

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

823B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

SUBJECT: **SECOND EXTENSION OF TIME** for **PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215.

REQUEST: **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on July 20, 2011.

THE PLANNING COMMISSION:

APPROVED the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 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

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

Dep't Recomm.: Policy

Consent

Per Exec. Ofc.: Consent

Prev. Agn. Ref.

District: Third

Agenda Number:

1.7

**PLANNING COMMISSION
MINUTE ORDER JULY 20, 2011**

I. AGENDA ITEM 1.1: SECOND EXTENSION OF TIME for PLOT PLAN NO. 20699 - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED**
PROJECT DESCRIPTION: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). (Quasi-judicial)

II. PROJECT DESCRIPTION

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699, extending the expiration date to June 25, 2012.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Larry Ross at 951-955-3585 or e-mail lross@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 3-0; Commissioner Petty & Porras absent:

APPROVED of the **SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No. 1.1
Area Plan: Mead Valley
Zoning Area: March
Supervisory District: First
Project Planner: Larry Ross

PLOT PLAN NO. 20699
SECOND EXTENSION OF TIME (EOT)
Planning Commission Date: July 20, 2011
Applicant: Hogle Ireland

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 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.

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 PLOT PLAN NO. 20699.

JUSTIFICATION FOR THE EXTENSION REQUEST:

As indicated on the correspondence from the Extension of Time applicant (dated April 21, 2011), construction has not occurred within the required period of time because of the nationwide economic recession.

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 one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Transportation Department is recommending the addition of one (1) Condition of Approval.

The Extension of Time applicant was informed of this recommended condition of approval and has agreed to accept the condition. Included in this staff report package is the recommended condition of approval, and the correspondence from the Extension of Time applicant (dated April 21, 2011) indicating the acceptance of the one (1) condition.

ORIGINAL Approval Date: June 25, 2008

W

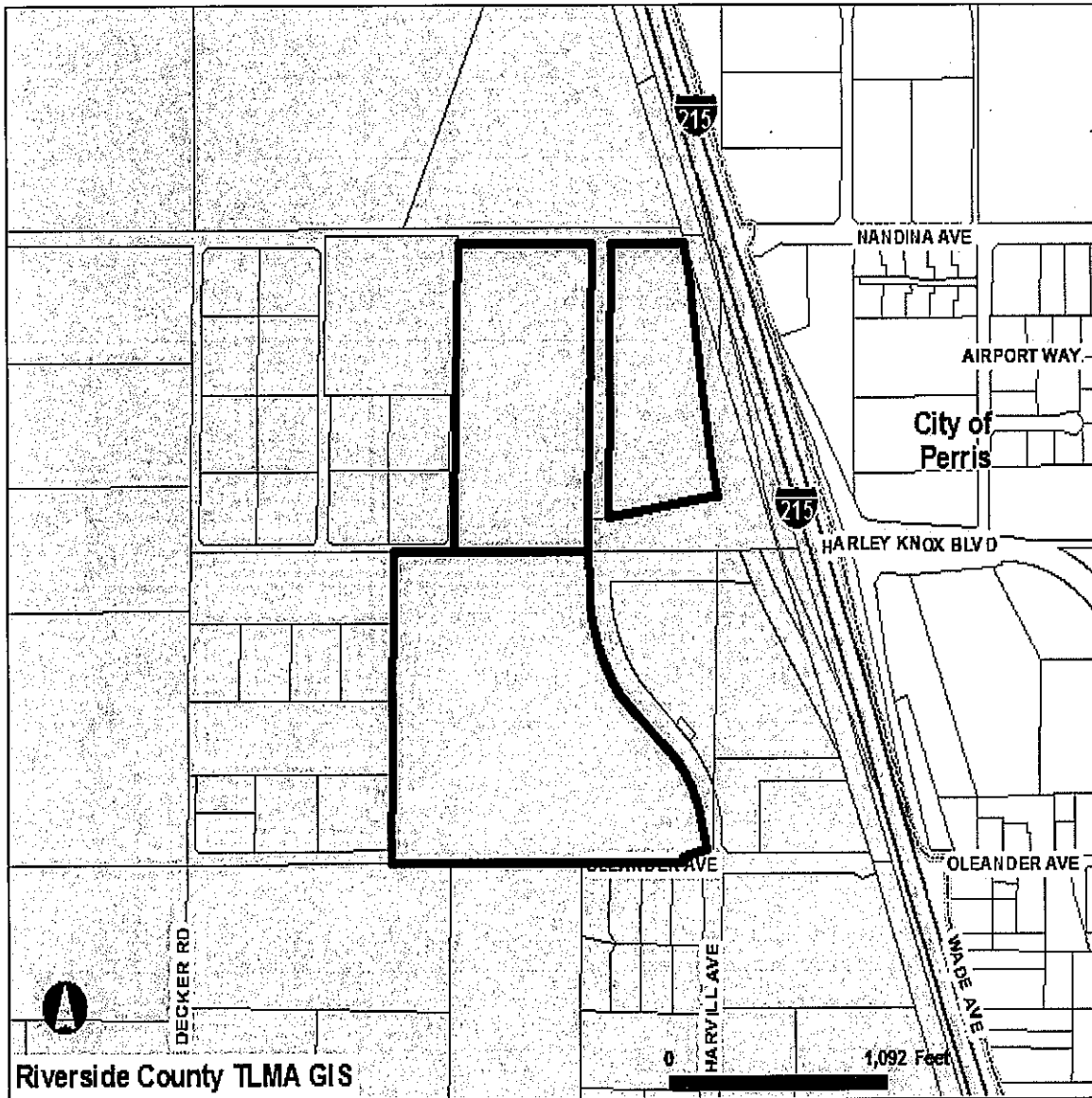
PLOT PLAN NO. 20699
SECOND EXTENSION OF TIME REQUEST
Page 2 of 2

