

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

111B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/16/11 Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 16, 2011

SUBJECT: FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3569 - Applicant: Rancon Winchester Valley 85, LLC and John P. King, Jr. - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) - Location: Southerly of Domenigoni Parkway and easterly of Leon Road - 18.37 Gross Acres - Zoning: Specific Plan (SP 293 PA 42) - APPROVED PROJECT DESCRIPTION: The use hereby permitted is for a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The project includes a day care center (major 3) and incorporates public art with native american and agricultural themes. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569**, extending the expiration date to April 28, 2012.

RECOMMENDED MOTION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569**, extending the expiration date to April 28, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.6

Agenda Item No.
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Larry Ross
Board of Supervisors: June 28, 2011

CONDITIONAL USE PERMIT NO. 3569
FIRST EXTENSION OF TIME
Applicant: Rancon Valley Winchester Valley 85

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Board of Supervisors as a policy calendar item.

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time Applicant (dated May 23, 2011), Rancon Winchester Valley 85 LLC regained ownership of the subject property late in 2010 through a deed in lieu of foreclosure. Mr. Frost, the previous owner and mortgagee, obtained the approvals for the CUP, but due to the downturn in the economy overall and the crash of the real estate market in particular, he was unable to secure leases and proceed with his development.

Rancon Winchester Valley 85 LLC, the original owner and mortgagor, took the property back late in 2010. The economy is still not close to being robust especially in the area of new retail development. They respectfully request this extension in order to have more time to work with this site.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of twenty (20) 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 Building Safety Department, Grading Division, is recommending the addition of eight (8) Conditions of Approval. The Planning Department, Landscaping Division, is recommending the addition of six (6) Conditions of Approval. The Planning Department, Cultural

FIRST EXTENSION OF TIME REQUEST

Page 2 of 2

Resources Division, is recommending the addition of four (4) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated May 23, 2011) indicating the acceptance of the twenty (20) conditions.

ORIGINAL Approval Date: April 28, 2009

ORIGINAL Expiration Date: April 28, 2011

RECOMMENDATION:

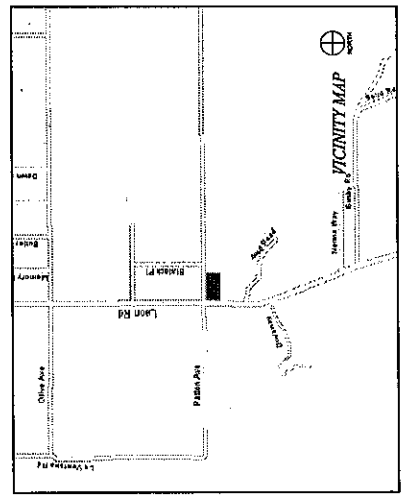
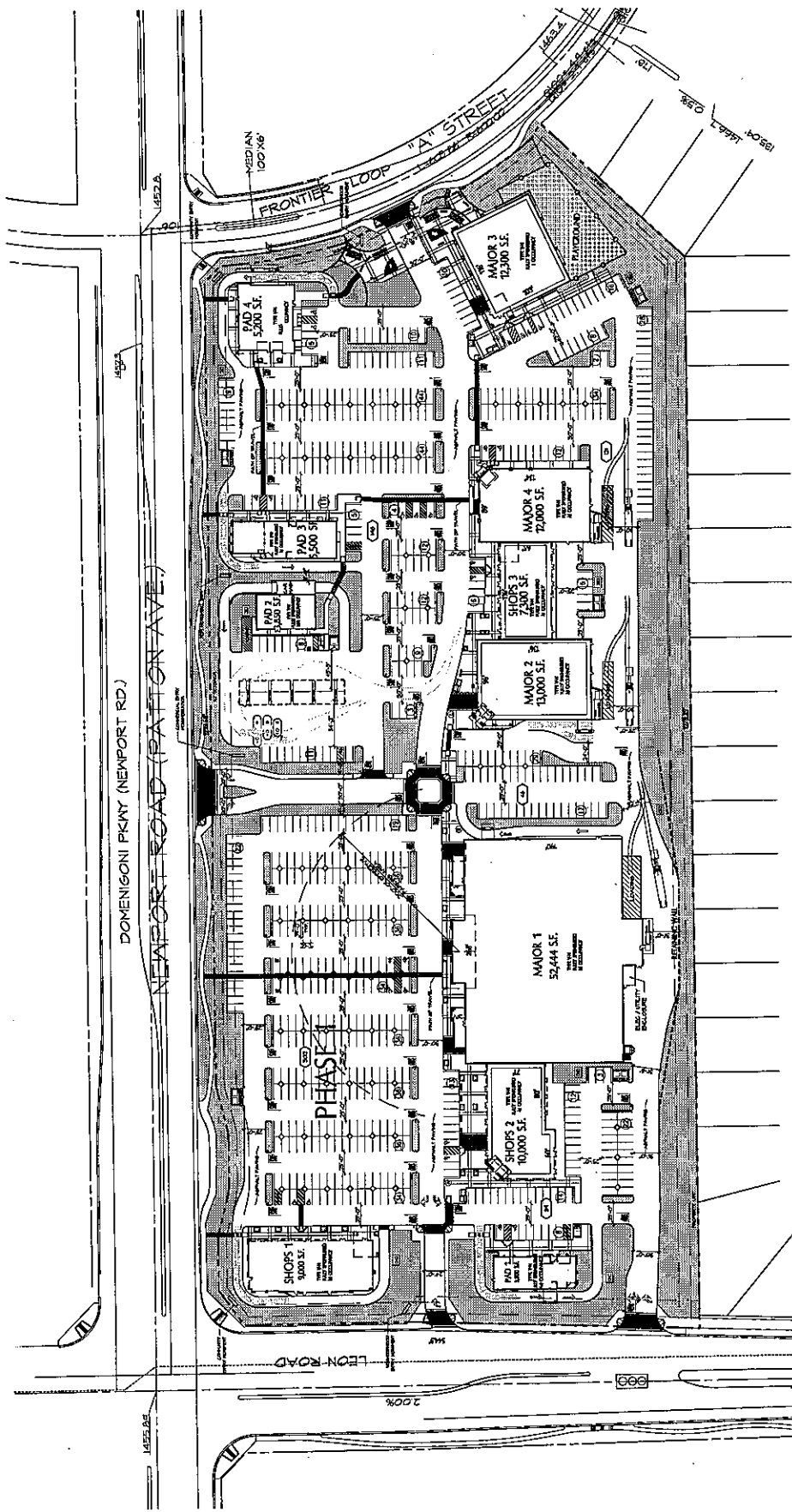
APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **CONDITIONAL USE PERMIT NO. 3569**, extending the expiration date to April 28, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3569 - Applicant: Rancon Winchester Valley 85 LLC and John P. King Jr. - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) - Location: Southerly of Domenigoni Parkway and easterly of Leon Road. - 18.37 Gross Acres - Zoning: Specific Plan (SP 293 PA 42) - APPROVED. PROJECT DESCRIPTION: The use hereby permitted is for a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The project includes a day care center (major 3) and incorporates public art with native american and agricultural themes. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569**, extending the expiration date to April 28, 2012.

