



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

EXTENSION OF TIME SUPPLEMENTAL INFORMATION FORM

APPLICATION INFORMATION:			
Original Subdivision/Entitlement Plan No.:			
EXTENSION REQUEST:	First	Second	Third
Date of Original Approval:			
Phased Final Map, if applicable			
<i>If applicable, attach evidence of public improvement or financing expenditures.</i>			

Extension of Time Processing Procedures and Criteria

An approved or conditionally approved tentative tract map shall expire 36 months after such approval unless within that period of time a final map shall have been approved and filed with the County Recorder. Prior to the expiration date the land divider may apply for an extension of time. Each application shall be made to the Planning Director who shall forward to the Advisory Agency a recommendation and the Advisory Agency may extend the date on which the map expires for three years and, on further application before expiration thereof, may further extend it for an additional three years, not exceeding a total of six years.

An approved commercial WECS permit shall be used within two years from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of five years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Planning Director, who will make a recommendation to the Board of Supervisors. An extension of time may be granted upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of five years, calculated from the effective date of the issuance of the permit.

A Variance 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. An approved variance shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than three years, the permittee may, prior to

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its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Planning Director who shall make a recommendation to the Board of Supervisors. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of three years, calculated from the effective date of the issuance of the variance.

An approved Hazardous Waste Facility Siting Permit shall be used within two years from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of five years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than five years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Planning Director who shall make a recommendation to set the Planning Commission who shall make a recommendation to the Board of Supervisors. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of five years, calculated from the effective date of the issuance of the permit.

An approved Plot Plan for a Wireless Communication Facility shall have an initial approval period (lifespan) of ten (10) years that may be extended if appropriate application is made to the Planning Director. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County.

All approvals of Extension of Time applications must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and any applicable 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 Riverside County 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. 460) and does not negatively affect the general health, safety, and welfare of the public. If it is necessary 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.