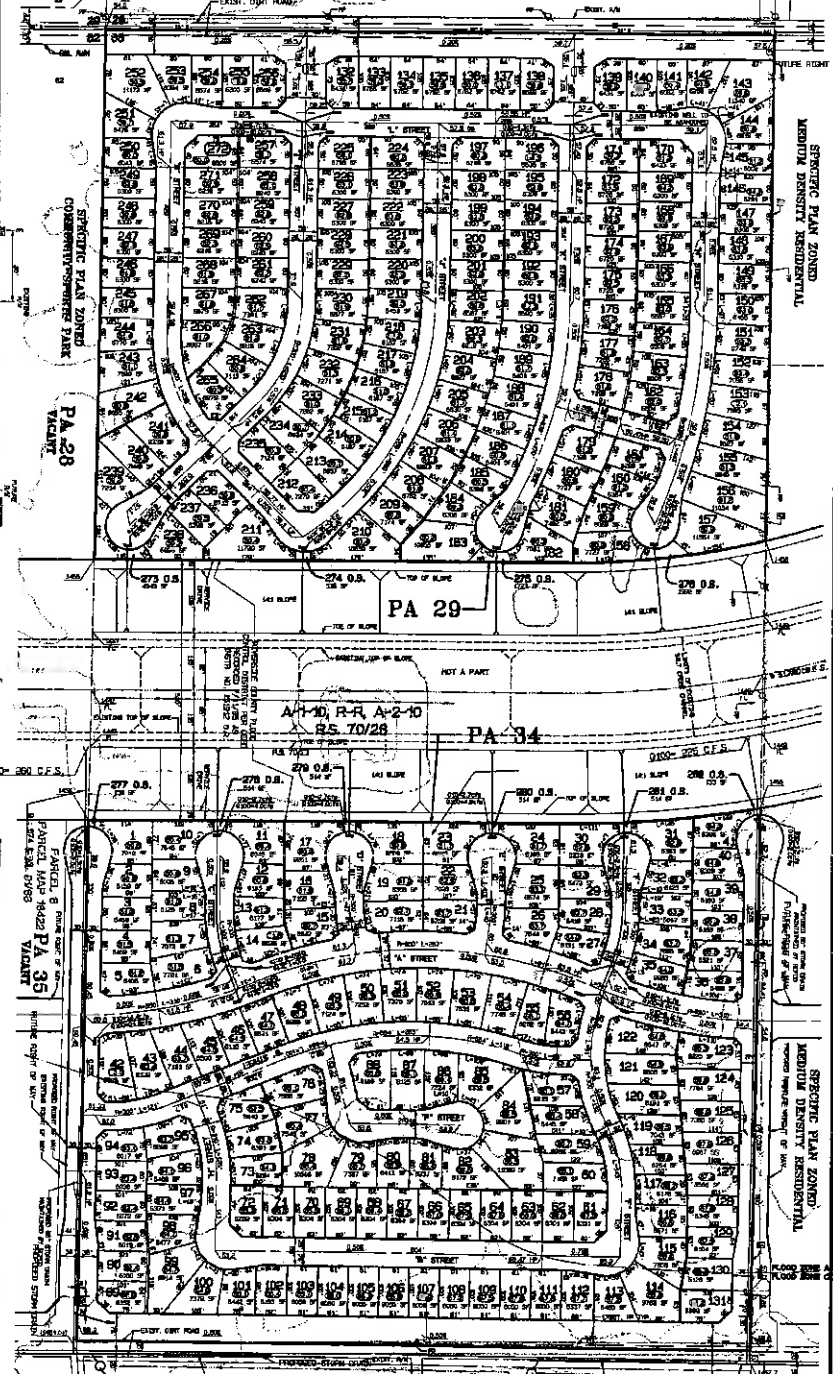
Town WINCHESTER S.D. 3RD
Town

Form 889 D1 Date 07/16/2003 Drawn by: LP
Form No.

RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 700'



LEGEND

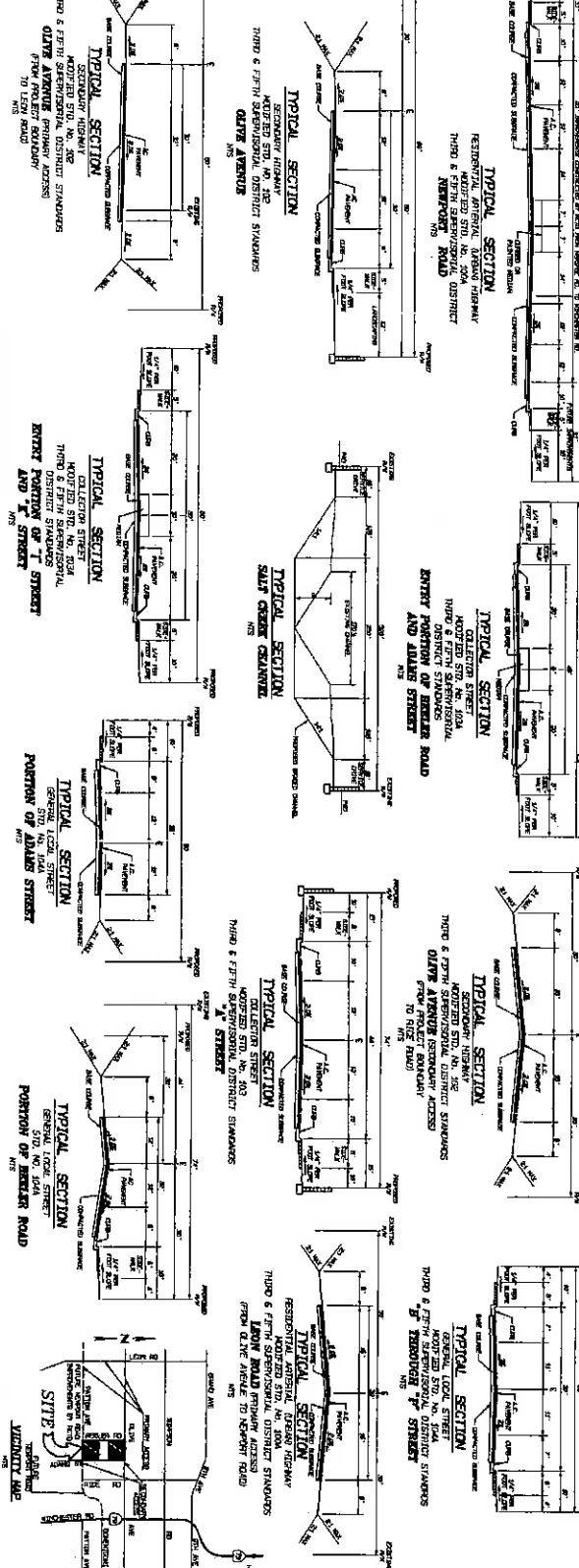
STREET PLAN ZONED MEDIUM DENSITY RESIDENTIAL PA 28 VACANT

STREET PLAN ZONED MEDIUM DENSITY RESIDENTIAL PA 29

STREET PLAN ZONED MEDIUM DENSITY RESIDENTIAL PA 34

STREET PLAN ZONED MEDIUM DENSITY RESIDENTIAL PA 35 VACANT

STREET PLAN ZONED MEDIUM DENSITY RESIDENTIAL PA 45A VACANT



SCHEDULE "A" SUBDIVISION EXHIBIT "A" AMENDED MAP NO. 1

TENTATIVE MAP

TRACT NO. 30322

OWNER APPLICANT
 CIVIL ENGINEER
 1000 G STREET
 SAN DIEGO, CALIF.

ENGINEER
 CIVIL ENGINEER
 1000 G STREET
 SAN DIEGO, CALIF.

ASSASSOR'S PARCEL NO.'S
 461-500-000 AND 002

ACCOMMODATION
 14 LOTS IN MAP NO. 107701 ALSO BEING SAID TO BE OPEN SPACE LOTS

LAND USE
 RESIDENTIAL MEDIUM DENSITY RESIDENTIAL

UTILITIES
 WATER: SAN DIEGO WATER DEPARTMENT
 SEWER: SAN DIEGO WATER DEPARTMENT
 GAS: SAN DIEGO GAS COMPANY
 ELECTRIC: SAN DIEGO ELECTRIC COMPANY
 TELEPHONE: SBC TELEPHONE COMPANY

SCHOOL DISTRICT
 SAN DIEGO SCHOOL DISTRICT

LEGAL DESCRIPTION
 THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 37 N., RANGE 122 E., SAN DIEGO COUNTY, CALIFORNIA, ACCORDING TO THE ORIGINAL SAN FERRIS MAP.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.
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17. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.
18. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.
19. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.
20. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CORNER OF THE LOTS.

REMARKS

(1) THIS MAP IS A TENTATIVE MAP AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE TRACT AND THE POSITION OF THE LOTS.

(2) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(3) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(4) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

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(15) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(16) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(17) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(18) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

(19) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

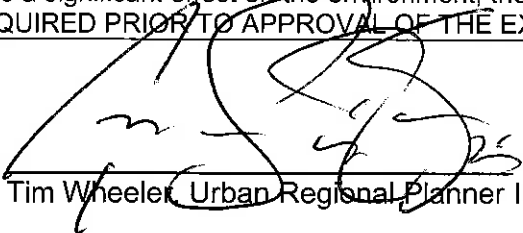
(20) THE TRACT IS BEING OFFERED FOR SALE AS SHOWN ON THIS MAP.

Extension of Time Environmental Determination

Project Case Number: TR30322
 Original E.A. Number: EA38476
 Extension of Time No.: Third
 Original Approval Date: April 13, 2004
 Project Location: West of Adams Street, East of Beeler Road, South of Olive Avenue and North of Domenigoni Parkway
 Project Description: Schedule A – to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34.

On April 13, 2004 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: 
 Tim Wheeler, Urban Regional Planner III

Date: June 23, 2016
 For Steve Weiss, Planning Director



To: Tim Wheeler
From: Jim Lytle
Date: June 22, 2016
Re: Acceptance of EOT-3 Conditions of Approval for CASE TR30322

Mr. Wheeler:

I am the applicant for the EOT Case TR30322. I accept the following conditions of approval associated with this Extension of Time Request.

- 1. Prior to Map Recordation
50-FLOOD.RI.9 – EOT 3 – MAP WQMP Required
- 2. Prior to Grading Permit – Issuance
60-BS-GRADE.10 – EOT 3 – MAP NPDES/SWPPP
60-BS-GRADE.11 – EOT 3 – APPROVED WQMP
60-BS-GRADE.12 – EOT 3 – MAP BMP CONST NPDES PERM
[REDACTED]
[REDACTED]
60-EPD.1 – EOT 3 – MBTA Survey
60-PLANNING.32 – EOT3 – MAP Tribal Monitor
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- 4. Prior to Building Final Inspection
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
90-BS-GRADE.7 – EOT 3 – MAP IF WQMP Required

Regards,

Jim Lytle

06/30/16
09:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30322

Parcel: 461-200-009

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 9 MAP WQMP REQUIRED FOR EOT3

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 MAP - EOT3 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 11 MAP - EOT3 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.

TRACT MAP Tract #: TR30322

Parcel: 461-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP- EOT3 BMP CONST NPDES PERM 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.

EPD DEPARTMENT

60.EPD. 1 EPD - EOT3 MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects

TRACT MAP Tract #: TR30322

Parcel: 461-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - EOT3 MBTA SURVEY (cont.) RECOMMND

consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

PLANNING DEPARTMENT

60.PLANNING. 32 MAP - TRIBAL MONITOR EOT3 RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Tribal Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Tribal Monitoring is not required for mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation.

The Tribal Monitor shall be on-site during 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 Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3)The developer/permit applicant shall not be required to

TRACT MAP Tract #: TR30322

Parcel: 461-200-009

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - TRIBAL MONITOR EOT3 (cont.)

RECOMMND

further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of

06/30/16
09:40

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30322

Parcel: 461-200-009

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - EOT3 IF WQMP REQUIRED (cont.)

RECOMMND

the project - specific WQMP treatment control BMPs.

4.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 commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1600368

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: RANCON WINCHESTER VALLEY 63 LLC \$338.64
paid by: CK 8246
paid towards: TR30322 SFR IN R2/R4/R6
at parcel #:
appl type: TR05

By _____ Jan 14, 2016 09:46
MGARDNER posting date Jan 14, 2016

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$22.00
25400931104771870	COUNTY PARKS	\$82.00
202033100200772210	LMS SURCHARGE	\$6.64
100003120100777180	PLANNING: EXT OF TIME	\$228.00

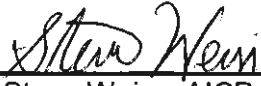
Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

THIRD EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 30322**- Applicant: SR Conestoga, LLC c/o Jim Lytle - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (MDR) - Location - Westerly of Adams Street, Easterly of Beeler Road, Southerly of Olive Avenue and Northerly of Domenigoni Parkway – 64.82 Gross acres - Zoning: Specific Plan (SP293) - APPROVED PROJECT DESCRIPTION: Schedule A – to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34. REQUEST: **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 30322**, extending the expiration date to April 13th,2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 31008
THIRD EXTENSION OF TIME
Applicant: Sun Holland LLC


Steve Weiss, AICP
Planning Director

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 the final map to subdivide 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008

BACKGROUND:

The tentative tract map was originally approved at Planning Commission on January 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone (CZ06746) and both were approved at Board on April 13, 2004. A first extension of time was approved at Planning Commission on October 3, 2007. The second extension of time was approved at Planning Commission on November 19, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of five (5) 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 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 applicant (dated May 16, 2016) indicating the acceptance of the five (5) 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.