Revised 6/23/10

Y:\Planning Case Files-Riverside office\CUP03569\1ST EOT\CUP03569 1ST EOT Staff Report.doc

A PROJECT FOR:
THE FROST
 3001 Golden Gate
 Laguna Niguel, CA 92677
 T. (949) 683-9040
Arthur Peatman
CORPORATION
 1137 Second Street
 Santa Monica, CA 90403
 T. (310) 280-7423
 F. (310) 280-6334



LEGEND

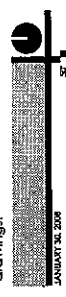
BIO SWALE
 LANDSCAPE AREA

PROJECT SUMMARY

| | |
|------------------------|------------------------|
| GROSS SITE AREA | 41.54 AC ± 164,453 SF. |
| NET SITE AREA | 16.61 AC ± 126,482 SF. |
| BUILDING AREA | 84,744 SF |
| MAJORS | 26,300 SF |
| SHOPS | 16,450 SF |
| PADS | 194,444 SF. |
| TOTAL | 194,444 SF. |
| COVERAGE | 18.5% |
| PLAYGROUND | 15,000 SF |
| FUEL ISLAND | 12,482 SF |
| PARKING PROVIDED | 126 STALLS |
| PARKING RATIO PROVIDED | 5.41/1,000 SF. |

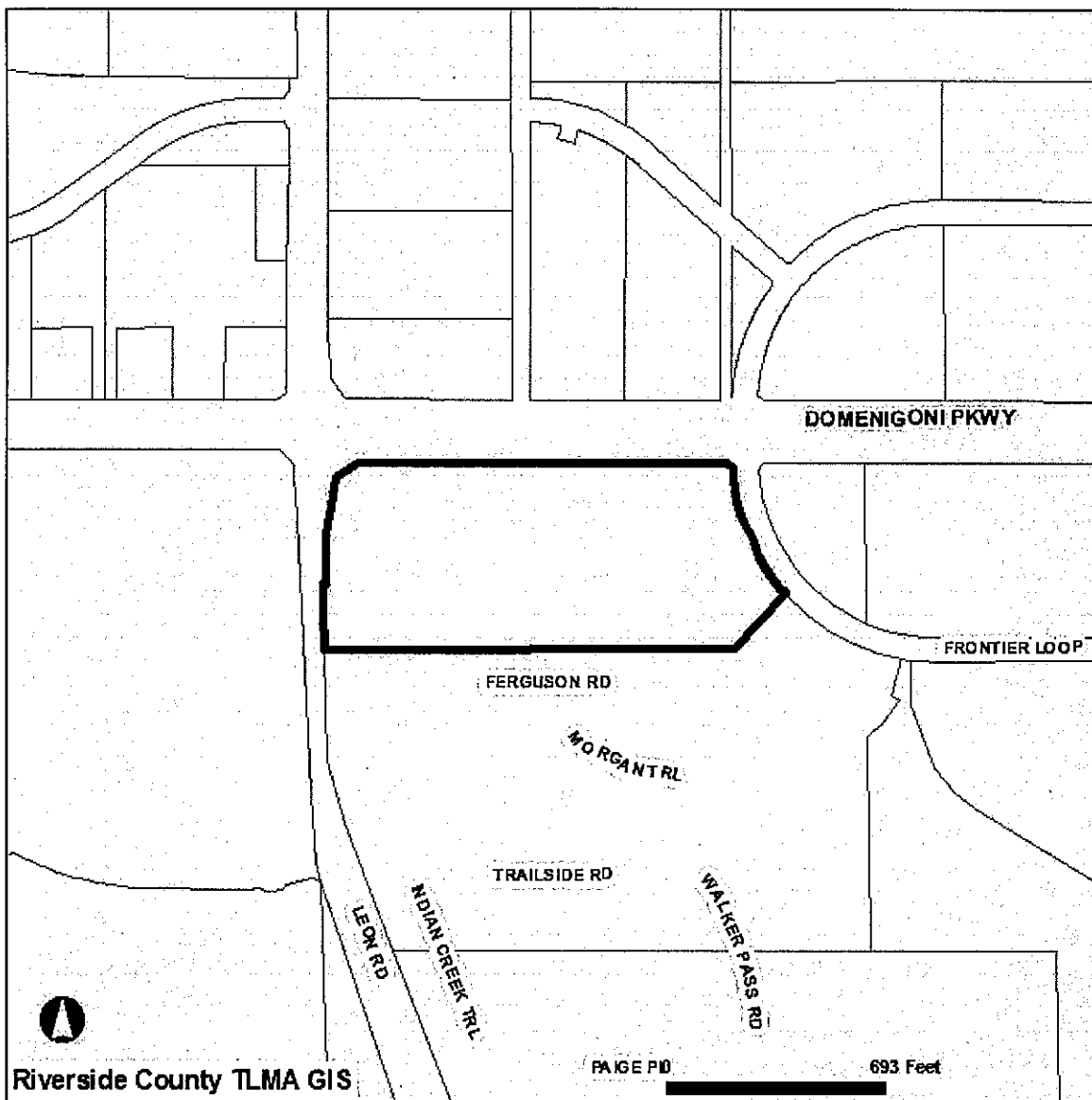
ASSESSORS PARCEL NO.
 A.P.N. 461-HO-048 - PARCEL MAP 110285 - PM 10/4/56-50
 A.P.N. 461-HO-044 - PARCEL MAP 110285 - PM 10/4/56-50
 A.P.N. 461-HO-050 - PARCEL MAP 110285 - PM 10/4/56-50