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for **PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.85 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - **APPROVED PROJECT DESCRIPTION:** Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425,289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180,242 square feet of storm drain easements in Parcels six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012.

PP20699 - SUPERVISORIAL DISTRICT



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

SUPERVISORIAL DISTRICTS

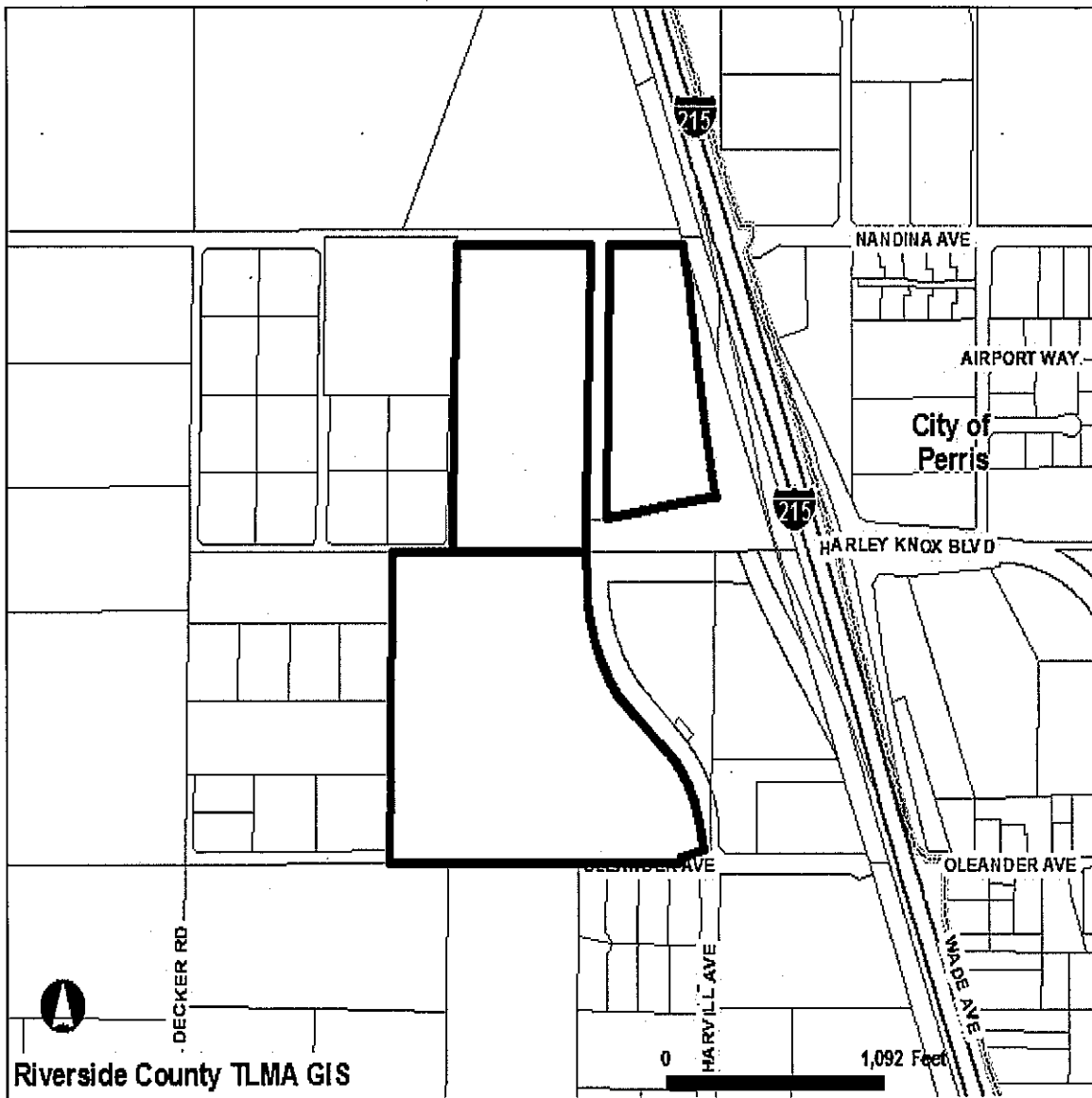
- | | | | |
|--|--|---|-------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | <input type="checkbox"/> DISTRICT 1
SUPERVISOR BOB BUSTER | <input type="checkbox"/> DISTRICT 5
SUPERVISOR MARION ASHLEY | |

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...Tue Mar 22 14:08:11 2011
 Version 101221

295-310-011, 295-310-048, 295-310-052

PP20699 - AREA PLAN



Riverside County TLMA GIS

Selected parcel(s):