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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 13, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

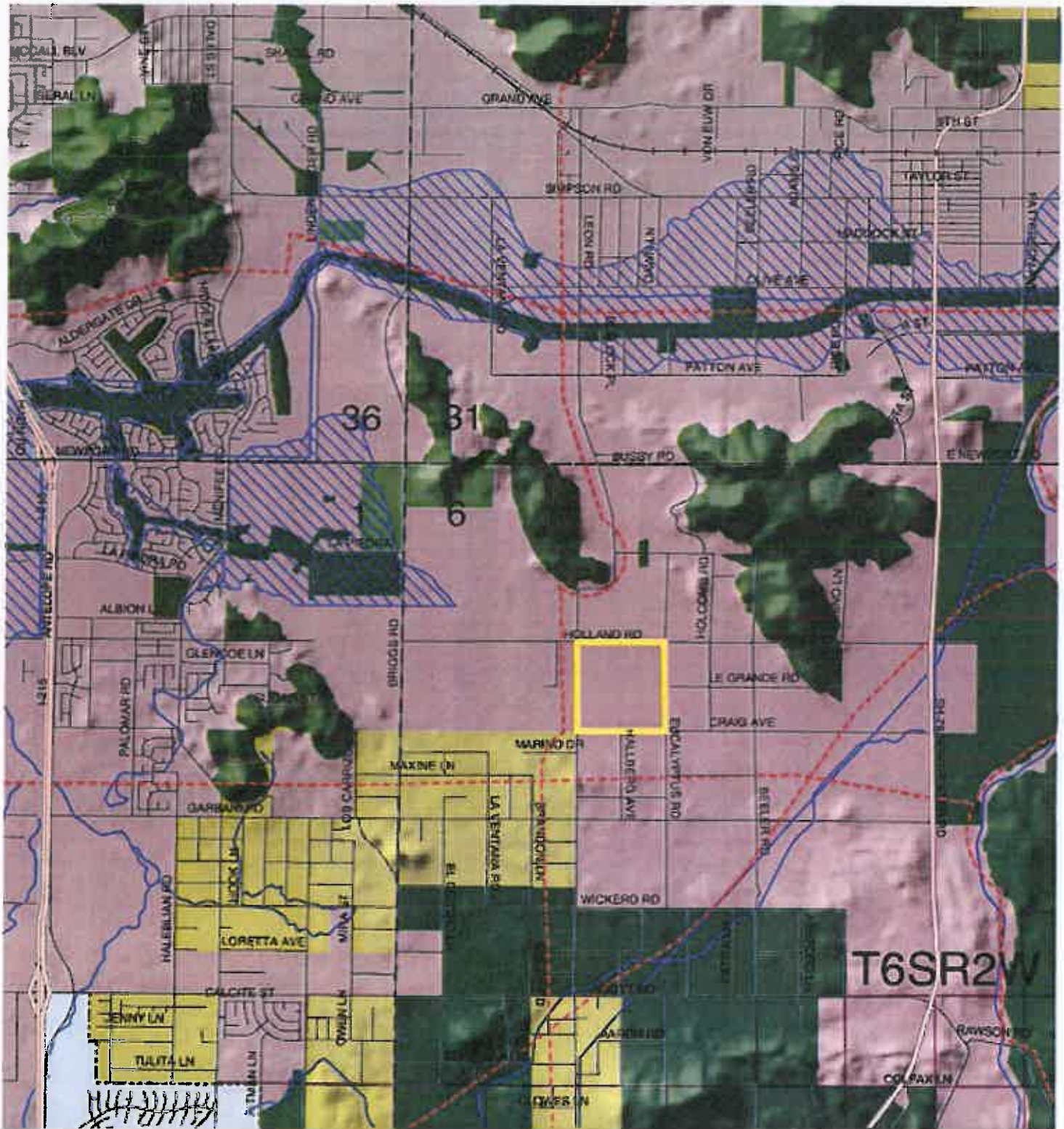
RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

DRAFT

Development Opportunities

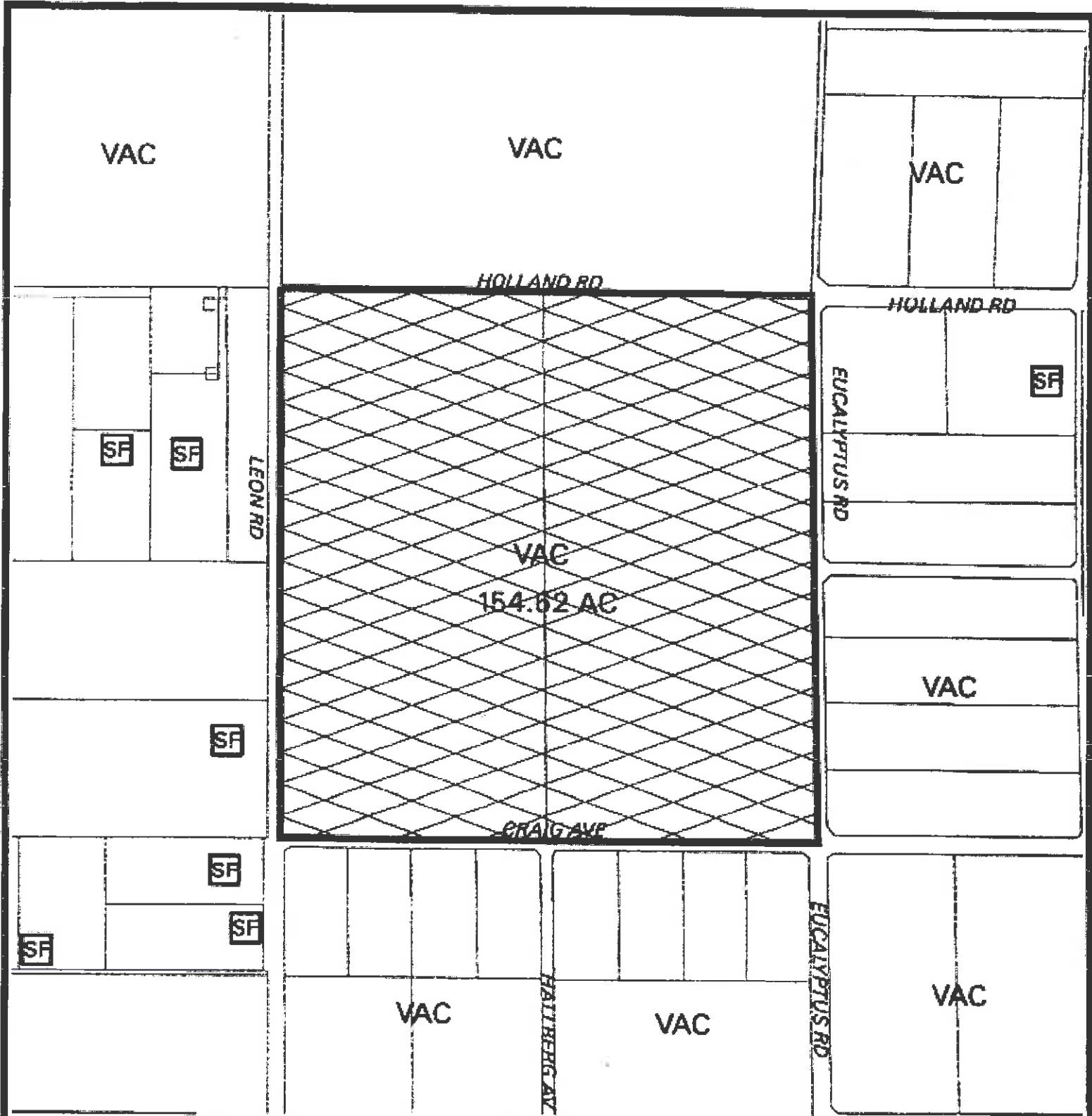
TR31008



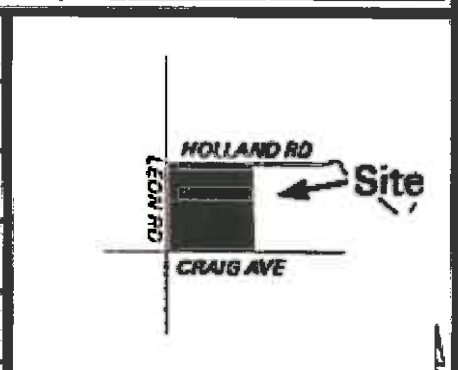
- TR31008 Site
- Township Lines
- Railroad tracks
- Highways
- Road Centerlines
- Conceptual Trails (Proposed)
- MSHCP Criteria Cells
- Streams & Rivers
- 100 Year Flood Plain
- Cities
- Agriculture General Plan
- Community Development
- Open Space General Plan
- Rural General Plan
- Rural Community

Map Not to Scale

January 12, 2004



CZ06746 TR31008			
LAND USE			Ex. 1
Sec.	8 T6SR2W	Pl. Pt. Assessor	466-31
Zone	WINCHESTER		Sup. Div. 3RD
Tract	869 C4	Date	09/03/2003
Map No.		Drawn By.	IP



1" = 700'

RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP

A-1-2 1/2

SP ZONE

HOLLAND RD

R-R

LEON RD

R-1
(R-R)
154.62 AC

HOLLAND RD

EUCALYPTUS RD

R-R

LE GRANDE RD

A-1-5

CRAIG AVE

EUCALYPTUS RD

SP ZONE

HATTENBERG AVE

CZ06746 TR31008

PROPOSED ZONING

Ex. 2

Sec. 8 T6SR2W

BLK.
Assess

466-31

Zone
Area WINCHESTER

Sup.
Dist. 3RD

Title
Desc. 869 C4

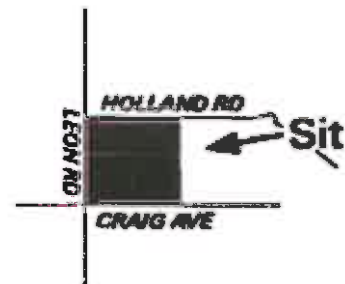
Date
09/03/2003

Drawn
By. 1p

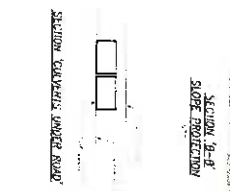
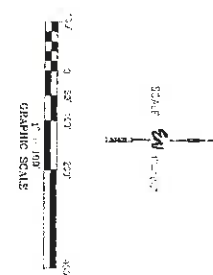
RIVERSIDE COUNTY PLANNING DEPARTMENT



= 700'



LOCATIONAL MAP



PLAN VIEW OF EMERGENCY OVERTLOW

APR 456-207-021
 APR 456-207-022
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 APR 456-207-200

Extension of Time Environmental Determination

Project Case Number: TR31008
Original E.A. Number: EA38874
Extension of Time No.: Third
Original Approval Date: April 13, 2004
Project Location: North of Craig Rd., west of Eucalyptus Rd., and south of Holland Rd. _____

Project Description: Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

On April 13, 2004 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: 
Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
For Steve Weiss, Planning Director

SUN HOLLAND, LLC
27127 Calle Arroyo, Suite 1910
San Juan Capistrano, CA 92675

May 16, 2016

Mr. Tim Wheeler
Urban Regional Planner III
COUNTY OF RIVERSIDE
4080 Lemon St., 12th Floor
Riverside, CA 92501

RE: TRACT MAP NO. 31008 THIRD EXTENSION OF TIME REQUEST

Mr. Wheeler:

This is to confirm that Sun Holland, LLC has agreed to the addition of **thirteen (13) new conditions of approval** as part of the approval process of extension of time for Tract 31008. They are:

50 E Health #4

[REDACTED]

60 BS Grade #14

60 BS Grade #15

60 BS Grade #16

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

90 BS Grade #7

Please advise as to when this item will be placed on the consent calendar agenda of the Planning Commission meeting.

Sincerely,

Bill Lo
Manager
Sun Holland, LLC

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 4 EOT3- 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP - EOT3 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 MAP- EOT3 BMP CONST NPDES PERM

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.

60.BS GRADE. 16 MAP - EOT3 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.

06/30/16
09:58

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT3 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.
2. 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.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. 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 commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Date: April 13, 2016

To: Sun Holland, LLC
Attn: Bill Lo
27127 Calle Arroyo Suite 1910
San Juan Capistrano, CA 92675

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31008.

Dear Applicant:

Thank you for submitting your Extension of Time application and deposit with the County of Riverside Planning Department. My name is Tim Wheeler, and I have been assigned to review your application. The extension of time request has been transmitted to the Land Development Committee (LDC) with comments and/or conditions due by May 5, 2016. I will contact you by the end of business the following week and provide you with all available comments and/or conditions.

If you have any questions, please feel free to contact me at 951-955-6060 or via email at twheeler@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director


Tim Wheeler, Interim Urban Regional Planner II

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 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED
FEB 26 2016

ADMINISTRATION
RIVERSIDE COUNTY
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: TR 31008 DATE SUBMITTED: 02-09-16

Assessor's Parcel Number(s): 466-310-026 & 466-310-002

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 04-13-04

Applicant's Name: Sun Holland LLC E-Mail: bl@billoconsulting.com

Mailing Address: 27127 Calle Arroyo, Suite 1910

San Juan Capistrano Street CA 92675
City State ZIP

Daytime Phone No: (949) 218-6023 Fax No: ()

Property Owner's Name: Eastern Financial, LLC E-Mail: richardengle40@gmail.com

Mailing Address: 360 E. First Street #798

Tustin Street CA 92780
City State ZIP

Daytime Phone No: (714) 614-4960 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

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

BILL LO

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.

RICHARD ENGLE

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.

THIRD EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 31008** - Applicant: Sun Holland LLC - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac) - Location: Northerly of Craig Rd., westerly of Eucalyptus Rd., and southerly of Holland Rd. – 160 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots - **REQUEST:** EXTENSION OF TIME to April 13, 2017 for TENTATIVE TRACT MAP No. 31008 – Third Extension, Project Planner Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

1.4

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 32394R1
FIRST EXTENSION OF TIME
Applicant: Trip Hord



Steve Weiss, AICP
Planning Director

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 the recordation of Final Map to subdivide 39.83 acres into 166 residential lots, two water quality basins, and one flood control channel.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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. 32394R1

BACKGROUND:

The Tentative Tract Map No. 32394 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7054 and both were approved by the Board on August 29, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of fourteen (14) 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 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 applicant (dated February 3, 2016) indicating the acceptance of the fourteen (14) 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.

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.