NOTE: Property and parcel line dimensions are for reference only. All property and parcel line dimensions to be verified against Survey and Civil drawings.



NOTE: This information is conveyed in name and verification and Civil, Survey, and Governmental agency approval. Responsibility is provided of any and all errors and omissions by the architect.

CUP03569 - SUPERVISORIAL DISTRICT



Selected parcel(s):
461-190-082

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- HIGHWAYS
- DISTRICT 3
SUPERVISOR JEFF STONE

- CITY

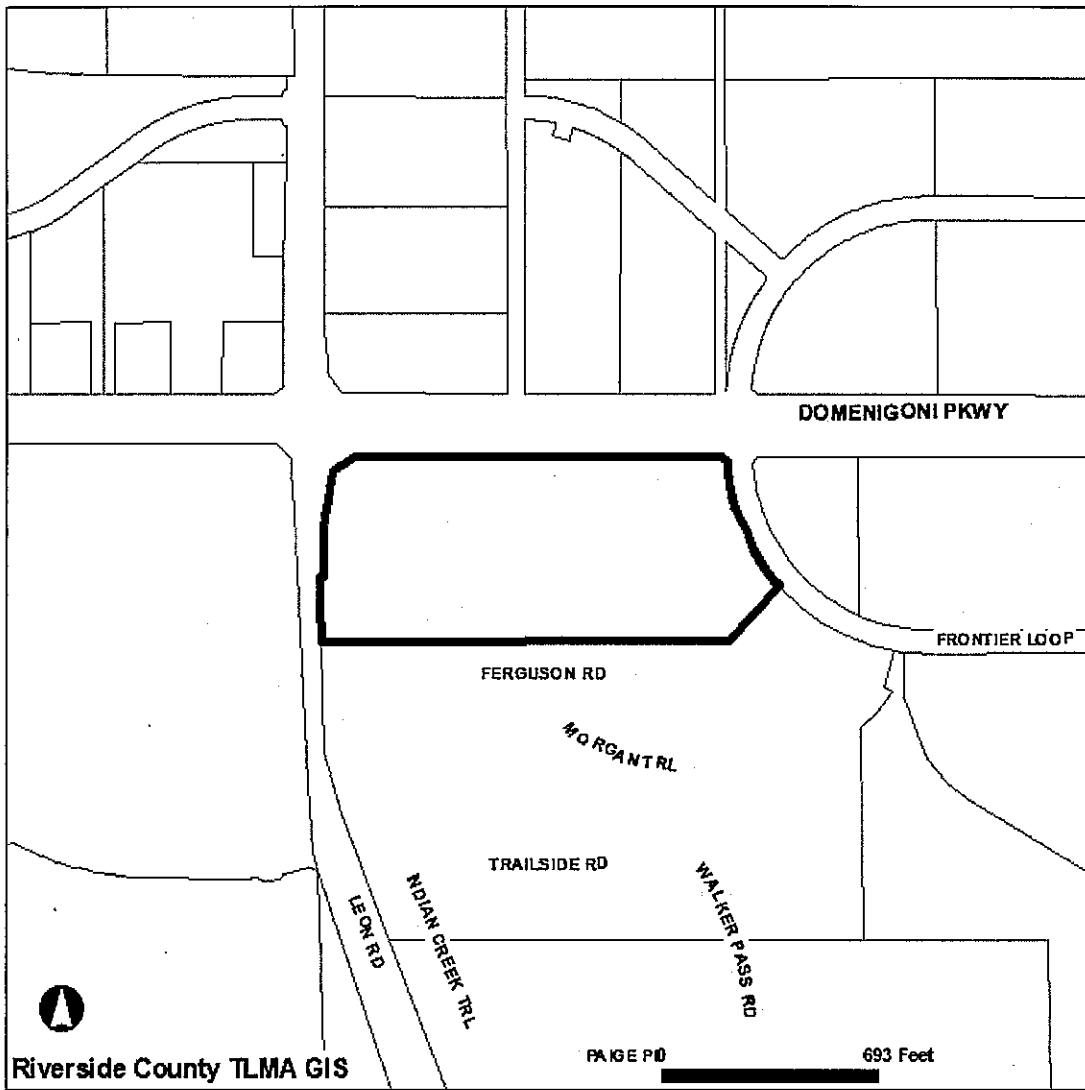
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Apr 18 10:09:21 2011