295-310-011 295-310-048 295-310-052

AREA PLAN

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- CITY
- PARCELS
- DISTRICT 5
SUPERVISOR MARION ASHLEY

IMPORTANT

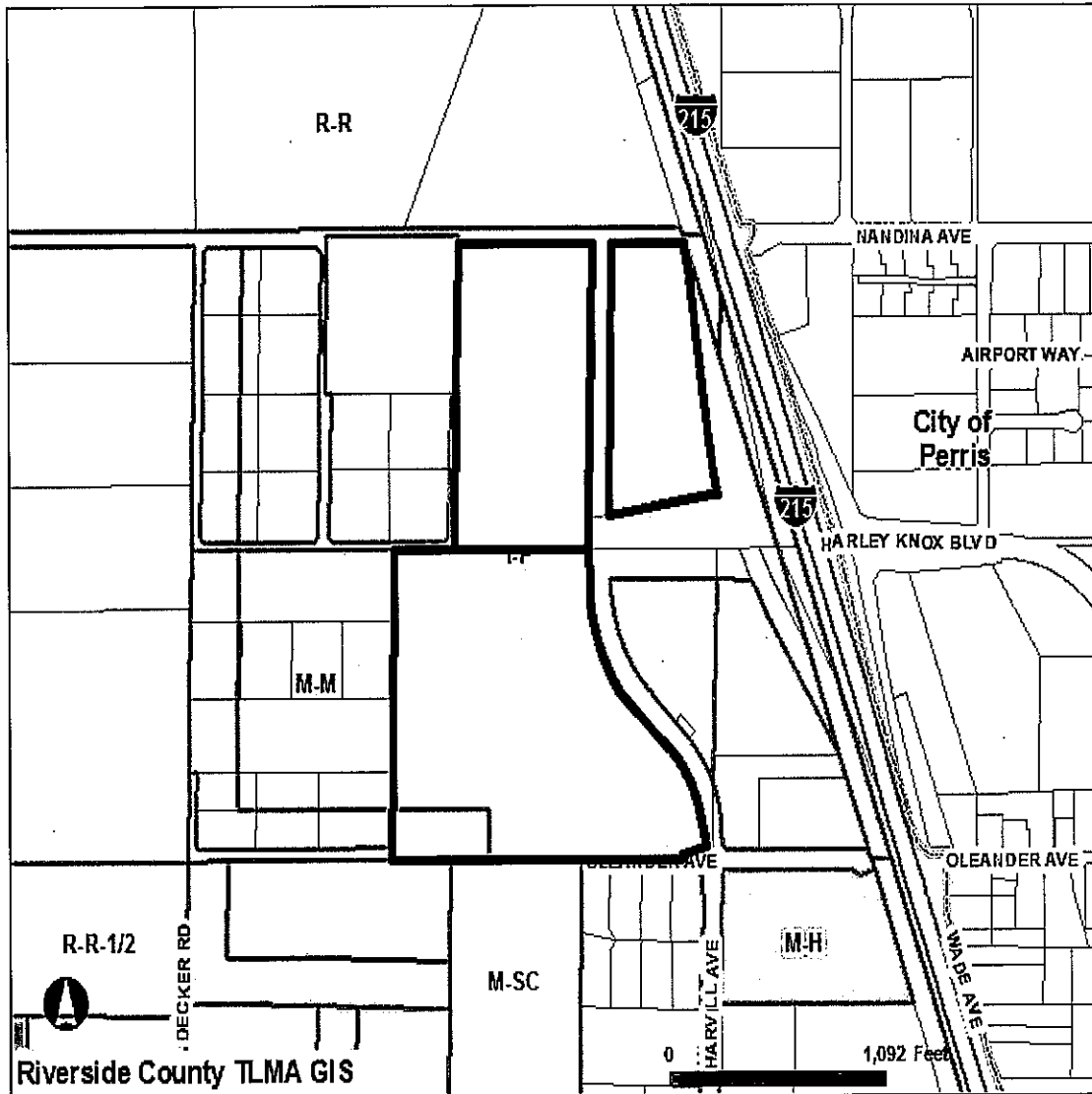
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

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Version 101221

295-310-011, 295-310-048, 295-310-052

PP20699 - ZONING



Selected parcel(s):
295-310-011 295-310-048 295-310-052

ZONING

- | | | | |
|-----------------|-----------------|----------|--------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-1 | I-P |
| M-H | M-M | M-SC | R-R, R-R-1/2 |

