



CITY OF MURRIETA

June 9, 2005

Prestige Communities, Inc.
41663 Date Street, Suite 200
Murrieta, CA 92562
Attn: Mr. George Mears

Subject: Third Extension of Time 004-075 for TTM 29429

Dear Mr. Mears:

On January 12, 2005 you submitted a request to the City of Murrieta to approve a one-year extension of time for the above referenced project. The extension of time shall be subject to the original conditions of approval and the additional conditions pertaining to the Transportation Uniform Mitigation Fee (TUMF) and compliance with Multi-Species Habitat Conservation Plan (MSHCP) requirements for this site. This letter is provided to grant the approval requested. The expiration date for Tentative Tract Map No. 29429 is now January 26, 2006. This decision will be final unless it is appealed to the Planning Commission within 10 days, which ends on June 20, 2005.

Transportation Uniform Mitigation Fees (TUMF) fee Condition of Approval:

1. The proposed project lies within an area currently subject to an area wide Transportation Uniform Mitigation Fee (TUMF). This project shall be subject to the payment of these fees prior to issuance of building permits unless exempted by ordinance. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time of building permit issuance.

Prior to grading permit issuance:

2. The project is subject to the requirements of the Multi-Species Habitat Conservation Plan (MSHCP). Per the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a habitat assessment shall be prepared by a qualified biologist, which at a minimum must address potential habitats for the Borrowing Owl, and other Criteria Area Species, Mammalian Species, and Narrow Endemic Plant Species as required by MSHCP for this project site. The report should address if the proposal conforms to and is in compliance with MSHCP requirements.

If you have any questions, or comments, please do not hesitate to contact me at (951) 461-6037.

Sincerely,

Dennis Watts
Associate Planner