Version 101221

CUP03569 - AREA PLAN



Selected parcel(s):
461-190-082

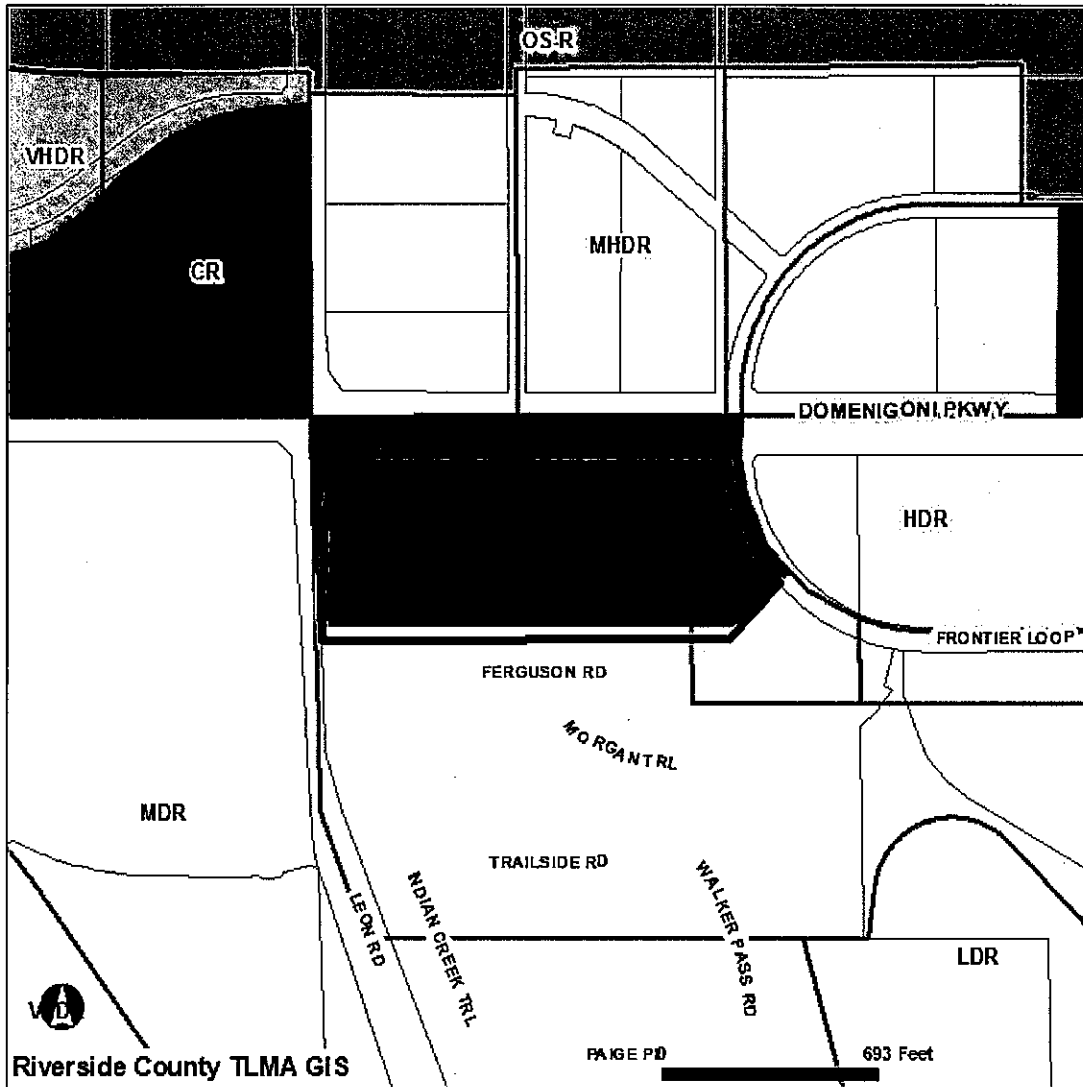
AREA PLAN

- | | | | |
|-----------------|-------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | MHDR | HDR | LDR |
| MDR | | OS-R | VHDR |
| VLDR | | | |

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REPORT PRINTED ON...Mon Apr 18 10:08:42 2011
Version 101221