IMPORTANT

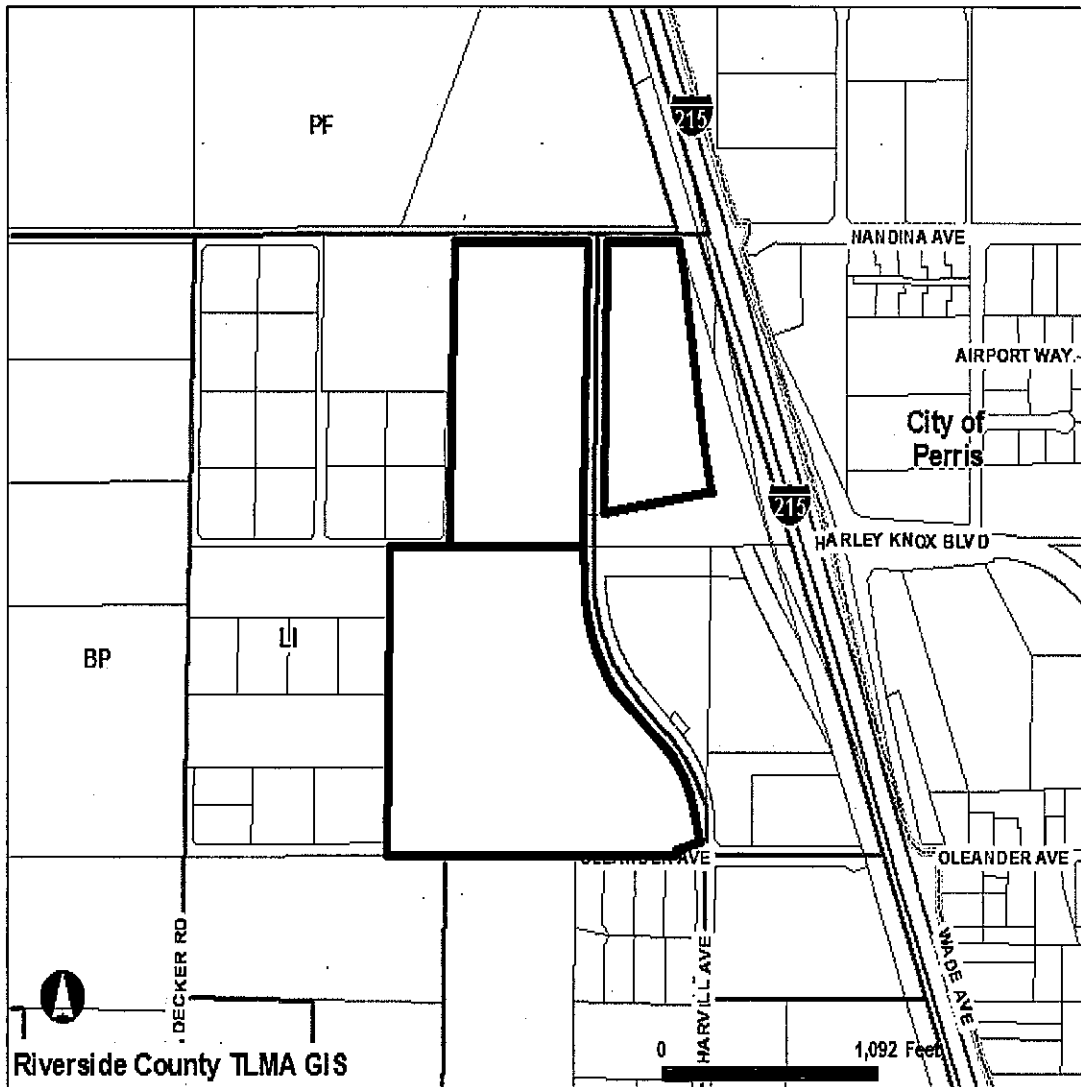
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Version 101221

