

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

503 B



REVIEWED BY EXECUTIVE OFFICE

DATE

1/11/12
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 21, 2011

SUBJECT: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 20158 - Applicant: Trip Hord Associates - First Supervisorial District.

RECOMMENDED MOTION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158, extending the expiration date to December 9, 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:cm

- Dept't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

3.30

Agenda Item No.
Area Plan: Meadowbrook
Zoning Area: Elsinore
Supervisory District: First
Project Planner: David Mares
Board of Supervisors: January 24, 2012

PLOT PLAN NO. 20158
FIRST EXTENSION OF TIME
Applicant: Trip Hord Associates

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. Unless specifically requested by the EOT applicant, this request will not be discussed 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 PLOT PLAN NO. 20158

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the extension of time applicant (dated December 14, 2011), construction has not occurred within the required period of time because plan check review with CALTRANS District #8 for Highway 74 frontage requirements is still in the process.

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department (Cultural Resources Division) is recommending the addition of two (2) Conditions of Approval, the Planning Department (Landscaping Division) is recommending the addition of six (6) Conditions of Approval and the Building and Safety Department (Grading Division), is recommending the addition of nine (9) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated December 12, 2011) indicating the acceptance of the seventeen (17) recommended conditions.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME for **PLOT PLAN NO. 20158** – Applicant: Trip Hord Associates - First Supervisorial District – Meadowbrook Area – Elsinore Area Plan Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan – 4.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) – **APPROVED PROJECT DESCRIPTION:** Construction and operation of a self-storage facility which includes one 3,854 sq. ft. office building, two two-story storage buildings, and four single-story storage buildings. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space and four parking spaces. **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2012.