CUP03569 - LAND USE



Selected parcel(s):
461-190-082

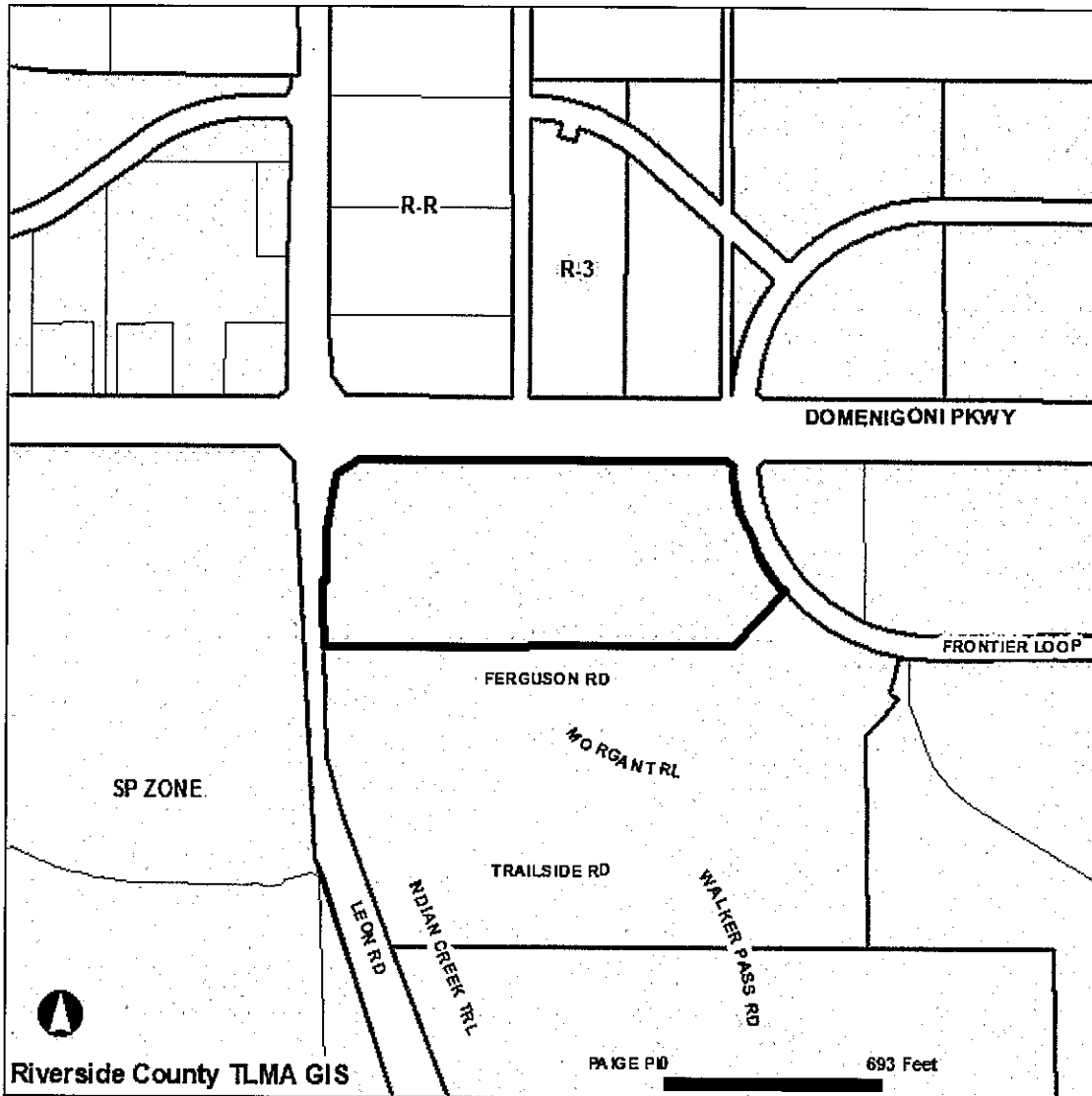
LAND USE

- | | | | |
|-------------------------------------|--|--------------------------------|--------------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-R - OPEN SPACE RECREATION | VHDR - VERY HIGH DENSITY RESIDENTIAL |
| VLDR - VERY LOW DENSITY RESIDENTIAL | | | |

IMPORTANT
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REPORT PRINTED ON...Mon Apr 18 10:08:19 2011
Version 101221

CUP03569 - ZONING



Selected parcel(s):
461-190-082

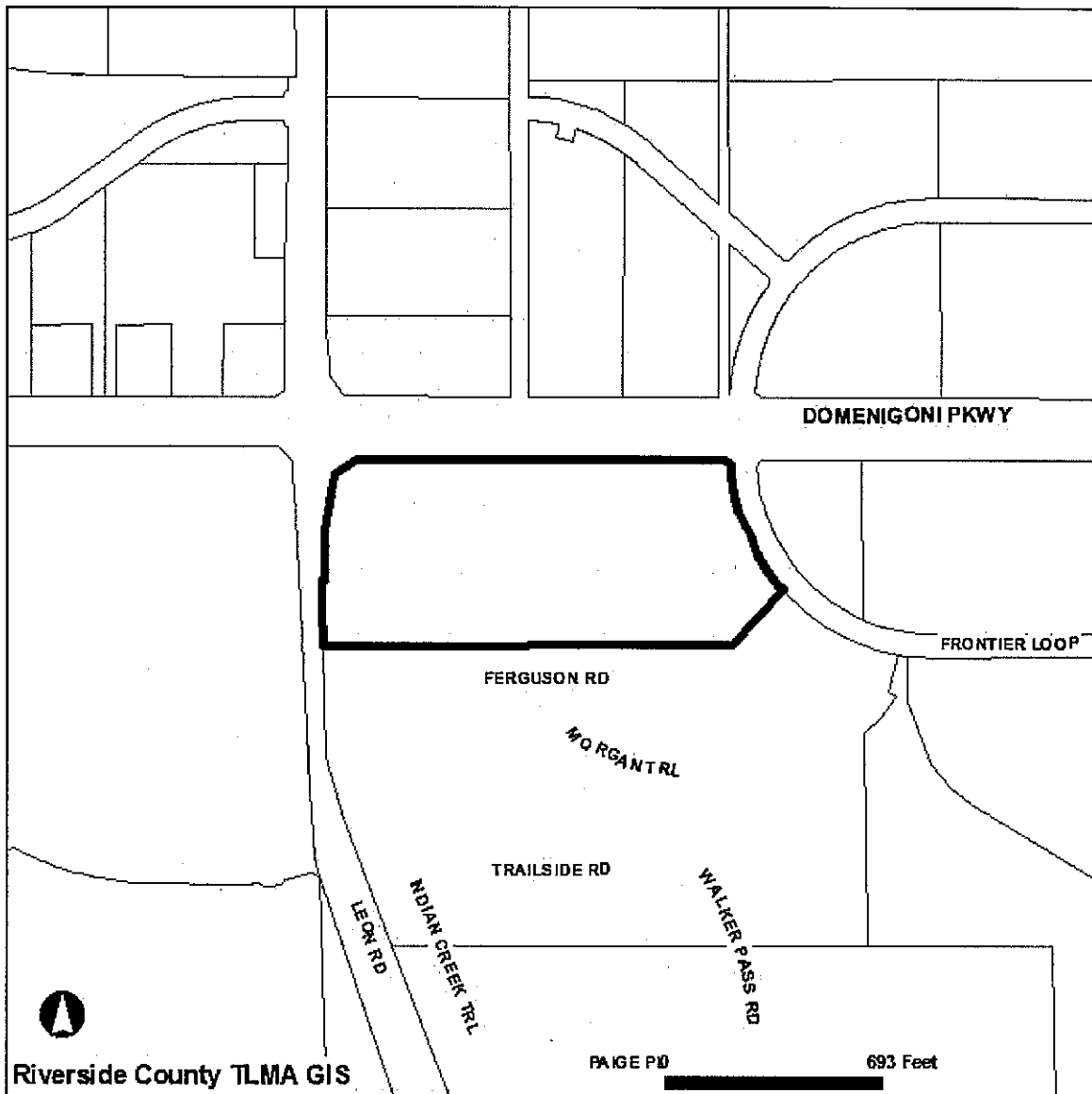
ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | R-3 | R-R |
| SP ZONE | | | |