295-310-011, 295-310-048, 295-310-052

PP20699 - LAND USE



Selected parcel(s):
 295-310-011 295-310-048 295-310-052

LAND USE

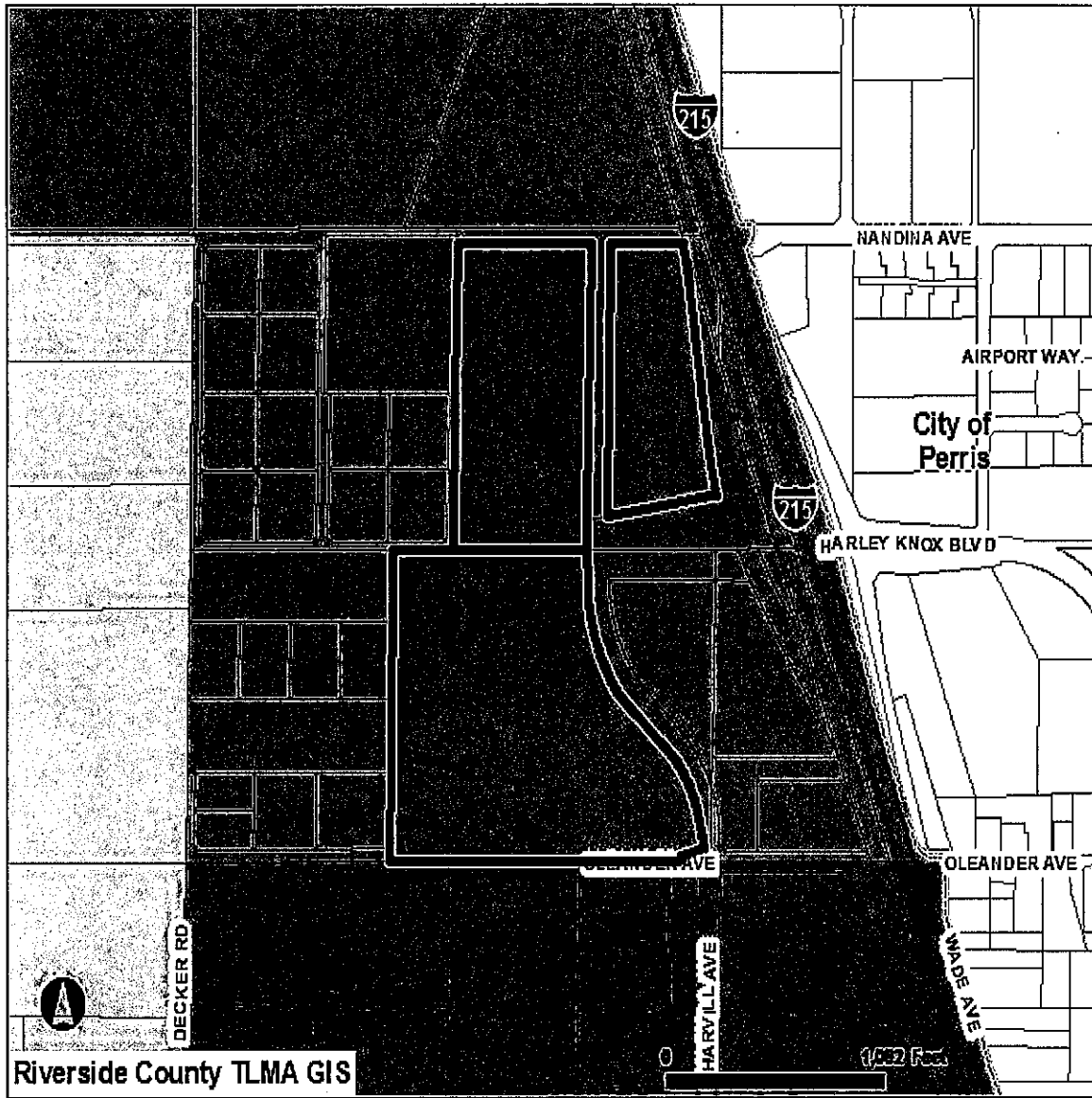
- SELECTED PARCEL
- PARCELS
- RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL
- INTERSTATES
- BP - BUSINESS PARK
- HIGHWAYS
- LI - LIGHT INDUSTRIAL
- CITY
- PF - PUBLIC FACILITIES

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.

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 Version 101221

295-310-011, 295-310-048, 295-310-052

PP20699 - ZONING AREA



Riverside County TLMA GIS

Selected parcel(s):

295-310-011 295-310-048 295-310-052

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- MARCH AREA
- INTERSTATES
- MEAD VALLEY DISTRICT
- HIGHWAYS
- NORTH PERRIS AREA
- PARCELS

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.

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Version 101221

295-310-011, 295-310-048, 295-310-052

Extension of Time Environmental Determination

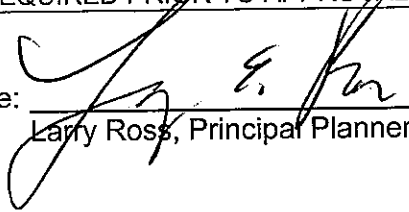
Project Case Number: PP20699
 Original E.A. Number: EA40250
 Extension of Time No.: Second
 Original Approval Date: 6/25/2008

Project Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215

Project Description: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4).