PP20158 - AERIAL PHOTO



Selected parcel(s):
377-372-015 377-372-027 377-372-033

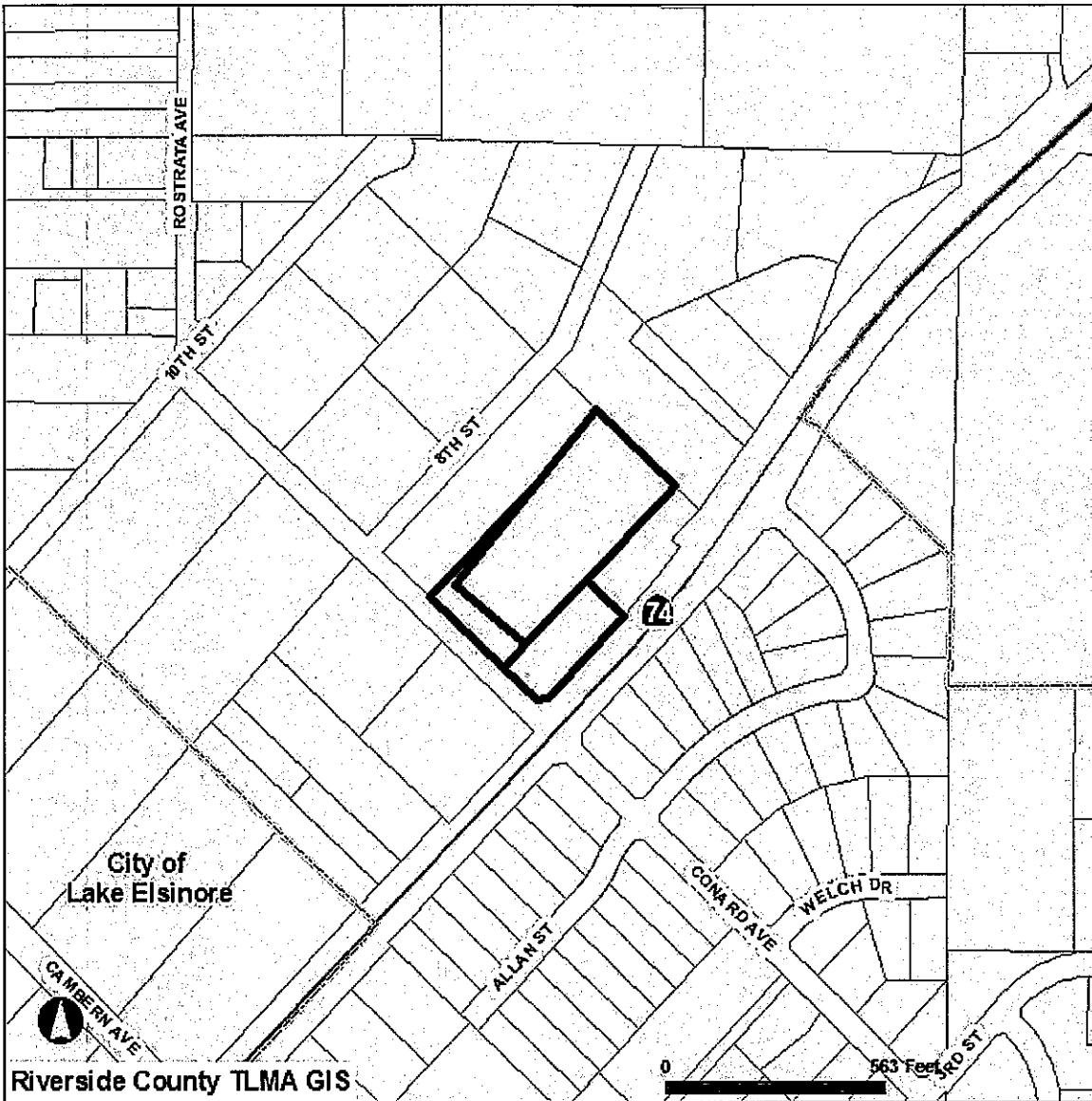
IMPORTANT

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REPORT PRINTED ON...Thu Nov 03 15:15:00 2011

Version 111019

PP20158 - SUPERVISORIAL DISTRICT



Selected parcel(s):
377-372-015 377-372-027 377-372-033

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- DISTRICT 1
SUPERVISOR BOB BUSTER
- CITY