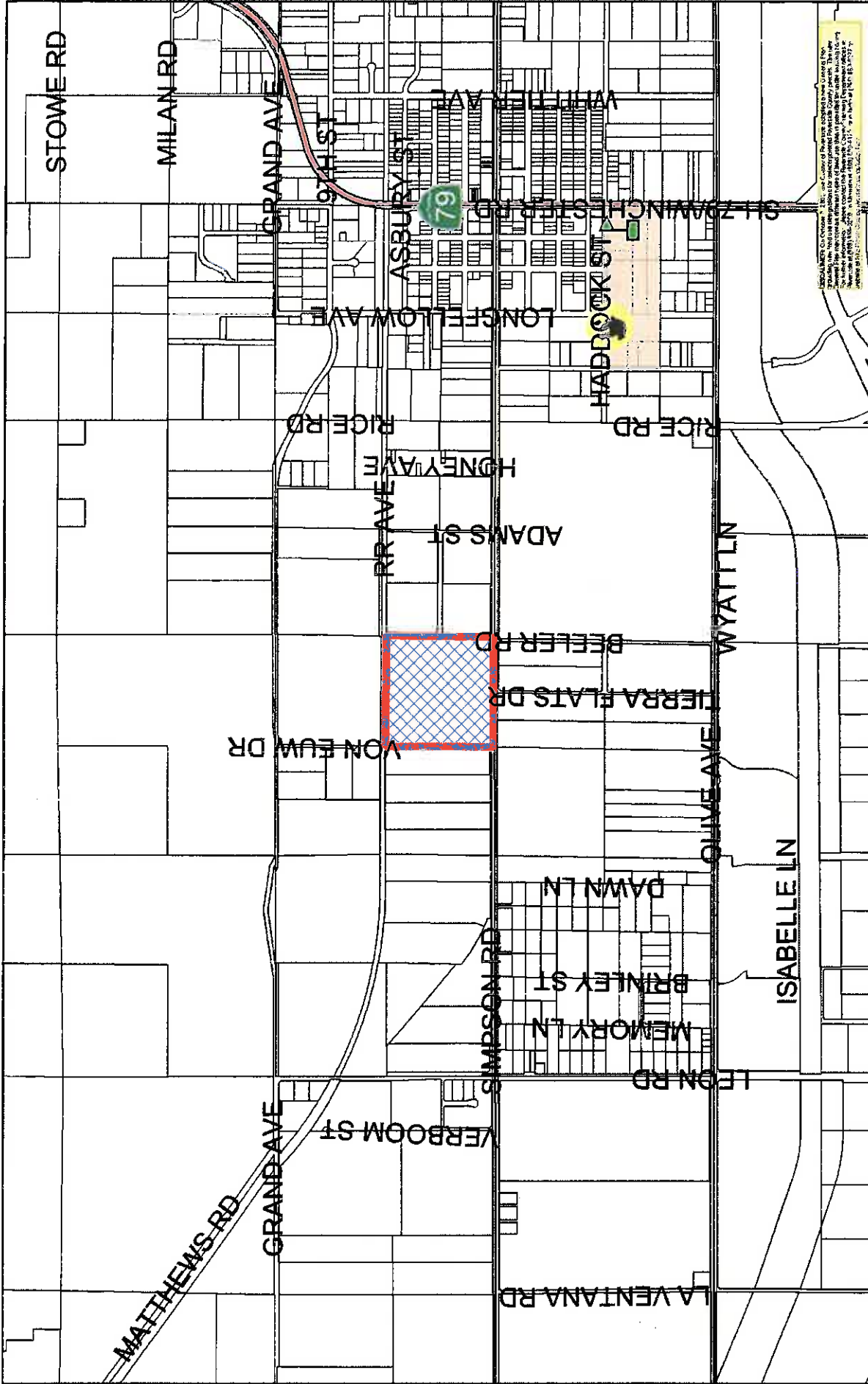
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision 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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 29, 2017. 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. 32394R1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

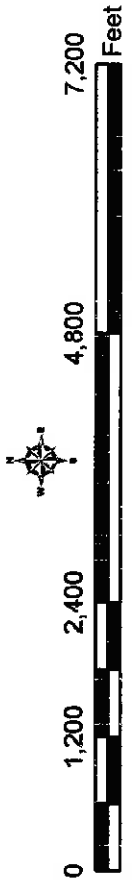


APPROVAL: 6/23/06. This is a copy of the original map as filed with the County Clerk. The County Clerk is not responsible for the accuracy of the information shown on this map. The County Clerk is not responsible for the accuracy of the information shown on this map. The County Clerk is not responsible for the accuracy of the information shown on this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

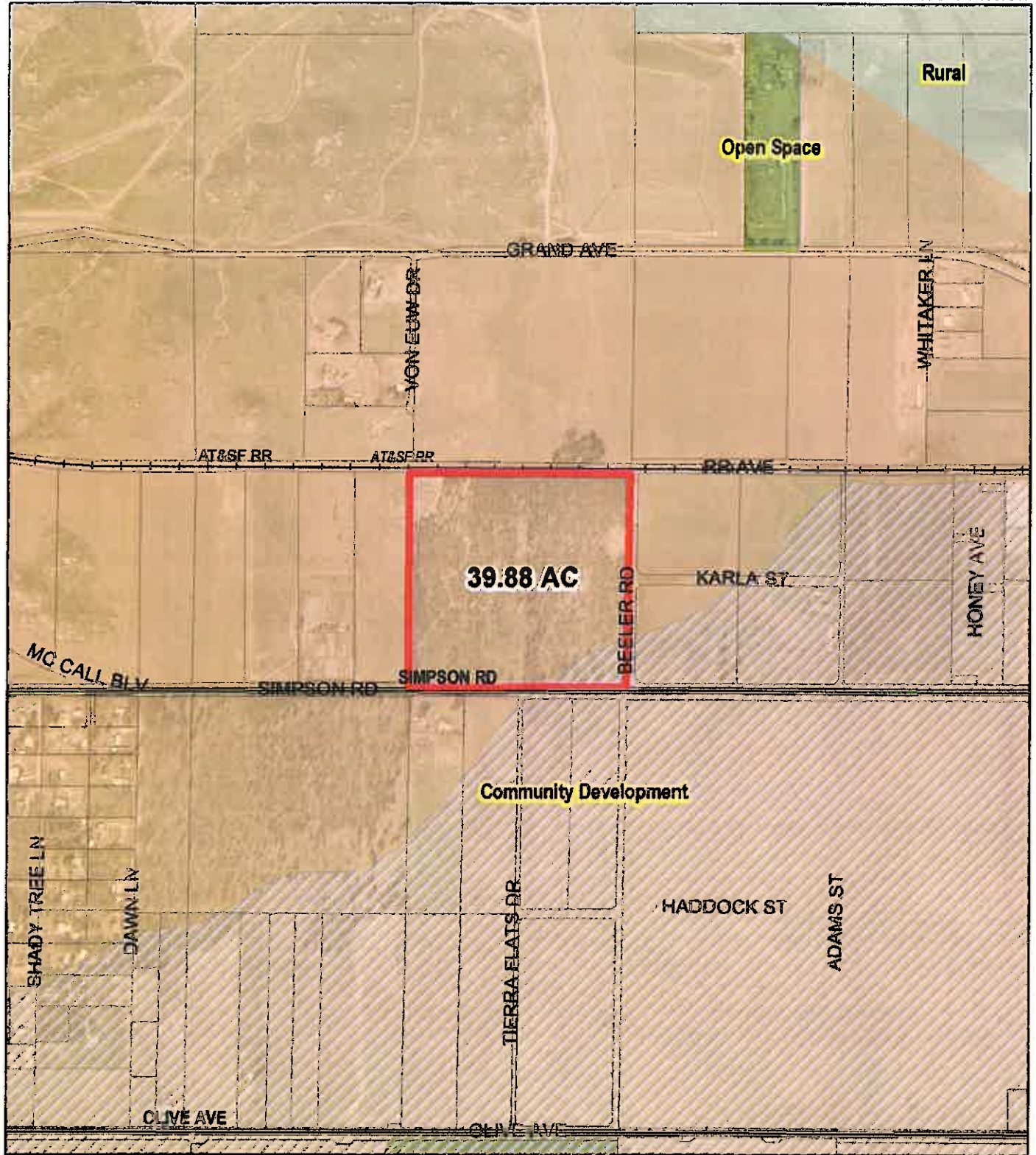
Zone: Winchester
Area:
Township/Range: T55R2W
Section: 29

ASSESSORS 462-02
BK. PG.
THOMAS 839 D6
BROS.PG



CZ07054 TR32394

DEVELOPMENT OPPORTUNITY



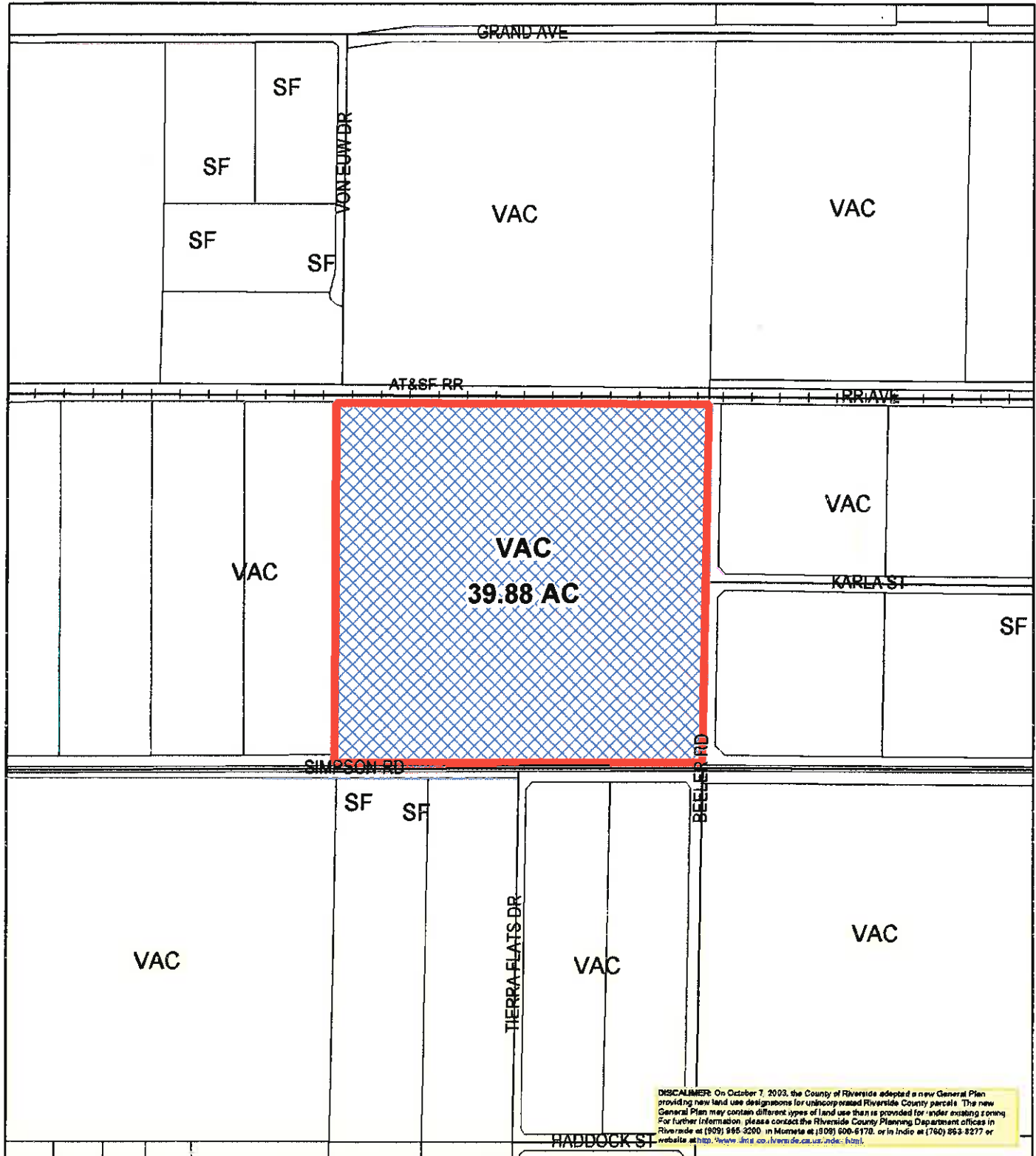
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Winchester
Plan:

Township/Range: T5SR2W
SECTION: 29

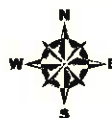


ASSESSORS
BK. PG. 462-02
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BROS.PG 839 D6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Winchester**
Area:
Township/Range: **T5SR2W**
Section: **29**



ASSESSORS **462-02**
BK. PG.
THOMAS **839 D6**
BROS.PG

Supervisor Stone
District 3
DATE DRAWN: 6/23/06

CZ07054 TR32394
PROPOSED ZONING

Planner: Russell Brady
Date: 7/12/06
Exhibit 3

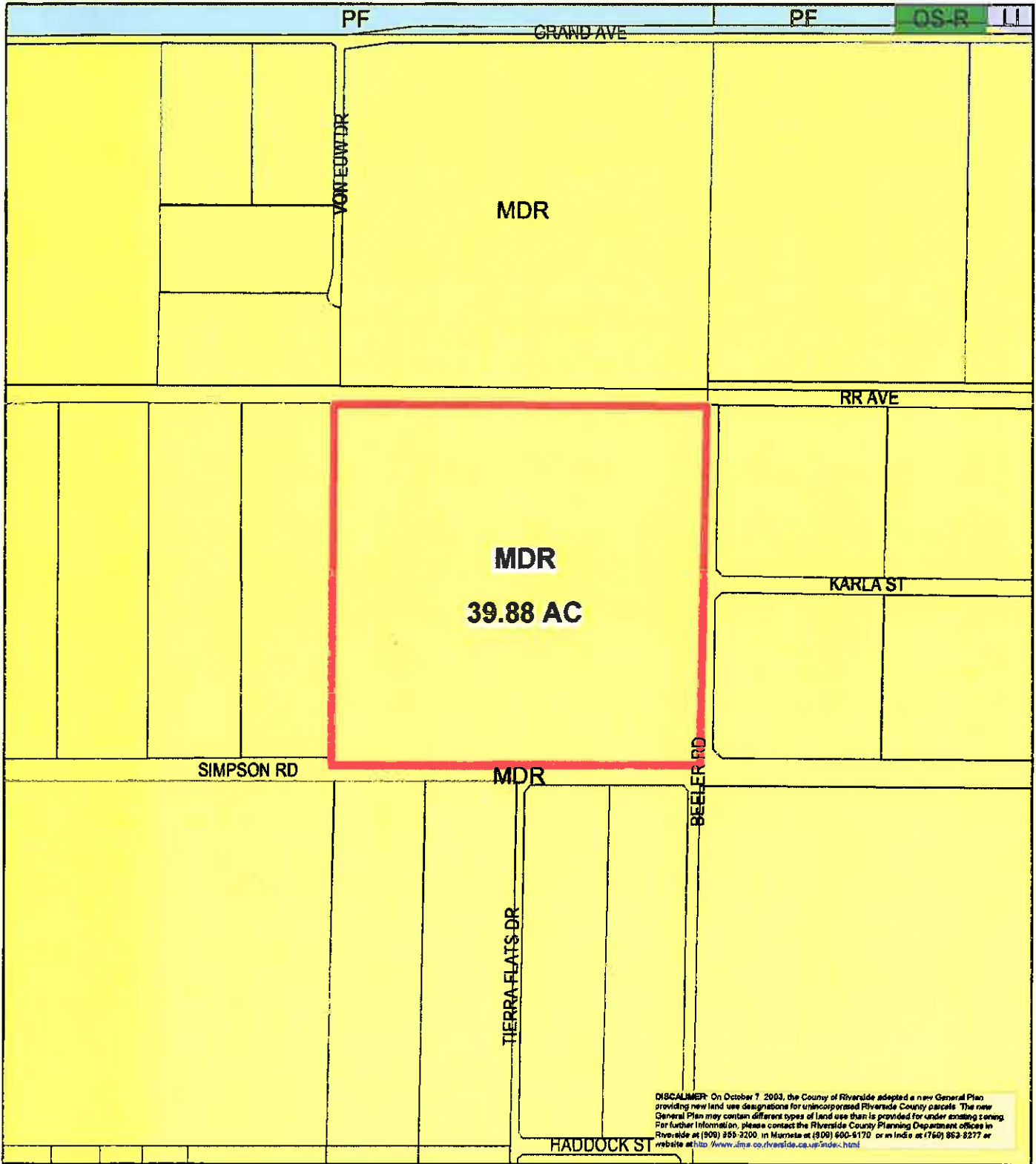


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Winchester**
Area:
Township/Range: T5SR2W
Section : 29



ASSESSORS
BK. PG. 462-02
THOMAS
BROS.PG 839 D6



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 355-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 862-2277 or website at <http://www.lra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Winchester
Area:
Township/Range: T5SR2W
Section: 29



ASSESSORS
BK. PG. 462-02
THOMAS
BROS.PG 839 D6

Extension of Time Environmental Determination

Project Case Number: TR32394R1

Original E.A. Number: EA39812

Extension of Time No.: First

Original Approval Date: August 29, 2006

Project Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road

Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel.