On 4/25/11, this Plot Plan 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: 
 Larry Ross, Principal Planner

Date: 4/25/2011
 For Carolyn Syms Luna, Director



April 21, 2011

Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: 2nd Time Extension Request for Plot Plan No. 20609

To Planning:

We have reviewed the Land Development Committee (LDC) revised Conditions from the meeting held on April 14, 2011 and agree to the following revised Conditions for Plot Plan No. 20699:

10 Trans. 7

Thank you for your assistance in processing our request for a time extension. If you have any questions, please contact me at (949) 251-6111.

Sincerely,

Jim Jachetta
Vice President
ProLogis

JJ:jf

04/19/11
16:25

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP20699

Parcel: 295-310-048

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 7

USE - COUNTY WEB SITE (EOT2)

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.

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

DATE: March 22, 2011

TO:

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

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

SECOND EXTENSION OF TIME for PLOT PLAN NO. 20699 - Applicant: Hogle Ireland - First Supervisorial District – March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 – 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - APPROVED PROJECT DESCRIPTION: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 34,000 square feet of office, 425, 289 square feet of landscaping area (35%), 927 parking spaces, and a 14 foot trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel five (5); Building B1 proposes 60,701 square feet with 14 loading docks in Parcel four (4); Building B2 proposes 93,786 square feet with 18 loading docks in Parcel three (3); Building C proposes 592,885 square feet with 91 loading docks in Parcel one (1); and Building D proposes 89,696 square feet with 14 loading docks in Parcel two (2); and 180, 242 square feet of storm drain easements in Parcel six (6) and seven (7). The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels five (5) and one (1), right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel three (3); Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels two (2), three (3), and four (4). **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2012.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **April 14, 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 Plot Plan, 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@rcplma.org**. You can also send documents to **MAILSTOP# 1070**.



April 21, 2011

Carolyn Syms-Luna, Director of Planning
Planning Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: PP20699 Second Extension of Time Request

Dear Ms. Syms-Luna:

We are making this request due to a delay in our development plans for the property as a result of the nationwide economic recession. It is our sincere hope that demand for the building product we have Plot Plan approval for returns in the reasonably near future allowing us to proceed with development of the property.

Thank you for considering our request.

Sincerely,

Jim Jachetta
Vice President
ProLogis

JJ:jf



February 23, 2011

County of Riverside
Planning Department
4080 Lemon Street, 14th Floor
Riverside, Ca 92502

**RE: Extension of Time for Oleander Business Park – Plot Plan No. 20699
Letter of Authorization - Assessors Parcel Nos. 295-310-011, 048, and 052**

This letter is to confirm that Catellus Operating Limited Partners - ProLogis, owner of the subject properties located in the County of Riverside, California, hereby authorize Hogle-Ireland, Inc. to act as our agent when signing documents, submitting applications, and payments on our behalf.

Please call me if you have any questions or if you need further information.

Sincerely,

James Jachetta
Vice President



OFFICER'S CERTIFICATE

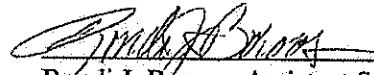
I, Rondi J. Boroos, a duly elected and qualified and Assistant Secretary of each of ProLogis, a Maryland real estate investment trust ("ProLogis"), and Palmtree Acquisition Corporation, a Delaware corporation (the "Company"), which is the general partner of Catellus Operating Limited Partnership, a Delaware limited partnership ("Property Owner"), do hereby certify as follows:

1. Pursuant to ProLogis Board of Trustees' resolutions adopting a Board Investment Committee Charter dated May 26, 2006 (the "Investment Policy"), the Chief Executive Officer of ProLogis, ProLogis' Internal Investment Committees, and the ProLogis Board of Trustees' Investment Committee were given authority to approve certain transactions on behalf of ProLogis or its subsidiaries without further approval by the ProLogis Board of Trustees.