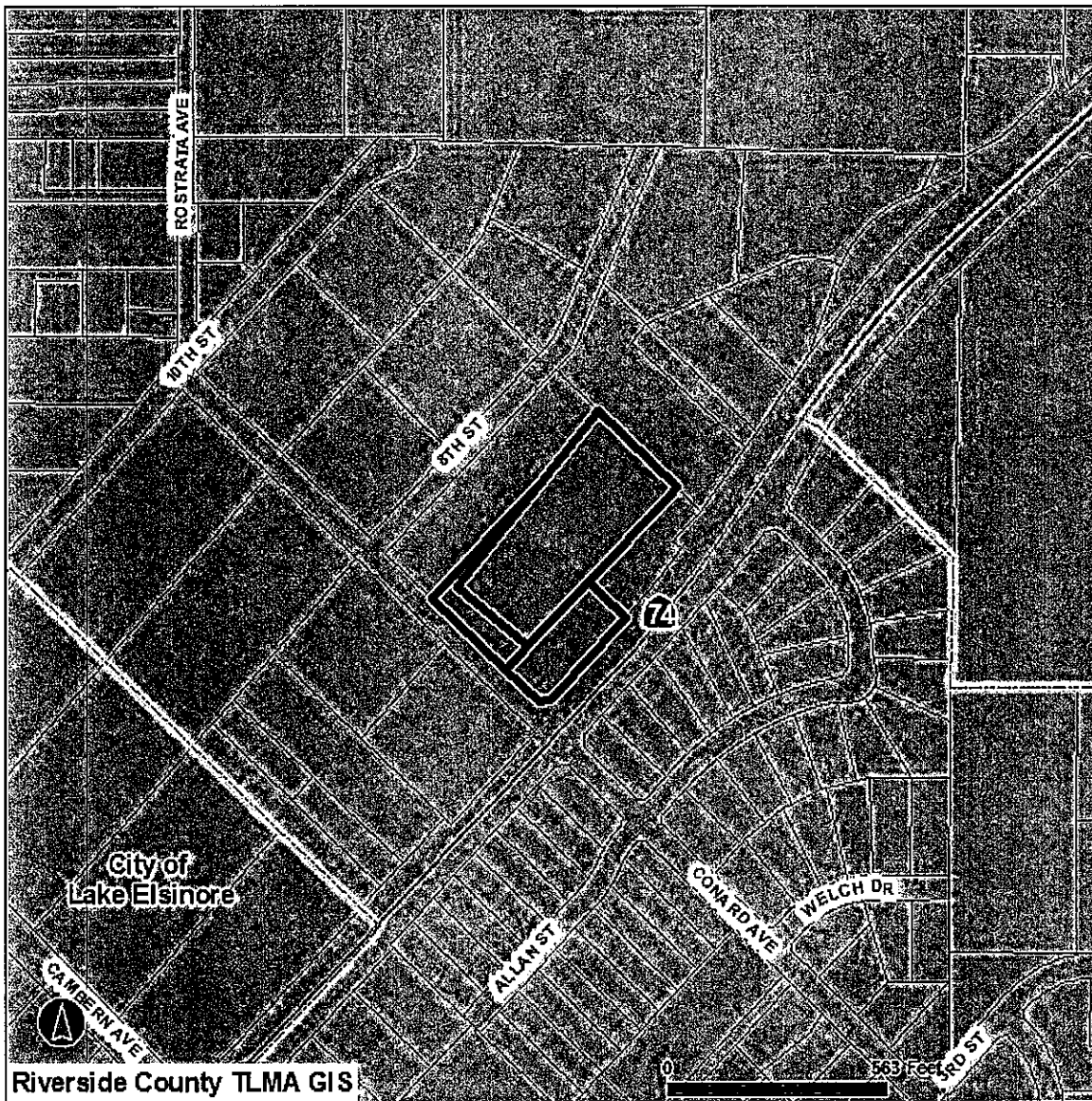
IMPORTANT

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REPORT PRINTED ON...Thu Nov 03 15:16:10 2011

Version 111019

PP20158 - AREA PLAN



Selected parcel(s):
 377-372-015 377-372-027 377-372-033

AREA PLAN

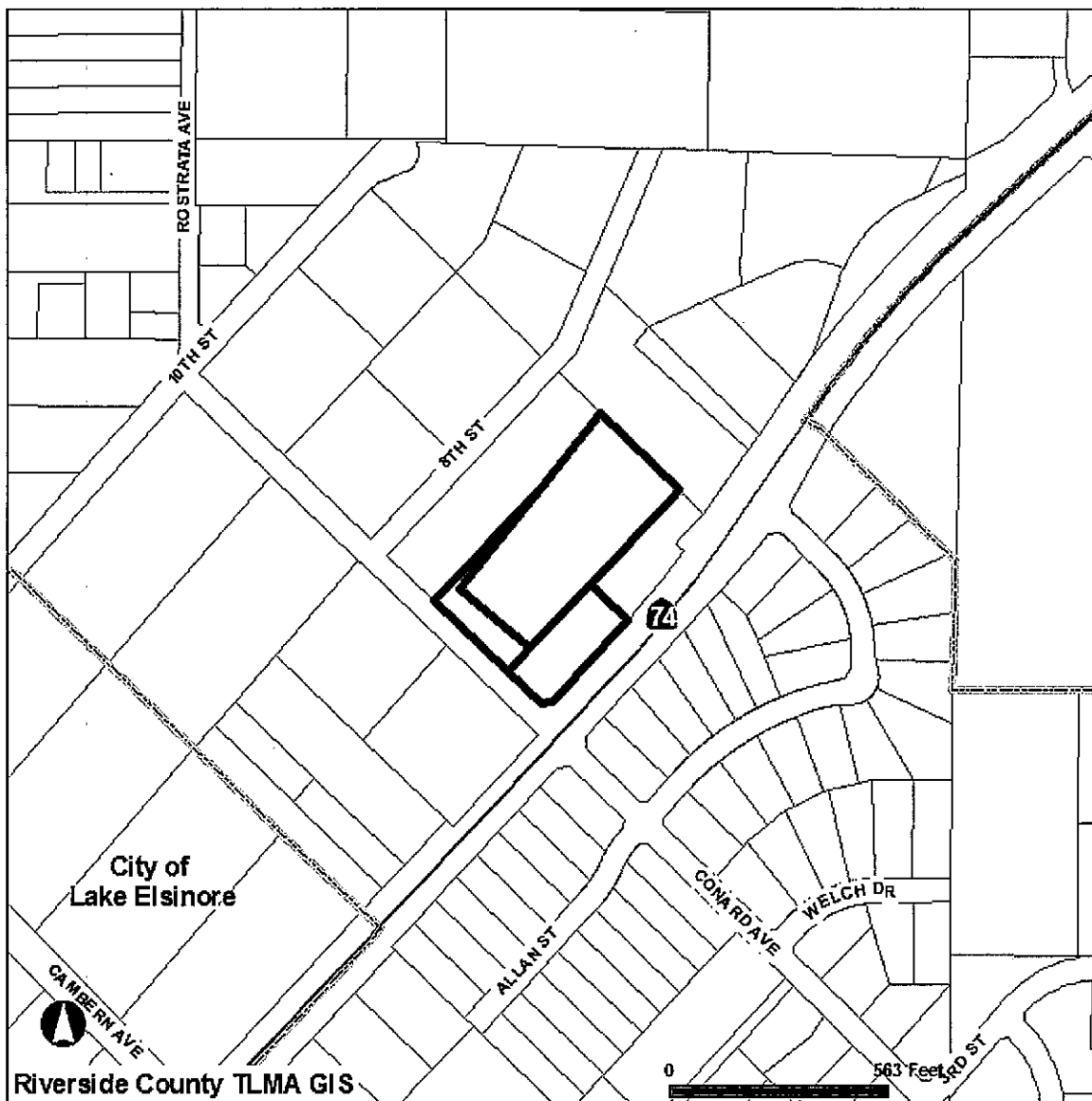
- SELECTED PARCEL
- PARCELS
- INTERSTATES
- ELSINORE
- HIGHWAYS
- CITY

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...Thu Nov 03 15:16:28 2011
 Version 111019