IMPORTANT
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REPORT PRINTED ON...Mon Apr 18 10:08:01 2011
Version 101221

CUP03569 - ZONING AREA



Selected parcel(s):
461-190-082

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL
WINCHESTER AREA

INTERSTATES

HIGHWAYS

PARCELS

IMPORTANT

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REPORT PRINTED ON...Mon Apr 18 10:07:35 2011

Version 101221

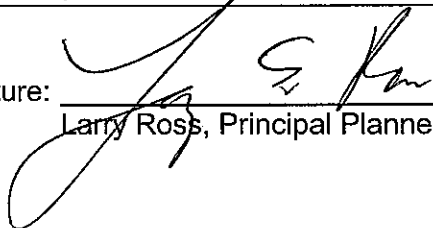
Extension of Time Environmental Determination

Project Case Number: CUP03569
 Original E.A. Number: EA41581
 Extension of Time No.: First
 Original Approval Date: April 28, 2009
 Project Location: Southerly of Domenigoni Parkway and easterly of Leon Road

Project Description: The use hereby permitted is for a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The project includes a day care center (major 3) and incorporates public art with native american and agricultural themes.

On 5/24/11, this Conditional Use Permit 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 the 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: 
 Larry Ross, Principal Planner

Date: 5/24/11
 For Carolyn Syms Luna, Director

Morales, Catherine

From: Judy Rosen [jrosen@rancongroup.com]
Sent: Monday, May 23, 2011 4:22 PM
To: Morales, Catherine
Subject: RE: Extension of Time for CUP03569
Attachments: CUP03569 ext memo.docx

Hi Catherine,

I hope this will address your request. If it does, could you please forward it to Planning Director Syms for me? If it does not, please let me know what I can provide that will be more helpful for you. Thank you again for your assistance in this matter.

Judy
951-491-1411 cell

From: Morales, Catherine [mailto:CATMORAL@rctlma.org]
Sent: Monday, May 23, 2011 3:31 PM
To: Judy Rosen
Subject: RE: Extension of Time for CUP03569

Judy,

At this time, I need reason(s) as to why CUP03569 was not used within the required period of time. This would enable the Planning Director to make a determination that valid reasons exist for the request for extension of time. This determination is referenced in ORD 348, Section 18.28(f).

Please provide a memo addressed to the Carolyn Syms Luna, Planning Director, that includes fact(s) as to the reason(s) why the plot plan was not used within the required time period. I will also have to incorporate this in the staff report which will be presented at the Board of Supervisors as a Policy Item.

Thank you,

Catherine D. Morales
Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

From: Judy Rosen [mailto:jrosen@rancongroup.com]
Sent: Monday, May 23, 2011 3:21 PM
To: Morales, Catherine
Cc: Frank Igo
Subject: FW: Extension of Time for CUP03569

Dear Catherine,
Please accept this e mail as my acceptance of the attached amended conditions regarding the extension of CUP03569.

Thank you for your assistance in this matter.
Judy Rosen
Project Manager

From: Morales, Catherine [mailto:CATMORAL@rctlma.org]
Sent: Wednesday, May 18, 2011 11:10 AM
To: Judy Rosen
Subject: Extension of Time for CUP03569

Attn: Applicant

RE: EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **May 12, 2011**. The LDC has determined it necessary to recommend the addition of twenty (20) 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 Building Safety Department, Grading Division, is recommending the addition of eight (8) Conditions of Approval. The Planning Department, Landscaping Division, is recommending the addition of six (6) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of four (4) Conditions of Approval. The Transportation Department is recommending the addition of two (2) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

| | | | |
|----------------|----------------|---------------|----------------|
| 10.PLANNING.43 | 60.BS GRADE.18 | 90.BS GRADE.2 | 90.BS GRADE.7 |
| 10.PLANNING.44 | 60.TRANS.2 | 90.BS GRADE.3 | 90.PLANNING.35 |
| 10.PLANNING.45 | 80.BS GRADE.2 | 90.BS GRADE.4 | 90.PLANNING.36 |
| 10.TRANS.4 | 80.PLANNING.32 | 90.BS GRADE.5 | 90.PLANNING.37 |
| 60.BS GRADE.10 | 80.PLANNING.33 | 90.BS GRADE.6 | 90.PLANNING.38 |

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 the Board of Supervisors. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,

Catherine D. Morales

Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

MEMO

To: Carolyn Syms Luna, Planning Director Riverside County

From Judy Rosen, Project Manager Rancon Winchester Valley 85 LLC

Cc: Catherine D. Morales, Planning Technician II Riverside County Planning Department

Subject: CUP03569 extension

Date: 5/23/2011

Rancon Winchester Valley 85 LLC regained ownership of the subject property late in 2010 through a deed in lieu of foreclosure. Mr. Frost, the previous owner and mortgagee, obtained the approvals for the CUP, but due to the downturn in the economy overall and the crash of the real estate market in particular, he was unable to secure leases and proceed with his development.