On August 29, 2006, 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: 
Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
For Steve Weiss, Planning Director








Arroyo, Roger

From: Trip Hord <ambrosehord@gmail.com>
Sent: Wednesday, February 03, 2016 9:49 AM
To: Arroyo, Roger
Subject: Re: Recommended Condition of Approval - TR32394R1

Mr. Arroyo:

On behalf of the Owner / Applicant for TR 32394R1 I have prepared the following response to your correspondence dated January 11, 2016.

With regard to the (21) Recommended new Conditions of Approval for this 1st Extension of Time for TR32394R1 we concur (ACCEPT) as follows:

-  - ACCEPT
- 50.Planning.36 - ACCEPT
- 50.Trans.42 - ACCEPT
- 50.Trans.43 - ACCEPT
- 60.BS.Grade.14 - ACCEPT
- 60.BS.Grade.15 - ACCEPT
-  - ACCEPT
- 60.BS.Grade.17 - ACCEPT
- 60.E.Health.2 - ACCEPT
-  - ACCEPT
-  - ACCEPT
- 80.Waste.1 - ACCEPT
-  - ACCEPT
- 90.BS.Grade.4 - ACCEPT
-  - ACCEPT
-  - ACCEPT
- 90.BS.Grade.7 - ACCEPT
- 90.Trans.7 - ACCEPT
- 90.Trans.8 - ACCEPT
- 90.Trans.9 - ACCEPT
- 90.Waste.1 - ACCEPT

Please let me know if you need any additional information at this time.
We look forward to receiving notice that the EOT has been placed on a Planning Commission calendar with a recommendation of Approval.

Thanks very much,

Trip Hord
(951) 684-9615

On Mon, Jan 11, 2016 at 2:18 PM, Arroyo, Roger <RoArroyo@rctlma.org> wrote:

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32394R1

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on 11/12/15. The LDC has determined it necessary to recommend the addition of twenty-one (21) 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 Planning Department is recommending the addition of one (1) condition of Approval, the Waste Department is recommending the addition of three (3) conditions of Approval, the Transportation Department is recommending the addition of five (5) conditions of approval, the Building and Safety Grading Division is recommending the addition of eleven (11) conditions of approval, and the Environmental Health Department is recommending the addition of one (1) condition 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.

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 2/9/16 Board of Supervisors meeting. County Ordinance requires that conditions added through 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.

Best Regards,

Roger Arroyo

(951) 955 - 1195

Urban/Regional Planner III –

Riverside County Planning Department

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- PHASE I ESA REQUIRED

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.

PLANNING DEPARTMENT

50.PLANNING. 36 MAP - LC LNDSCP COMN AREA MTNC

RECOMMND

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

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

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

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

EOT1

EOT1

TRANS DEPARTMENT

50.TRANS. 42 MAP-GRAFFITI ABATEMENT (EOT-1)

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

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

50. PRIOR TO MAP RECORDATION

50.TRANS. 42 MAP-GRAFFITI ABATEMENT (EOT-1) (cont.) RECOMMND
other permanent structures along County maintained road
rights-of-way.

50.TRANS. 43 MAP-TRAFFIC SIGNALS 2 (EOT-1) RECOMMND
The project proponent shall comply in accordance with
traffic signal requirements within public road
rights-of-way, as directed by the Transportation
Department. Assurance of traffic signal maintenance is
required by filing an application for annexation to
Landscaping and Lighting Maintenance District No.
89-1-Consolidated for the required traffic signal(s).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- 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 EOT1- NPDES/SWPPP RECOMMND
Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction
permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction
sites of "ONE" acre or larger. The owner operator can
comply by submitting a "Notice of Intent" (NOI), develop
and implement a STORM WATER POLLUTION PREVENTION PLAN
(SWPPP) and a monitoring program and reporting plan for the
construction site. For additional information and to obtain
a copy of the NPDES State Construction Permit contact the
SWRCB at www.swrcb.ca.gov .

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 EOT1- NPDES/SWPPP (cont.)

RECOMMND

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 17 EOT1 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.

80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 MAP - (EOT1) WASTE RECYCLE PLA

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT1- 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. 7 EOT1- NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 EOT1- NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

TRANS DEPARTMENT

90.TRANS. 7 MAP-TRAFFIC SIGNAL 2 (EOT-1) RECOMMND

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

90.TRANS. 8 MAP-GRAFFITI ABATEMENT (EOT-1) RECOMMND

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

90.TRANS. 9 MAP - LANDSCAPING (EOT-1) RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape

06/30/16
15:10

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR32394

Parcel: 462-020-010

90. PRIOR TO BLDG FINAL INSPECTION

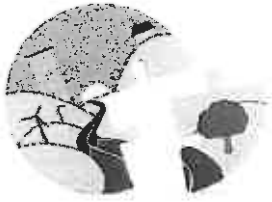
90.TRANS. 9 MAP - LANDSCAPING (EOT-1) (cont.) RECOMMND

 maintenance within for continuous landscape maintenance
 within public road rights-of-way, in accordance with
 Ordinance 461.

WASTE DEPARTMENT

90.WASTE. 1 MAP - (EOT1) WASTE REPORTING F RECOMMND

 Prior to building final inspection, evidence (i.e.,
 receipts or other types of verification) to demonstrate
 project compliance with the approved Waste Reporting Plan
 (WRP) shall be presented by the project proponent to the
 Planning Division of the Riverside County Department
 of Waste Resources. Receipts must clearly identify the
 amount of waste disposed and Construction and Demolition
 (C&D) materials recycled.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY 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: TR 32394R1 DATE SUBMITTED: 10/30/15

Assessor's Parcel Number(s): 462-020-010

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: August 29, 2006

Applicant's Name: Trip Hord - Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235
Riverside CA 92502
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (_____) _____

Property Owner's Name: Stonestar Riverside, LLC. E-Mail: glansing@lansingcompanies.com

Mailing Address: 12671 High Bluff Dr., Suite 150
San Diego CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

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

Trip Hord - Trip Hord Associates

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.

Stonestar Riverside, LLC.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32394R1 – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (3-5 D.U./Ac.) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and westerly of Beeler Road – 39.83 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 39.83 acres into 166 residential lots, two water quality basins, and one flood channel. - **REQUEST: EXTENSION OF TIME TO AUGUST 29, 2017 - FIRST EXTENSION.** Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

Agenda Item No. **115**
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 35496
FIRST EXTENSION OF TIME
Applicant: Mike Nagger


Steve Weiss, AICP
Planning Director

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 the Final Map to subdivide 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and a 2.3 acre remainder lot.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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. 35496

BACKGROUND:

The Tentative Tract Map No. 35496 was originally approved at Planning Commission on May 13, 2009.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of six (6) 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 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 (dated June 6, 2016) indicating the acceptance of the six (6) 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.

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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 13, 2017. 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.

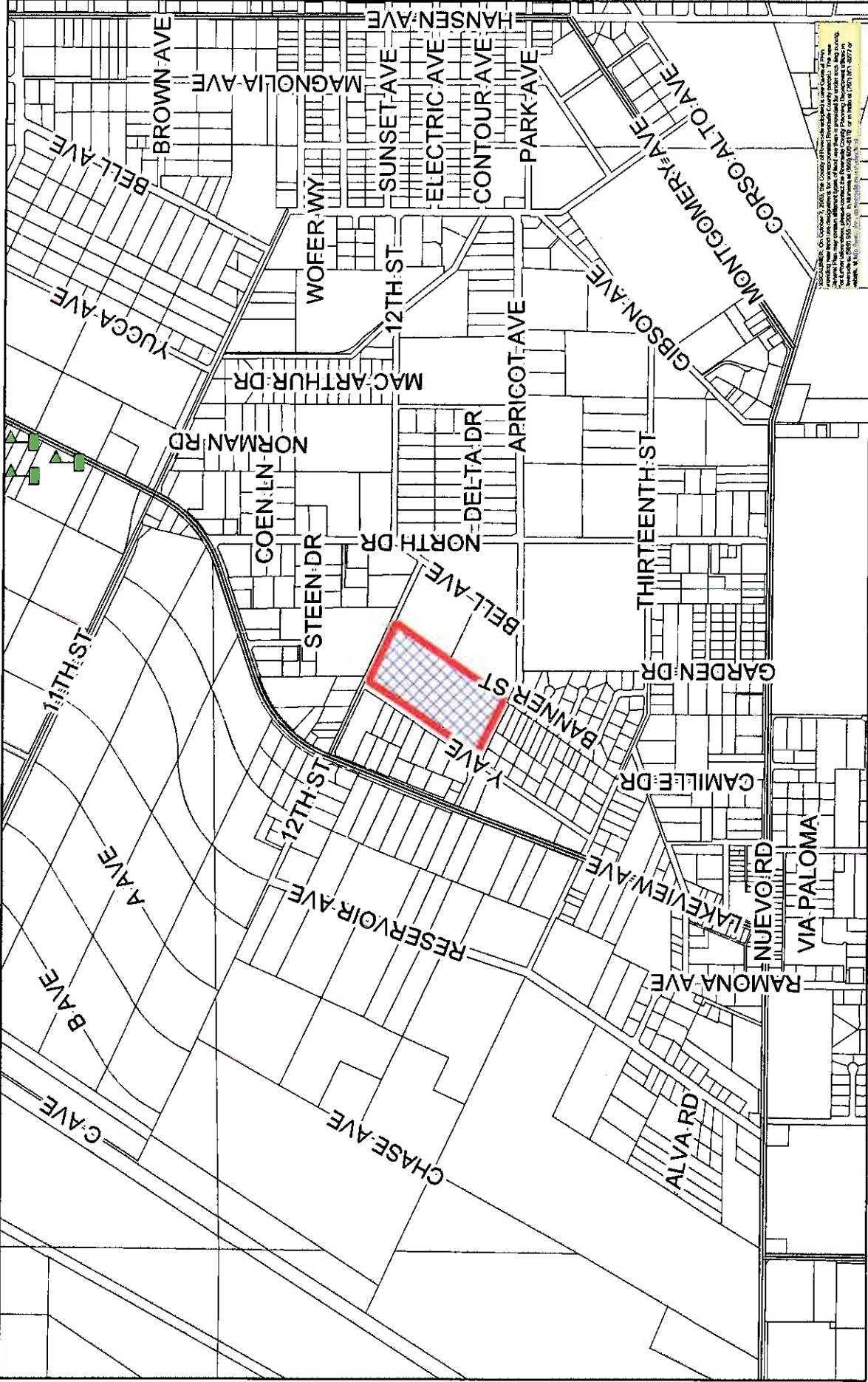
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35496, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 13, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

TR35496 VICINITY MAP

Planner: Matt Straite
Date: 12/12/07
VICINITY MAP

Supervisor Ashley
District 5
DATE DRAWN: 11/14/07



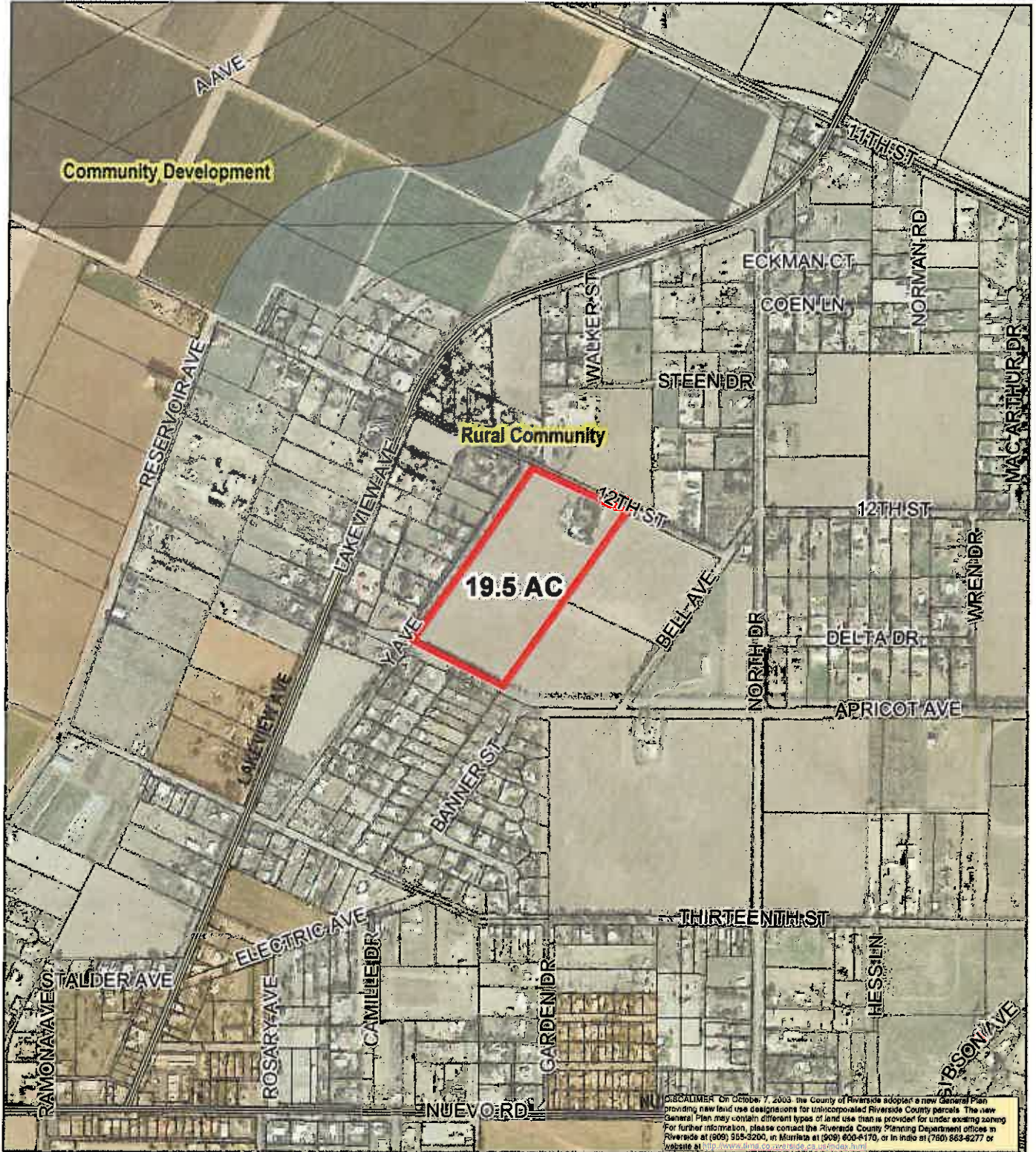
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Nuevo
Area: T4SR2W
Township/Range: T4SR2W
Section: 19