2. The ProLogis North American Internal Investment Committee at a meeting on July 24, 2006, approved the acquisition of 69.41 gross acres of land located in Riverside County, California, more fully described as the Oleander Business Park – 5 Industrial Building, Assessor's Parcel Nos. 295-310-011, 048 and 052 (the "Transaction"). Such Transaction falls within the scope of the Investment Policy for approval by ProLogis' Internal Investment Committees.

3. James J. Jachetta is duly qualified and elected Vice President of the Company and as such is authorized to execute all documents related to the Transaction on behalf of the Company in its capacity as the General Partner of the Property Owner.

IN WITNESS WHEREOF, I have hereunto set my hand as Assistant Secretary of ProLogis as of this 14th day of November, 2007.


Rondi J. Boroos, Assistant Secretary



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



George A. Johnson
Agency Director

<i>Katherine Gifford</i>	<i>Ron Goldman</i>	<i>Juan C. Perez</i>	<i>Mike Lara</i>	<i>John Boyd</i>	<i>Carolyn Syms</i>
<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Luna</i>
<i>Administrative</i>	<i>Planning</i>	<i>Transportation</i>	<i>Building & Safety</i>	<i>Code</i>	<i>Director,</i>
<i>Services</i>	<i>Department</i>	<i>Department</i>	<i>Department</i>	<i>Enforcement</i>	<i>Environmental</i>
<i>Department</i>				<i>Department</i>	<i>Programs Department</i>

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Hogle-Ireland, Inc. hereafter "Applicant" and Catellus Operating Ltd Partners "Property Owner".

Description of application/permit use:

Extension of Time for Plot Plan No. 20699

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 295-310-011, 295-310-048, 295-310-052

Property Location or Address:

North of Old Oleander Ave, south of Nandina Ave, west of I-215 and east of Decker Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Catellus Operating Limited Partners Phone No.: 949-251-6100

Firm Name: ProLogis Email: jjachetta@prologis.com

Address: 4041 MacArthur Blvd, Suite 400

Newport Beach, CA 92660

3. APPLICANT INFORMATION:

Applicant Name: Deirdre McCollister Phone No.: 951-787-9222

Firm Name: Hogle-Ireland, Inc. Email: dmccollister@hogleireland.com

Address (if different from property owner)

1500 Iowa Avenue, Suite 110

Riverside, CA 92507

4. SIGNATURES:

Signature of Applicant: *Deirdre McCollister* Date: 3-10-11

Print Name and Title: Deirdre McCollister, Project Manager

Signature of Property Owner: *J. Jachetta* Date: 2/24/11

Print Name and Title: Jim Jachetta, Vice President

Signature of the County of Riverside, by *Gloria Law* Date: 3/10/11

Print Name and Title: hand use

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____
Application Date:	_____



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED
MAR 10 2011
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: PP20699 DATE SUBMITTED: 3/10/11

Assessor's Parcel Number(s): 295-310-011, 295-310-052, 295-310-048

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: July 29, 2008

Applicant's Name: Hogle-Ireland, Inc./Deirdre McCollister E-Mail: dmccollister@hogleireland.com

Mailing Address: 1500 Iowa Avenue, Suite 110

Riverside Street 92507
CA
City State ZIP

Daytime Phone No: (951) 787-9222 Fax No: (951) 781-6014

Property Owner's Name: Catellus Operating Limited Partners E-Mail: jjachetta@prologis.com
Prologis

Mailing Address: 4041 MacArthur Blvd., Suite 400

Newport Beach Street 92660
CA
City State ZIP

Daytime Phone No: (949) 251-6100 Fax No: (949) 852-1679

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.

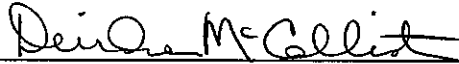
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

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.

Deirdre McCollister

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.

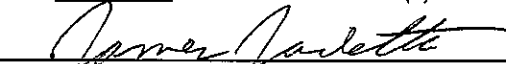
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

PRINTED NAME OF PROPERTY OWNER(S)

James Jachetta U.P.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE 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.