Rancon Winchester Valley 85 LLC, the original owner and mortgagor, took the property back late in 2010. The economy is still not close to being robust especially in the area of new retail development. We respectfully request this extension in order to have more time to work with this site.

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

10.PLANNING. 44 GEN - IF HUMAN REMAINS EOT1

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 44 GEN - IF HUMAN REMAINS EOT1 (cont.)

RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 45 GEN - INADVERTANT ARCHAEO EOT1

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

10. GENERAL CONDITIONS

10.PLANNING. 45 GEN - INADVERTANT ARCHAEO EOT1 (cont.) RECOMMND

representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 4 USE - COUNTY WEB SITE (EOT1) RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 USE - APPROVED WQMP EOT 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 and that all approved water quality treatment control BMPs have been included on the grading plan.

PLANNING DEPARTMENT

60.PLANNING. 18 GEN*- CULTURAL RESOURCES EOT1 RECOMMND

As a result of INFORMATION CONTAINED IN ARCHAEOLOGICAL REPORTS PD-A-4356 AND 4357, IT HAS BEEN DETERMINED THAT ARCHAEOLOGICAL MONITORING OF THE MASS AND ROUGH GRADING IS REQUIRED.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

GEN*- CULTURAL RESOURCES EOT1 (cont.)

RECOMMND

Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

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

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

TRANS DEPARTMENT

60.TRANS. 2

USE-APPVD GRDG PLN/TRAN (EOT1)

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-APPVD GRDG PLN/TRAN (EOT1) (cont.) RECOMMND

Department, Plan Check Section, 8th Floor, 4080 Lemon
Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE-ROUGH GRADE APPRVL EOT RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 32

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

- 1)Landscaping plans for areas within the road right-of-way

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

EOT1

80.PLANNING. 33 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

CONDITIONAL USE PERMIT Case #: CUP03569

Parcel: 461-190-082

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 33 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE-WQMP BMP INSPECTION EOT 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. 3 USE-WQMP BMP CERT REQ'D EOT RECOMMND

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

90.BS GRADE. 4 USE-BMP GPS COORDINATES EOT RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 5 USE - BMP REGISTRATION EOT RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety

CONDITIONAL USE PERMIT Case #: CUP03569

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - BMP REGISTRATION EOT (cont.) RECOMMND

Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 6 USE-REQ'D GRDG INSP'S EOT RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE-PRECISE GRDG APPRVL EOT RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final)

05/18/11
08:59

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03569

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRDG APPRVL EOT (cont.) RECOMMND

Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

90.PLANNING. 35 USE - LC LNDSCP INSPCT DEPOSIT RECOMMND

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

EOT1

90.PLANNING. 36 USE - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION

CONDITIONAL USE PERMIT Case #: CUP03569

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 37 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 38 GEN - CULTL RESOURCES RPT EOT1 RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the

05/18/11
08:59

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 38

GEN - CULTL RESOURCES RPT EOT1 (cont.)

RECOMMND

construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

Morales, Catherine

From: Mouriquand, Leslie
Sent: Wednesday, April 27, 2011 12:07 PM
To: Morales, Catherine
Subject: CUP03568 EOT1 revsied archaeo conditions added

I added the new language for the required archaeo monitoring requirement. I also added the condition for the archaeo monitoring report to be submitted.

Leslie J. Mouriquand M.A., RPA
County Archaeologist & Tribal Liaison
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

(760) 393-3411 Direct Line
(760) 863-7555 FAX

Public Office hours Monday through Thursday 8:00 a.m. to 5:00 p.m.. Closed every Friday.

The April 21, 2011 certificate class and seminar has been rescheduled to December 8, 2011 – Peopling America and the Pleistocene Archaeology of California (Michael Moratto). See website for additional information:
http://www.rctlma.org/planning/content/devproc/culture/cult_resource.html

Cultural Resources Consultant List link:
http://www.rctlma.org/planning/content/devproc/consult_lists/eir_consult.html

Cultural Resources Report Formats link:
http://www.rctlma.org/planning/content/devproc/culture/cult_resource.html

Morales, Catherine

From: Gramlich, Rebecca
Sent: Wednesday, April 20, 2011 12:38 PM
To: Morales, Catherine
Cc: Gramlich, Rebecca
Subject: RE: CUP03569 1ST EOT - 5/12/11 LDC

In response to our review of the 1st EOT request, the following changes were made:
Added 10.TRANS.4 "Use – County Web Site" (Informational condition.)
Added 60.TRANS.2 "Use – Approved Grading Plan" (Clarifies condition.)
Thank you. Rebecca

Rebecca Gramlich
Secretary I
Riverside County Transportation Department
4080 Lemon Street, Riverside, CA 92501
Tel: (951) 955-6769 / Fax: (951) 955-0049
rgramlic@rctlma.org

From: Morales, Catherine
Sent: Monday, April 18, 2011 4:57 PM
To: Baez, Ken; Brewer, Marc; Early, Kristina; Evenson, Dale; Fairhurst, Richard; Gonzalez, Sam; Gramlich, Rebecca; Jones, David; Khorashadi, Farah; Lovelady, Kristi; Mooman, Shaheen; Neal, Greg; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Wagner, Dan; Watkins, Timothy; Mouriquand, Leslie
Subject: CUP03569 1ST EOT - 5/12/11 LDC

Good afternoon,

This extension of time is being scheduled for the 5/12/11 LDC Comment agenda. Please ensure that you have completed your review and/or application of any recommended conditions on or before the 5/12/11 date.