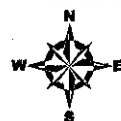


ASSESSORS 307-30
BK. PG. THOMAS
THOMAS 778 H6
BROS.PG

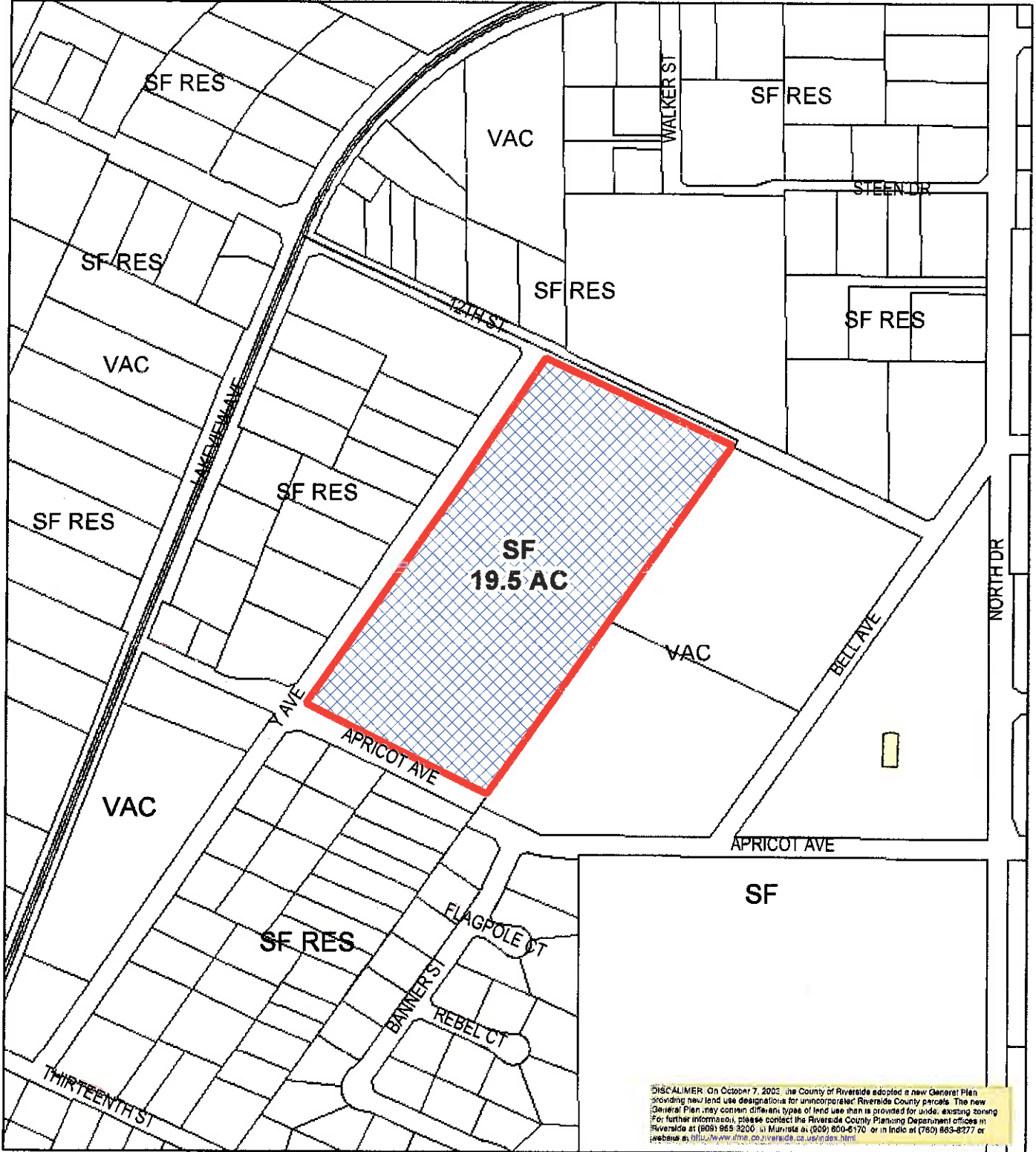


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Nuevo
 Plan: Nuevo
 Township/Range: T4SR2W
 SECTION: 19



ASSESSORS
 BK. PG. 307-30
 THOMAS
 BROS.PG 778 H6



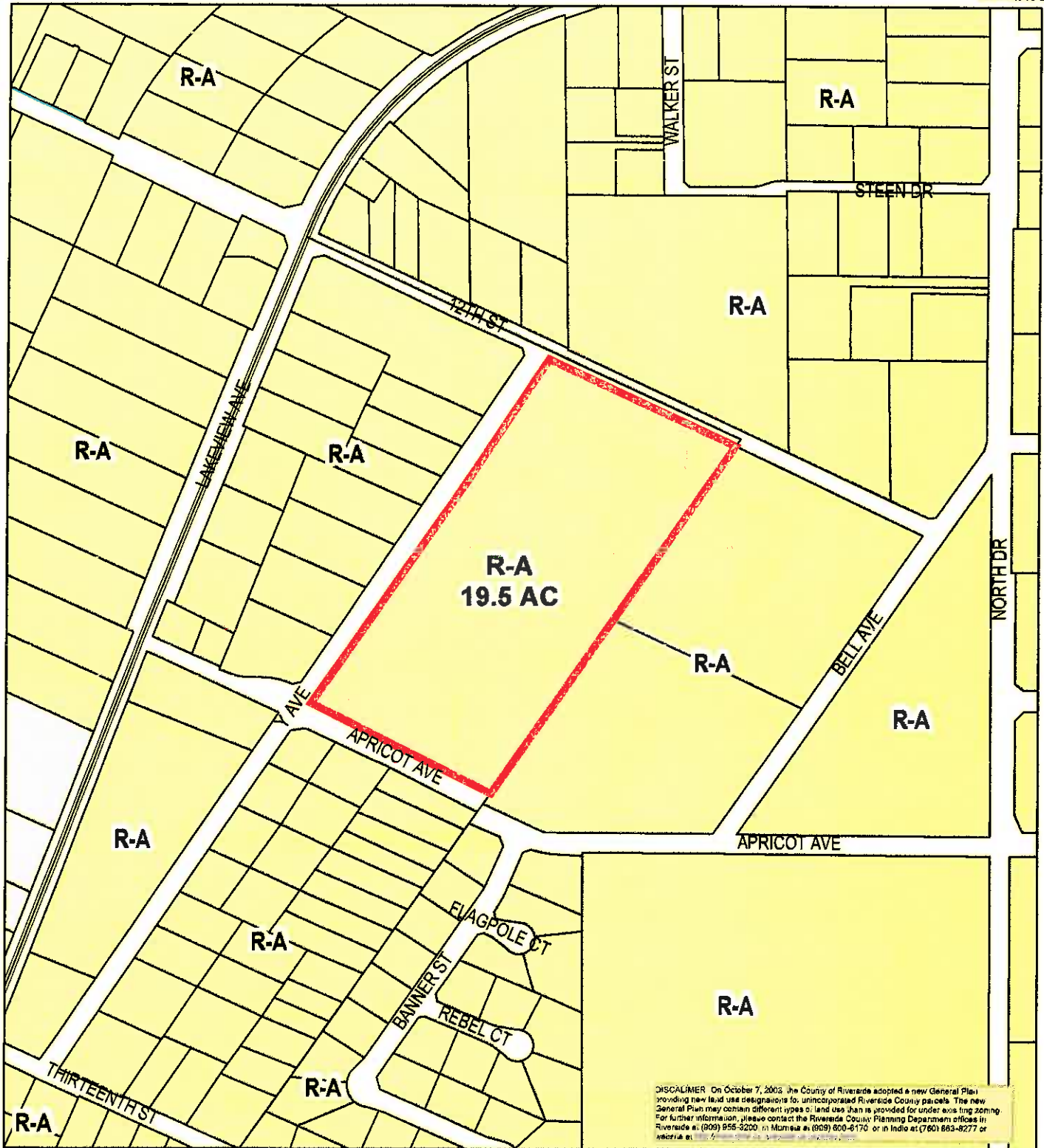
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Nuevo**

Township/Range: T4SR2W
Section : 19

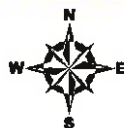


ASSESSORS 307-30
BK. PG.
THOMAS 778-H6
BROS.PG

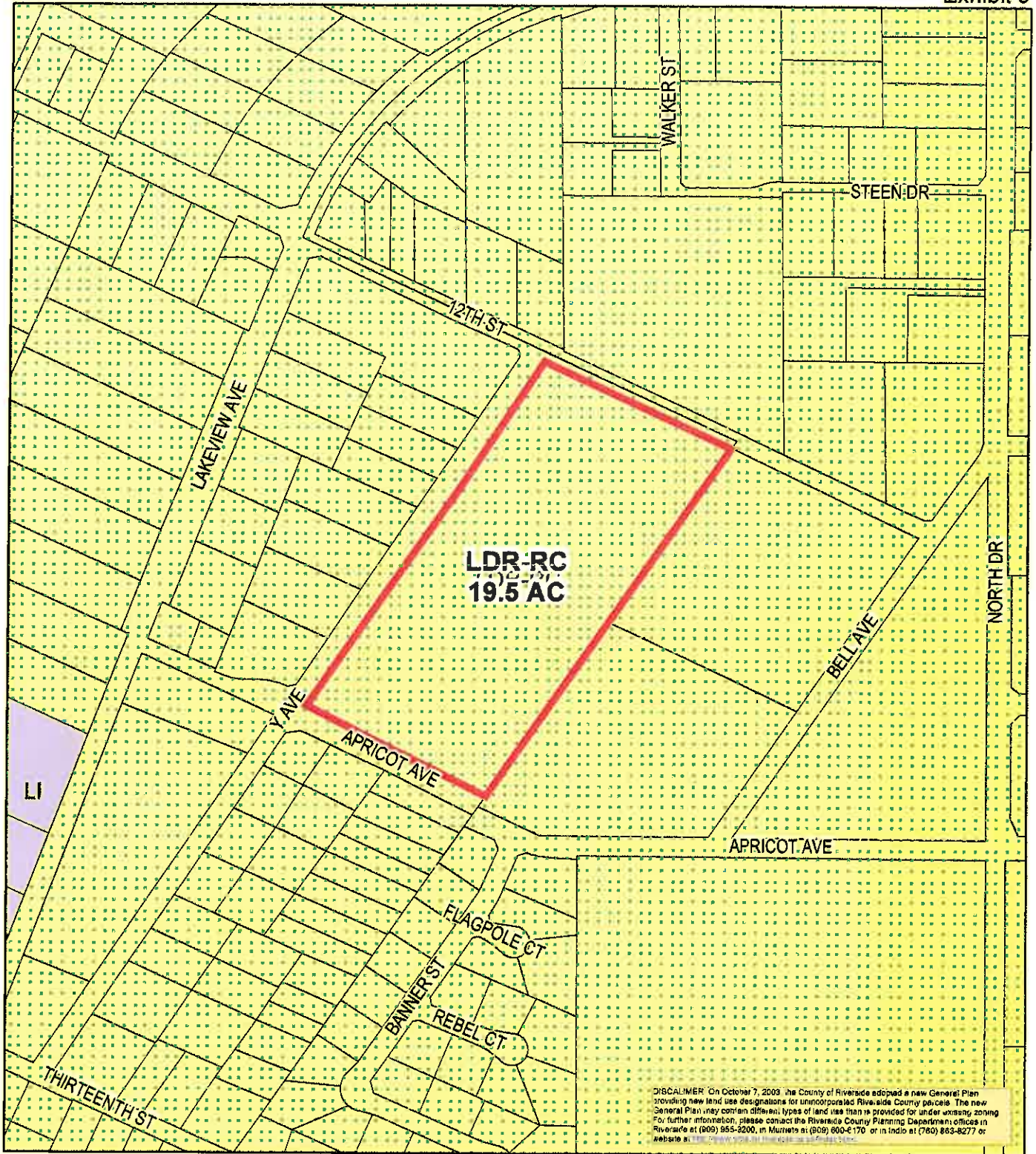


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Nuevo**
Township/Range: T4SR2W
Section: 19

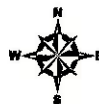


Assessors
Bk. Pg. **307-30**
Thomas
Bros. Pg. **778 H6**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Nuevo**
Township/Range: T4SR2W
Section : 19

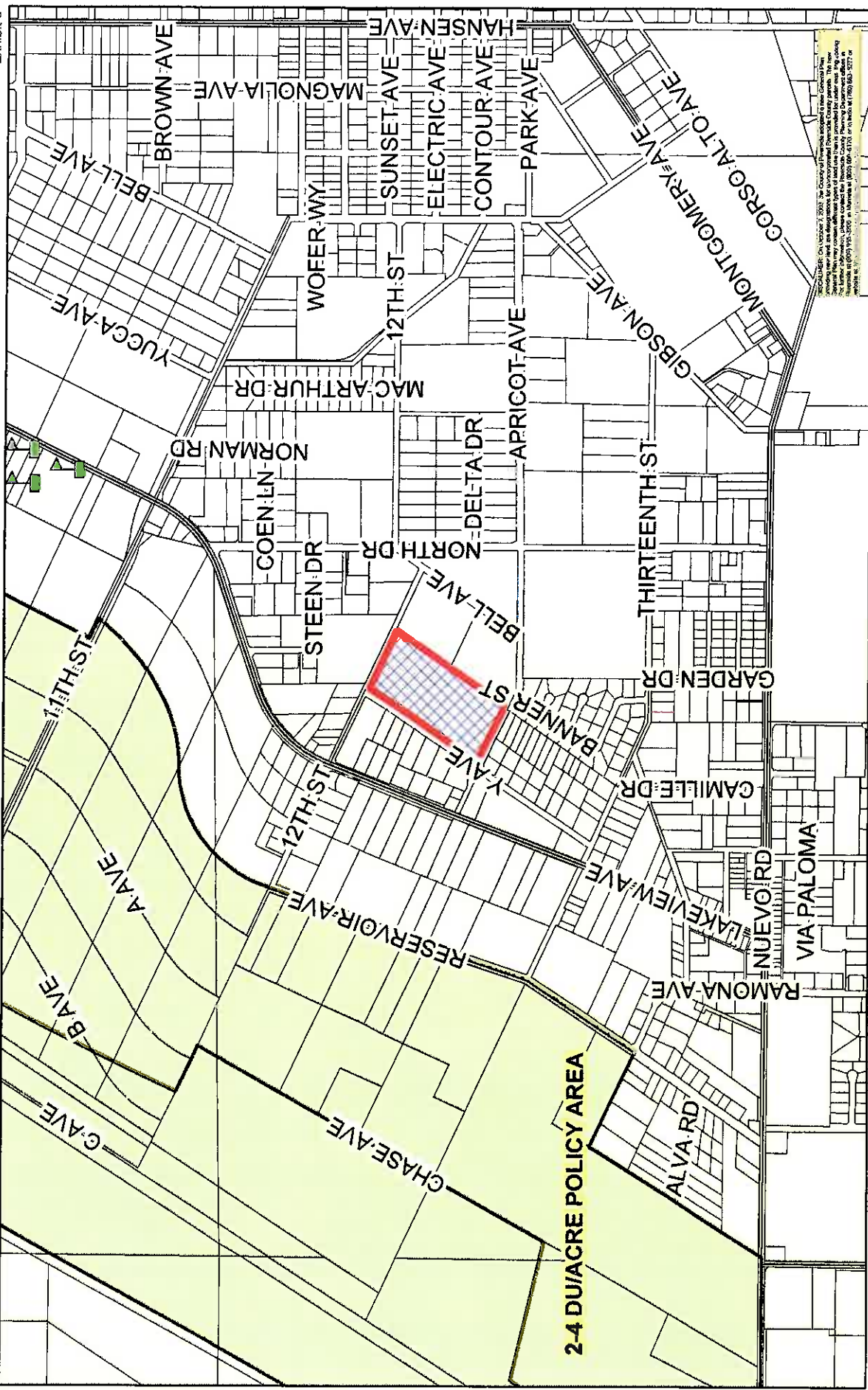


ASSESSORS
BK. PG. 307-30
THOMAS
BROS.PG 778 H6

TR35496 POLICY AREAS

Supervisor Ashley
District 5
DATE DRAWN: 11/14/07

Planner: Matt Straite
Date: 12/12/07
Exhibit 8



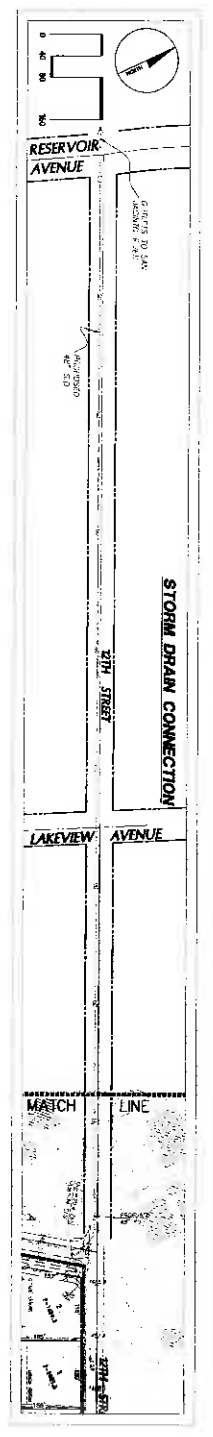
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone **Nuevo**
Area: **Nuevo**
Township/Range: **T4SR2W**
Section: **19**



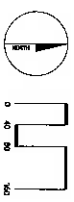
ASSESSORS **307-30**
BK. PG. **THOMAS**
THOMAS **778 H6**
BROS.PG



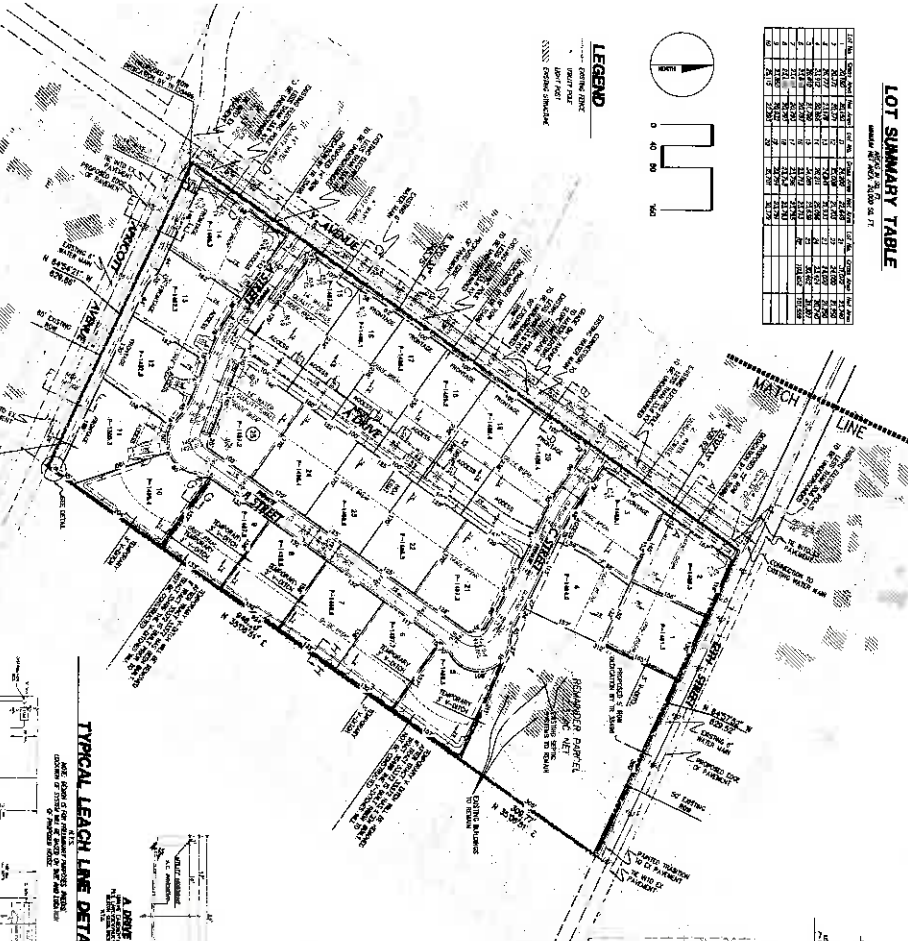
APPLICANT:
LAND OWNERS:
ENGINEER/REPRESENTATIVE:
LEGAL DESCRIPTION:
GENERAL NOTES:

LOT SUMMARY TABLE
 BASED ON DATE 10/20/2017

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
1	10,000	111.11	1.11%
2	10,000	111.11	1.11%
3	10,000	111.11	1.11%
4	10,000	111.11	1.11%
5	10,000	111.11	1.11%
6	10,000	111.11	1.11%
7	10,000	111.11	1.11%
8	10,000	111.11	1.11%
9	10,000	111.11	1.11%
10	10,000	111.11	1.11%
11	10,000	111.11	1.11%
12	10,000	111.11	1.11%
13	10,000	111.11	1.11%
14	10,000	111.11	1.11%
15	10,000	111.11	1.11%
16	10,000	111.11	1.11%
17	10,000	111.11	1.11%
18	10,000	111.11	1.11%
19	10,000	111.11	1.11%
20	10,000	111.11	1.11%
21	10,000	111.11	1.11%
22	10,000	111.11	1.11%
23	10,000	111.11	1.11%
24	10,000	111.11	1.11%
25	10,000	111.11	1.11%
26	10,000	111.11	1.11%
27	10,000	111.11	1.11%
28	10,000	111.11	1.11%
29	10,000	111.11	1.11%
30	10,000	111.11	1.11%
31	10,000	111.11	1.11%
32	10,000	111.11	1.11%
33	10,000	111.11	1.11%
34	10,000	111.11	1.11%
35	10,000	111.11	1.11%
36	10,000	111.11	1.11%
37	10,000	111.11	1.11%
38	10,000	111.11	1.11%
39	10,000	111.11	1.11%
40	10,000	111.11	1.11%
41	10,000	111.11	1.11%
42	10,000	111.11	1.11%
43	10,000	111.11	1.11%
44	10,000	111.11	1.11%
45	10,000	111.11	1.11%
46	10,000	111.11	1.11%
47	10,000	111.11	1.11%
48	10,000	111.11	1.11%
49	10,000	111.11	1.11%
50	10,000	111.11	1.11%

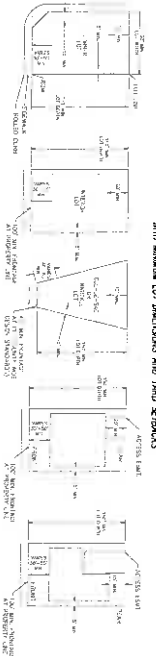


LEGEND
 DOTTED LINE: CENTER LINE
 DASHED LINE: LOT LINE
 SOLID LINE: PROPERTY BOUNDARY

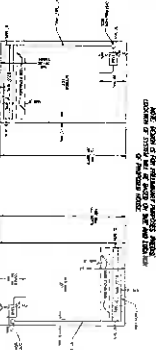


EARTHWORK QUANTITIES
 DATE: 10/20/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]

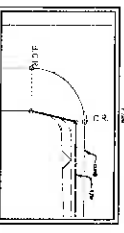
TYPICAL LOTS
 WITH MINIMUM LOT DIMENSIONS AND YARD SETBACKS



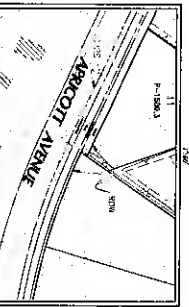
TYPICAL LEACH LINE DETAIL
 SEE NOTES FOR LEACH LINE INSTALLATION AND TESTING REQUIREMENTS



CORNER CUTBACK DETAIL



ROW TRANSITION DETAIL



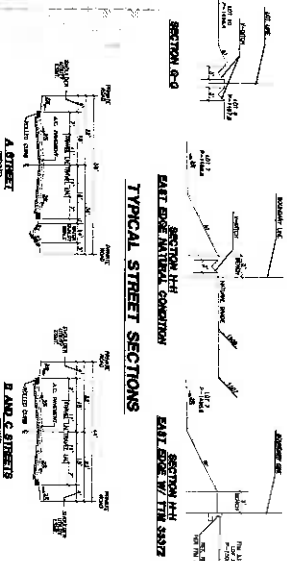
CURB CUTOFF DETAIL



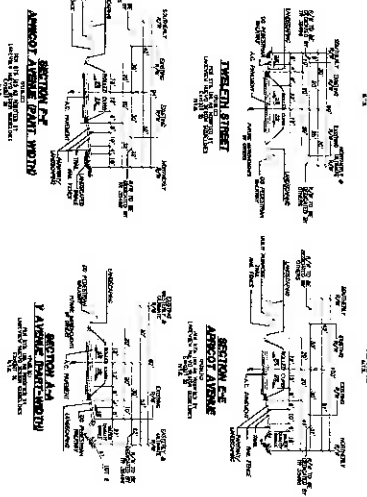
VICINITY MAP



CROSS SECTIONS



TYPICAL STREET SECTIONS



ZONING AND LAND USE SUMMARY

SECTION	TYPE	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
SECTION 6-D	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-A	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-B	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-C	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-D	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-E	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-F	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-G	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-H	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-I	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-J	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-K	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-L	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-M	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-N	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-O	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-P	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-Q	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-R	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-S	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-T	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-U	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-V	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-W	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-X	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-Y	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%
SECTION 11-Z	RESIDENTIAL SINGLE-FAMILY	10,000	111.11	1.11%

LOT STATISTICS

SECTION	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE
SECTION 6-D	10,000	111.11	1.11%
SECTION 11-A	10,000	111.11	1.11%
SECTION 11-B	10,000	111.11	1.11%
SECTION 11-C	10,000	111.11	1.11%
SECTION 11-D	10,000	111.11	1.11%
SECTION 11-E	10,000	111.11	1.11%
SECTION 11-F	10,000	111.11	1.11%
SECTION 11-G	10,000	111.11	1.11%
SECTION 11-H	10,000	111.11	1.11%
SECTION 11-I	10,000	111.11	1.11%
SECTION 11-J	10,000	111.11	1.11%
SECTION 11-K	10,000	111.11	1.11%
SECTION 11-L	10,000	111.11	1.11%
SECTION 11-M	10,000	111.11	1.11%
SECTION 11-N	10,000	111.11	1.11%
SECTION 11-O	10,000	111.11	1.11%
SECTION 11-P	10,000	111.11	1.11%
SECTION 11-Q	10,000	111.11	1.11%
SECTION 11-R	10,000	111.11	1.11%
SECTION 11-S	10,000	111.11	1.11%
SECTION 11-T	10,000	111.11	1.11%
SECTION 11-U	10,000	111.11	1.11%
SECTION 11-V	10,000	111.11	1.11%
SECTION 11-W	10,000	111.11	1.11%
SECTION 11-X	10,000	111.11	1.11%
SECTION 11-Y	10,000	111.11	1.11%
SECTION 11-Z	10,000	111.11	1.11%

AMENDED #1
TENTATIVE TRACT
MAP NO. 35496
 RIVERSIDE COUNTY, CA

PREPARED FOR: [Name]
 PREPARED BY: [Name]

DATE: 10/20/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]

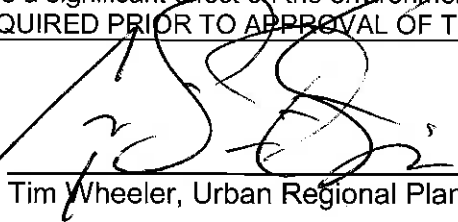
Extension of Time Environmental Determination

Project Case Number: TR35496
 Original E.A. Number: EA41349
 Extension of Time No.: First
 Original Approval Date: May 13, 2009
 Project Location: South of 12th St., east of Y Ave., north of Apricot Ave.