The applicant's information is as follows:

Rancon Winchester Valley 85, LLC
John P. King Jr.
41391 Kalmia St. Suite 200
Murrieta, CA 92562
Ph: 951-9696-0600 ext. 352
Fax: 951-834-9801
jrosen@rancongroup.com

Thank you,

Catherine D. Morales
Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

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

DATE: April 18, 2011

TO:

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

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

FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3569 - Applicant: Rancon Winchester Valley 85 LLC and John P. King Jr. - Third Supervisorial District – Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) - Location: Southerly of Domenigoni Parkway and easterly of Leon Road. – 18.37 Gross Acres - Zoning: Specific Plan (SP 293 PA 42) – **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a commercial shopping center including 11 buildings totaling 135,500 square feet, a gas station with 10 pumps and 730 parking spaces, which includes 29 handicap stalls. The project includes a day care center (major 3) and incorporates public art with native american and agricultural themes. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3569**, extending the expiration date to April 28, 2012.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **May 12, 2011 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Use Permit, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

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

RIVERSIDE COUNTY GIS***IMPORTANT***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APNs

461-190-082-1

OWNER NAME / ADDRESS

RANCON WINCHESTER VALLEY 85
JOHN P KING
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
41391 KALMIA ST STE 200
MURRIETA CA. 92562

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: PM 104/56
SUBDIVISION NAME: PM 11085
LOT/PARCEL: 9, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 17.79 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 869 GRID: B1, C1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JEFF STONE, DISTRICT 3

TOWNSHIP/RANGE

T5SR2W SEC 32

ELEVATION RANGE

1460/1484 FEET

PREVIOUS APN

461-190-077

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
CR
MDR
MHDR

AREA PLAN (RCIP)

HARVEST VALLEY / WINCHESTER

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

HIGHWAY 79 POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

SP ZONE (CZ 6013)

ZONING DISTRICTS AND ZONING AREAS

WINCHESTER AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

WINCHESTER HILLS

PLAN NUMBER: #293

PLANNING AREA: 42

ADOPTED DATE: 10/28/1997

WINCHESTER HILLS

PLAN NUMBER: #293

PLANNING AREA: 46

ADOPTED DATE: 10/28/1997

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

AGRICULTURAL LAND

COASTAL SAGE SCRUB

GRASSLAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT

MENIFEE VALLEY E4

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.SAN JACINTO

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
HIGHWAY 74/79 CORRIDOR

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE
113

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIRED.

WATER DISTRICT
EMWD

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
HIGH SENSITIVITY (HIGH B).
SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE.
THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

MISCELLANEOUS

HEMET UNIFIED

COMMUNITIES
WINCHESTER

COUNTY SERVICE AREA
IN OR PARTIALLY WITHIN
LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -
STREET LIGHTING
LIBRARY

LIGHTING (ORD. 655)
ZONE B, 27.17 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
042712

FARMLAND
LOCAL IMPORTANCE

- TAX RATE AREAS**
071290
- COUNTY FREE LIBRARY
 - COUNTY STRUCTURE FIRE PROTECTION
 - COUNTY WASTE RESOURCE MGMT DIST
 - CSA 146
 - CSA 152
 - EASTERN MUNICIPAL WATER
 - FLOOD CONTROL ADMINISTRATION
 - FLOOD CONTROL ZONE 4
 - GENERAL
 - GENERAL PURPOSE
 - HEMET UNIFIED SCHOOL
 - METRO WATER EAST 1301999
 - MT SAN JACINTO JUNIOR COLLEGE
 - RIV CO REG PARK & OPEN SPACE
 - RIV. CO. OFFICE OF EDUCATION
 - SAN JACINTO BASIN RESOURCE CONS
 - SAN JACINTO VALLEY CEMETERY
 - VALLEY HEALTH SYSTEM HOSP DIST
 - VALLEY WIDE REC & PARK

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

| Case # | Description | Start Date |
|--------------------|----------------|----------------|
| NO CODE COMPLAINTS | NOT APPLICABLE | NOT APPLICABLE |

REPORT PRINTED ON...Tue May 24 07:51:00 2011
Version 110502

COUNTY OF RIVERSIDE
 TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
 Robert C. Johnson Planning Director

RECEIVED
 APR 13 2011

APPLICATION FOR EXTENSION OF

**ADMINISTRATION
 RIVERSIDE COUNTY
 PLANNING DEPARTMENT**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Conditional Use Permit 3569 DATE SUBMITTED: 4/13/11

Assessor's Parcel Number(s): 461-190-082

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: 4/28/09

Applicant's Name: Rancon Winchester Valley, OS LLC and John P. King, Jr.,
TRUSTEE OF THE JOHN P. KING, JR RETIREMENT TRUST

Mailing Address: 41391 KALMIA ST. - SUITE 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 X352 Fax No: (951) 834-9801

Property Owner's Name: Rancon Winchester Valley, OS, LLC and John P. King, Jr.,
TRUSTEE OF THE JOHN P. KING JR RETIREMENT TRUST

Mailing Address: 41391 KALMIA STREET - SUITE #200
Murrieta CA 92562
City State ZIP

E-MAIL: Jrosen@rancongroup.com

Daytime Phone No: (951) 696-0600 X352 Fax No: (951) 834-9801

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.

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157
 Form 295-1018 (02/24/05)

Indio Office · 82-675 Hwy 111, 2nd Floor
 Room 209, Indio, California 92201
 (760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
 Murrieta, California 92563
 (951) 600-6170 · Fax (951) 600-6145

APPLICATION FOR EXTENSION OF TIME

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

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

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

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

Daniel L. Stephenson
PRINTED NAME OF APPLICANT

[Signature]
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.

Daniel L. Stephenson
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

JOHN P. KWG JR, TRUSTEE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.