Project Description: Schedule B subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot.

On May 13, 2009, 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: 
 Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

yes.

PEOPLE FIRST, THEN BUSINESS
Michael Naggar
BRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
951-667-3448 FAX

On Jun 14, 2016, at 9:30 AM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

I am working on various EOTs to go to Planning Commission on 7/6/16. I will keep you posted.
I am confirming that all conditions as written are accepted.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

From: mike@naggarinc.com [<mailto:mike@naggarinc.com>]
Sent: Monday, June 06, 2016 9:43 AM
To: Wheeler, Timothy
Subject: Re: 1st EOT acceptance email for TR35496

all fine. please final

PEOPLE FIRST, THEN BUSINESS
Michael Naggar
BRE NO. 886278
Mike Naggar and Associates Inc.
445 S. D St.
Perris, CA 92570
951-551-7730 Cell
951-667-3448 FAX

On May 13, 2016, at 12:22 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: Mike Naggar
445 South D St.
Perris, CA 92570

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35496.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on May 5, 2016. The LDC has determined it necessary to recommend the addition of thirteen (13) 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.

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:

50 E Health #1; 60 BS Grade #14; 60 BS Grade #15; 60 BS Grade #16; ~~60 BS Grade #17~~; 60 EPD #2
~~60 BS Grade #18, 60 BS Grade #19, 60 BS Grade #1, 60 BS Grade #3, 60 BS Grade #4, 60 BS Grade #5, 60 BS Grade #6, 60 BS Grade #7, 60 BS Grade #8~~
90 BS Grade #8

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 a Planning Commission hearing as a consent item. 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.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

06/30/16
10:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1- PHASE I ESA REQUIRED

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 MAP -EOT1 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 MAP-EOT1 BMP CONST NPDES PERMI

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.

60.BS GRADE. 16 MAP -EOT1 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.

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 2

EOT1 - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

MAP -EOT1 IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or

06/30/16
10:35

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR35496

Parcel: 307-300-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 MAP -EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

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.

2.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.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.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 commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Date: April 13, 2016

To: Mike Naggar
445 South D St.
Perris, CA 92570

RE: **FIRST EXTENSION OF TIME REQUEST** for TENTATIVE TRACT MAP No. 35496.

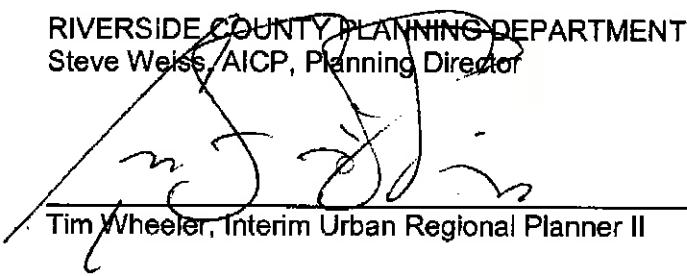
Dear Applicant:

Thank you for submitting your Extension of Time application and deposit with the County of Riverside Planning Department. My name is Tim Wheeler, and I have been assigned to review your application. The extension of time request has been transmitted to the Land Development Committee (LDC) with comments and/or conditions due by May 5, 2016. I will contact you by the end of business the following week and provide you with all available comments and/or conditions.

If you have any questions, please feel free to contact me at 951-955-6060 or via email at twheeler@rctlma.org.

Sincerely,

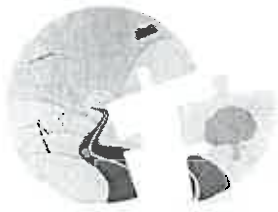
RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss, AICP, Planning Director



Tim Wheeler, Interim Urban Regional Planner II

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 El Duna Ct. Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Handwritten initials/signature

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR35496 DATE SUBMITTED: 2/01/10

Assessor's Parcel Number(s): 307 · 300 · 001

EXTENSION REQUEST First Second Third Fourth Fifth

TTM
Phased Final Map 35496 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: 6/02/2009

Applicant's Name: Mike Naggar E-Mail: Mike@Naggarinc.com

Mailing Address: 445 South D St.
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 551-7730 Fax No: ()

Property Owner's Name: John Motte/MR20 E-Mail:

Mailing Address: 445 South D Street
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 551-7730 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

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

Mike Naggar

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

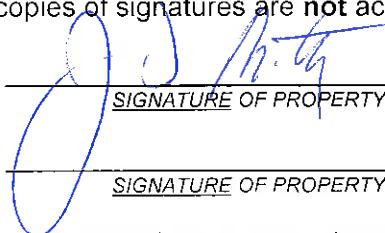
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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 Motte

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.

FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35496 - Applicant: Mike Naggar - Fifth Supervisorial District – Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC: RC-LDR) - Location: Southerly of 12th St., easterly of Y Ave., northerly of Apricot Ave. – 19.54 Acres - Zoning: Residential Agricultural (R-A) - APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 19.54 acres into 25 residential lots with a minimum lot size of ½ acre and one (1) 2.3 acres remainder lot. - **REQUEST:** EXTENSION OF TIME to May 13, 2017 – First Extension. Project Planner: Tim Wheeler at 951-955-6060 or email twheeler@rctlma.org.

1.6
Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Tim Wheeler
Planning Commission Hearing: July 6, 2016

TENTATIVE TRACT MAP NO. 31199
THIRD EXTENSION OF TIME
Applicant: Stephen Macie


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the Final Map to subdivide 8.8 acres into 15 single-family lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199

BACKGROUND:

The Tentative Tract Map No. 31199 was originally approved at Planning Commission on January 5, 2005. A first & second extension of time was approved at Planning Commission.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of four (4) 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 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 April 1, 2016) indicating the acceptance of the four (4) 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.

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 set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 5, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 5, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



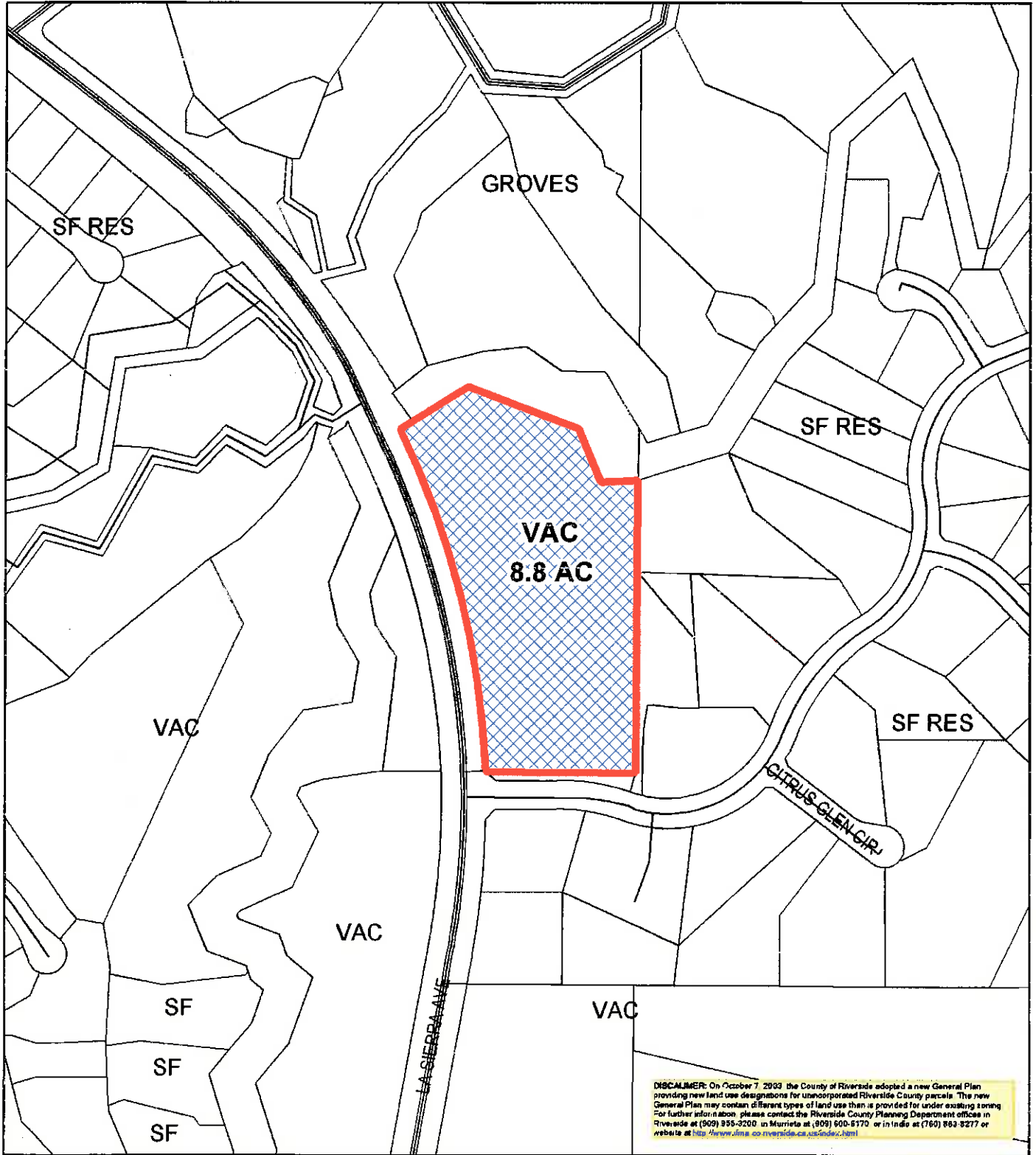
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **Lake Mathews**
Township/Range: T3SR6W
SECTION: 25



ASSESSORS 136-12
BK. PG.
THOMAS 744 H4
BROS.PG



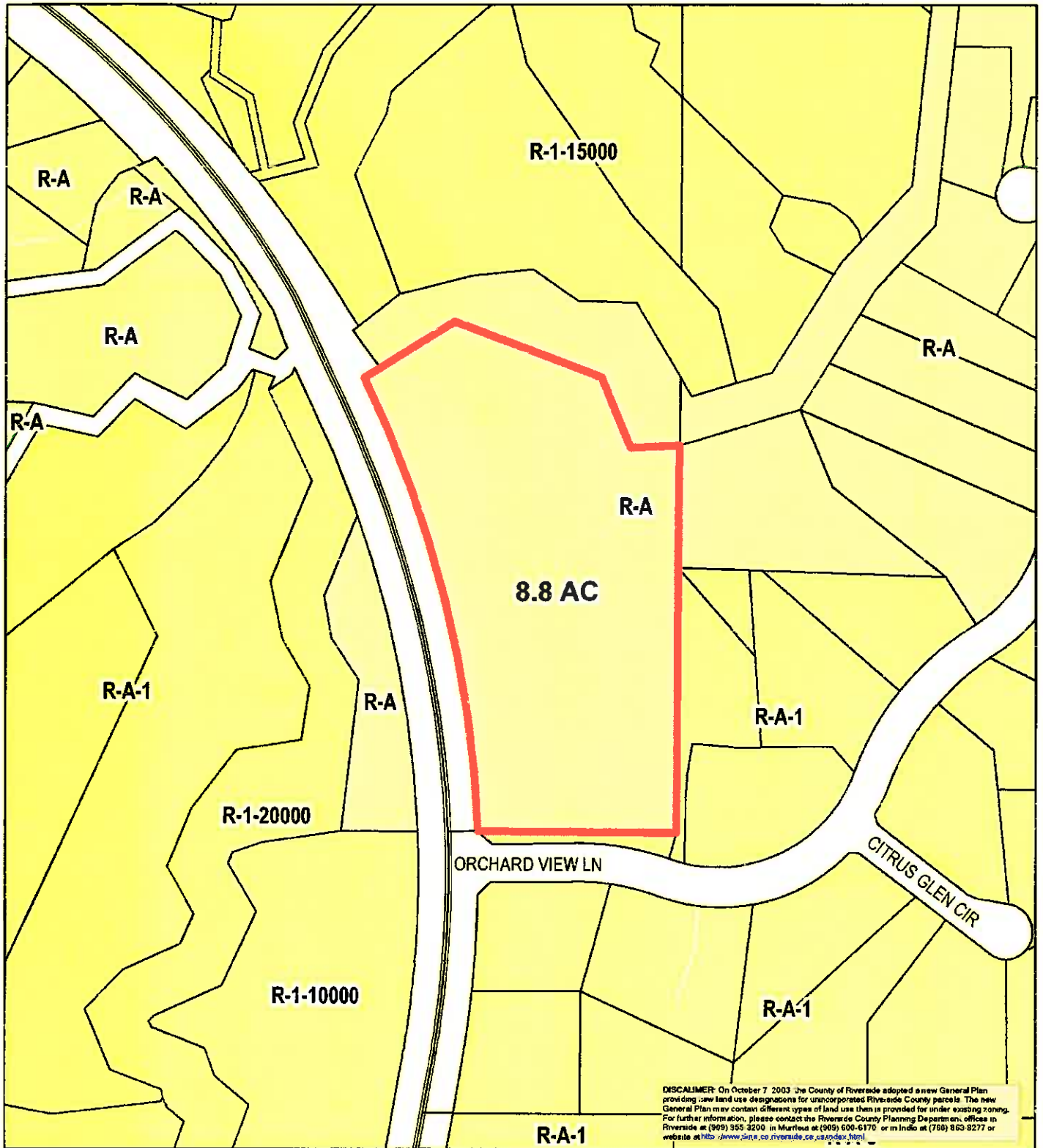


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**
Township/Range: T3SR6W
Section : 25



ASSESSORS 136-12
BK. PG.
THOMAS 744 H4
BROS.PG



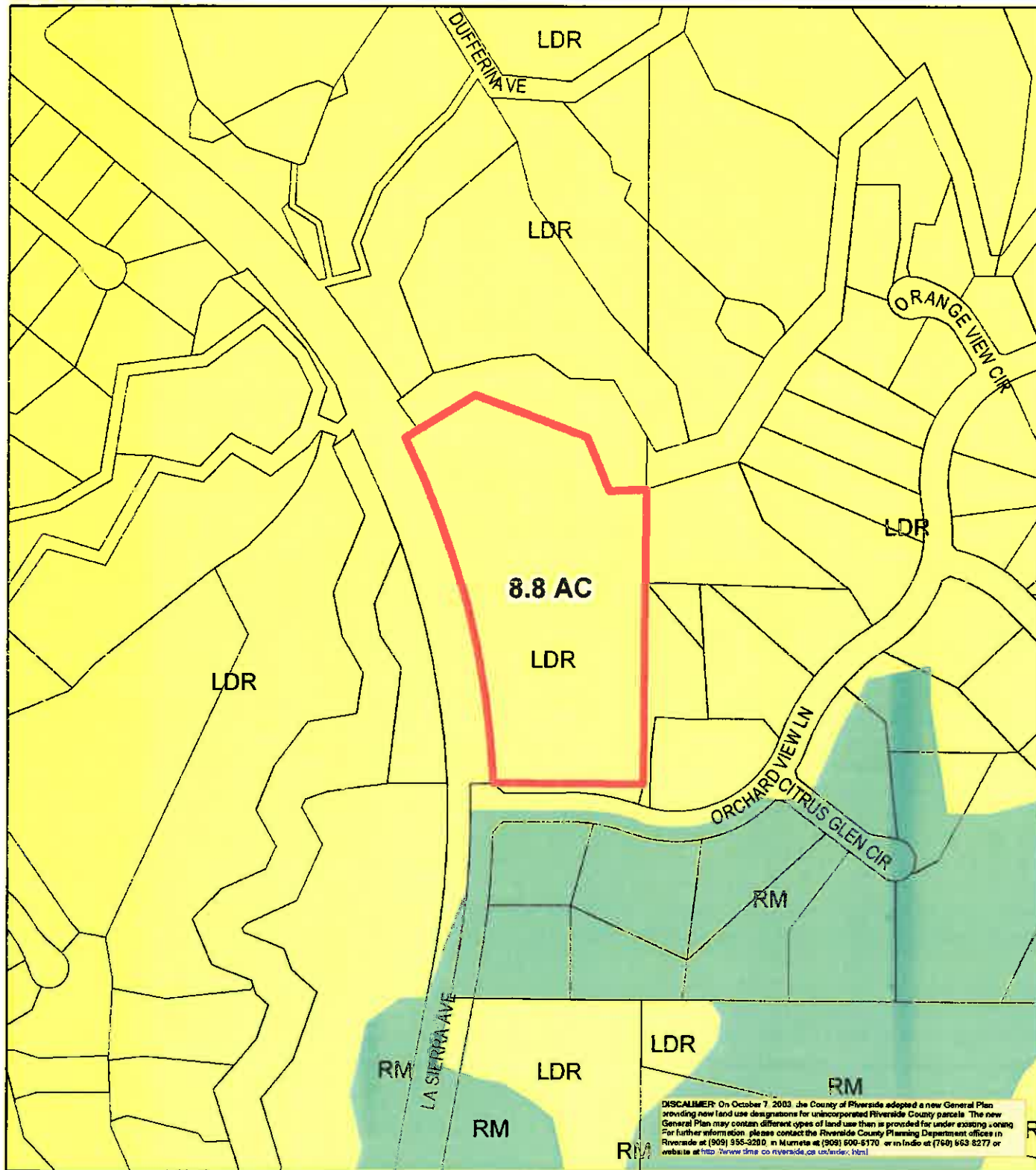
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**

Township/Range: T3SR6W
Section : 25



ASSESSORS
BK. PG. 136-12
THOMAS
BROS.PG 744 H4

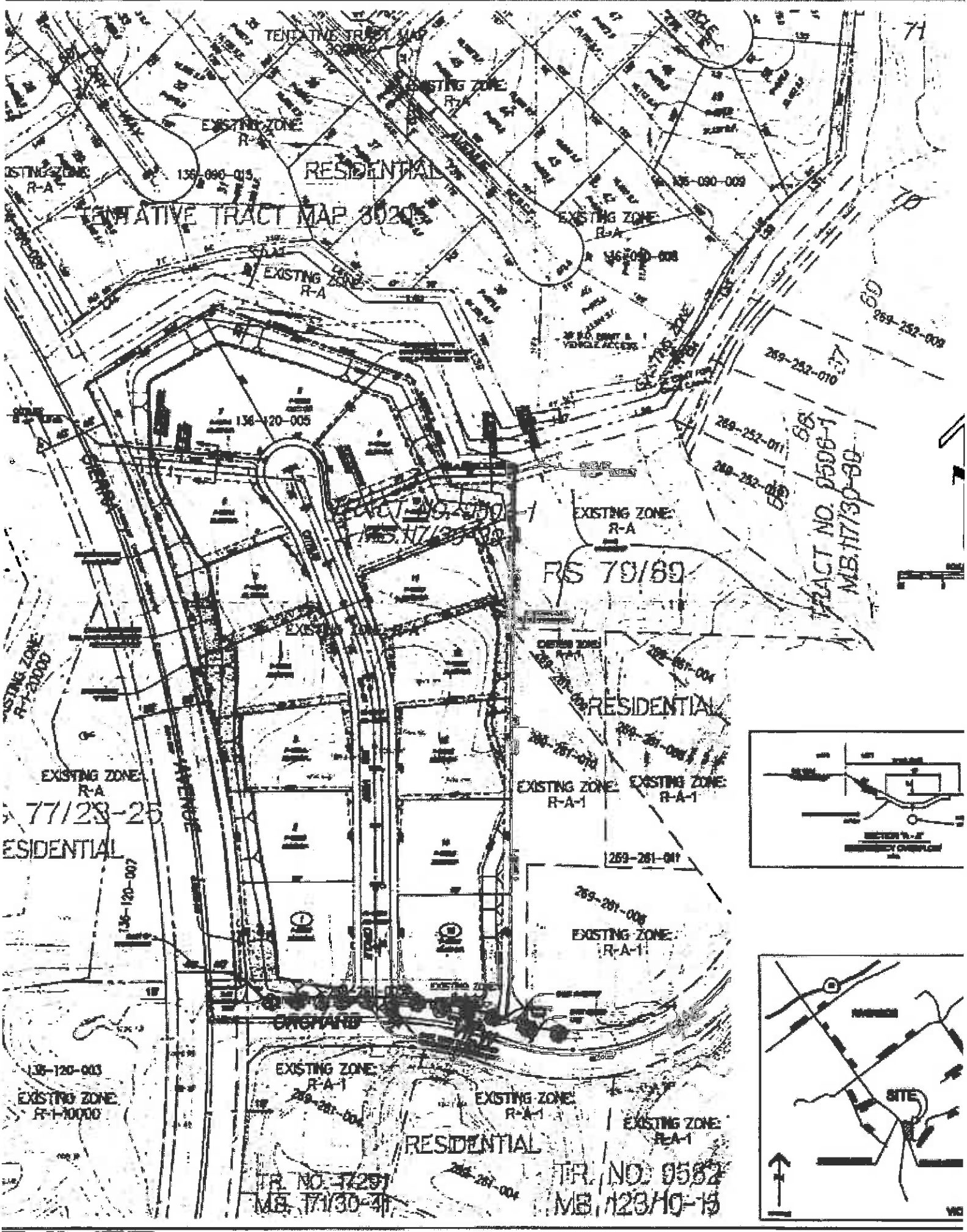


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lake Mathews**
Township/Range: T3SR6W
Section : 25



ASSESSORS
BK. PG. 136-12
THOMAS
BROS.PG 744 H4



71

EXISTING ZONE R-A 135-090-015

RESIDENTIAL

135-090-009

TENTATIVE TRACT MAP 30205

EXISTING ZONE B-A

EXISTING ZONE R-A

136-090-008

269-252-008

269-252-010

136-120-005

269-252-011

269-252-012

TRACT NO. 79/69
M.B. 17/30-15

EXISTING ZONE R-A

RS 79/69

TRACT NO. 9582-1
M.B. 17/30-80

EXISTING ZONE R-10000

EXISTING ZONE R-A

77/23-25

RESIDENTIAL

136-120-007

EXISTING ZONE R-A-1

EXISTING ZONE R-A-1

269-281-011

269-281-008

EXISTING ZONE R-A-1

EXISTING ZONE R-A-1

EXISTING ZONE R-A-1

RESIDENTIAL

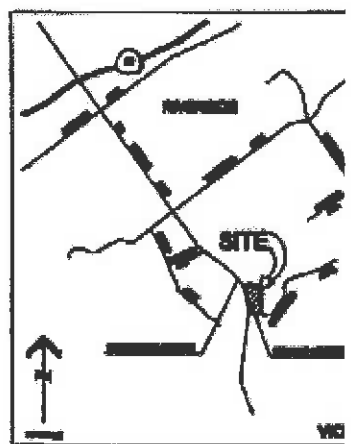
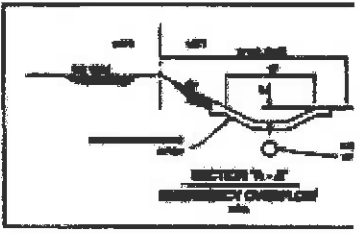
EXISTING ZONE R-A-1

135-120-003

EXISTING ZONE R-10000

TR. NO. 7297
M.B. 17/30-41

TR. NO. 9582
M.B. 123/10-15



YS


Extension of Time Environmental Determination

Project Case Number: TR31199
 Original E.A. Number: EA39261
 Extension of Time No.: Third
 Original Approval Date: January 5, 2005
 Project Location: East of La Sierra Avenue, north of Orchard View Lane and south of McAllister Pkwy.

Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots.

On January 5, 2005 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: 
 Tim Wheeler, Urban Regional Planner III

Date: June 24, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

From: Steve Macie <stevecgate@aol.com>
Sent: Friday, April 01, 2016 2:31 PM
To: Wheeler, Timothy; Ellen Merkin; papa457@yahoo.com
Subject: Re: Acceptance of additional conditions for TR31199 EOT#3

Thank you Tim
The additional conditions from health 5,6 and 7
And Trans # 9 are acceptable.

Thank you

Yours is the first response received
on this 3rd extension since the application was made.
Please complete the request with conditions accepted and forward the staff report to me and
set for PC approval
This email response will serve as our acceptance

Sincerely
Stephen E Macie

Sent from my iPhone

On Apr 1, 2016, at 12:55 PM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Hello Stephen,

My name is Tim wheeler and I have taken over the processing of this extension of time. From the
previous planner (Roger) I do not see that there has been an acceptance of these additional conditions
per this EOT#3 processing. Please read the information below and reply to me with the acceptance or
not of the attached conditions:

Attn: Stephen E Macie
16391 Harwich Circle
Riverside, CA 92503

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31199.

The County Planning Department has transmitted this extension of time request to the Land
Development Committee (LDC) for comments on January 14, 2016. The LDC has determined it
necessary to recommend the addition of four (4) 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.

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:

50 E Health #5
50 E Health #6
50 E Health #7
90 Trans #9

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 a Planning Commission hearing as a consent item. 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.

Tim Wheeler
Interim Urban/Regional Planner II
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

<TR 31199 EOT#3 conditions for acceptance.pdf>

TRACT MAP Tract #: TR31199

Parcel: 136-120-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT3- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

50.E HEALTH. 7 EOT3- NOISE CLEARANCE RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 9 MAP - LANDSCAPING (EOT3) RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within La Sierra Avenue.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

January 19, 2016

TO: Stephen E. Macie
16391 Harwich Circle
Riverside, CA 92503

RE: **THIRD EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31199**

Your proposal was scheduled for comments from the Land Development Committee/Development Review Team (LDC/DRT) on January 14, 2016. Attached are the resulting recommended Conditions of Approval from reviewing agencies.

Land Development Committee Comments:

Your case has been CLEARED with recommended conditions by the following departments:

- TRANSPORTATION
- ENVIRONMENTAL HEALTH
- PLANNING

Comments and/or clearances are PENDING from the following departments.

- ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
- FIRE
- FLOOD
- BUILDING & SAFETY- GRADING
- PARKS & RECREATION

You may also contact individual departments for status updates @:

- Environmental Programs Division (Biology) Receptionist (951) 955-6892
- Fire Dept. Receptionist (951) 955-4777
- Flood Control District Receptionist (951) 955-1200
- Dept. of Building & Safety-Grading and Plan Check Receptionist (951) 955-2559
- Regional Parks & Open Space District (951) 955-6998

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steve Weiss AICP, Director


Roger Arroyo, Urban / Regional Planner

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
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"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 31199 DATE SUBMITTED: 11-15-2015

Assessor's Parcel Number(s): Old APN 136-120-005 Current APN 136-120-016

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A 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: 1/05/2005

Applicant's Name: Stephen E. Macie E-Mail: Stevecgate@aol.com

Mailing Address: 16391 Harwich Circle

Riverside Street 92503
CA
City State ZIP

Daytime Phone No: (702) 497-3101 Fax No: (951) 530-1401

Property Owner's Name: Stephen and Maria S. Macie E-Mail: Stevecgate@aol.com

Mailing Address: 16391 Harwich Circle

Riverside Street 92503
CA
City State ZIP

Daytime Phone No: (702) 497-3101 Fax No: (951) 530-1401

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

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

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

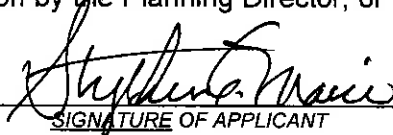
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

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

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

Stephen E. Macie

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

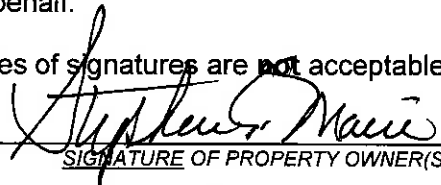
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Stephen E. Macie

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Maria S. Macie

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 31199 DATE SUBMITTED: 11-___-2015

Assessor's Parcel Number(s): Old APN 136-120-005 Current APN 136-120-016

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A 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: 1/05/2005

Applicant's Name: Stephen E. Macie E-Mail: Steveagate@aol.com

Mailing Address: 16391 Harwich Circle

Riverside Street 92503
CA
City State ZIP

Daytime Phone No: (702) 497-3101 Fax No: (951) 530-1401

Property Owner's Name: Joseph D. and Ellen P. Merkin E-Mail: papa457@yahoo.com

Mailing Address: 316 California # 430

Reno Street 89509
NV
City State ZIP

Daytime Phone No: (775) 240-6477 Fax No: ()

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

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

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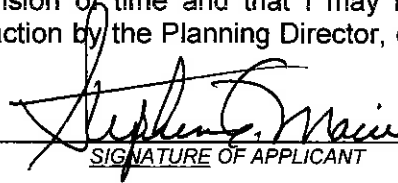
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Stephen E. Macie

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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Joseph D. Merkin

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Ellen P. Merkin

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199 - Applicant: Stephen Macie - First Supervisorial District – Lake Mathews Zoning District - Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD: LDR) - Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Pkwy. – 8.8 Acres - Zoning: Residential Agricultural (R-A) - Approved Project Description: Schedule B subdivision of 8.8 acres into 15 single-family lots. - REQUEST: **THIRD EXTENSION OF TIME OF TENTATIVE TRACT MAP NO. 31199**, extending the expiration date to January 5, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.