PP20158 - ZONING AREA



Selected parcel(s):
 377-372-015 377-372-027 377-372-033

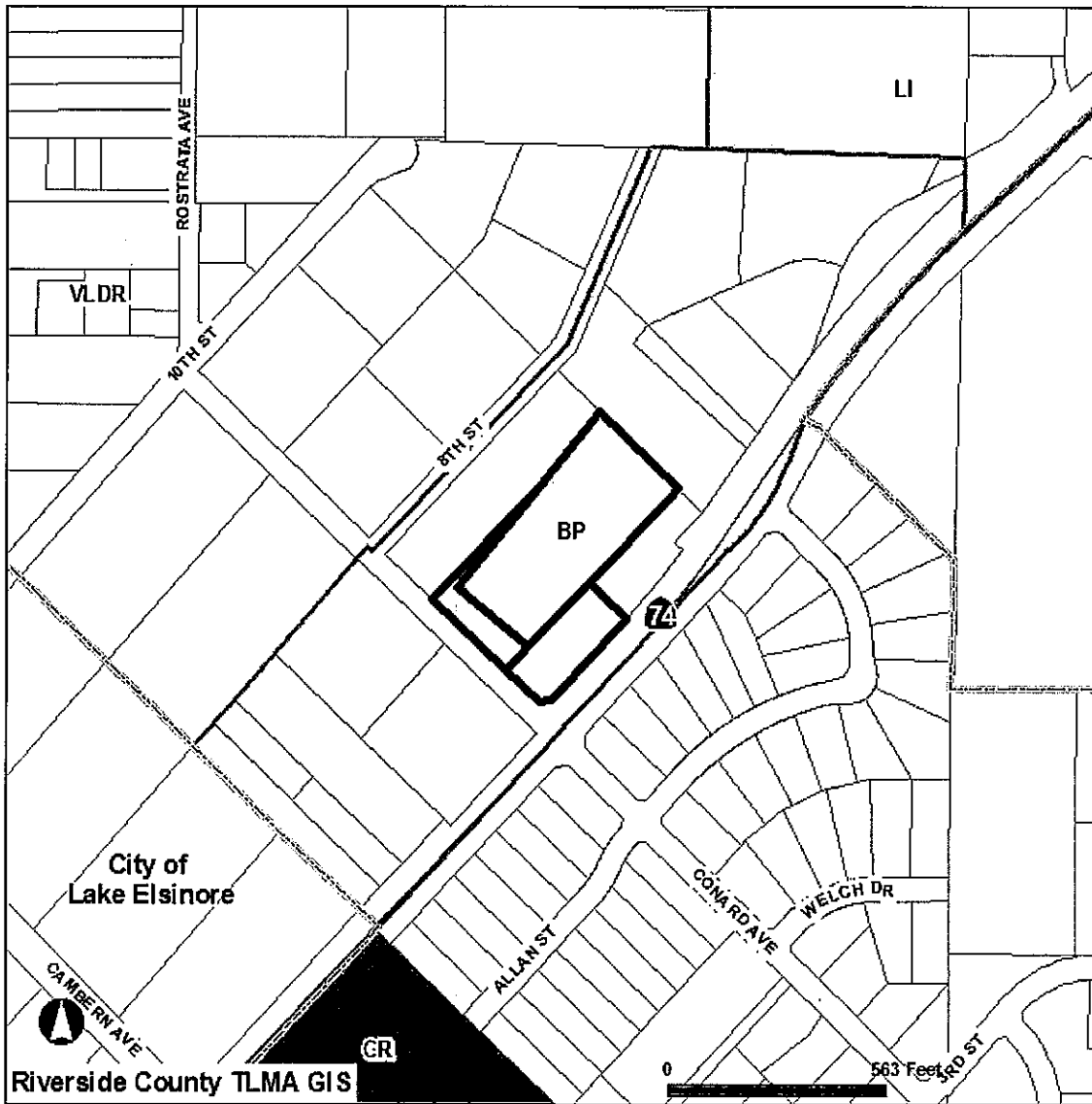
ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
 - INTERSTATES
 - HIGHWAYS
 - PARCELS
- MEADOWBROOK AREA

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...Thu Nov 03 15:17:33 2011
 Version 111019

PP20158 - LAND USE



Selected parcel(s):
 377-372-015 377-372-027 377-372-033

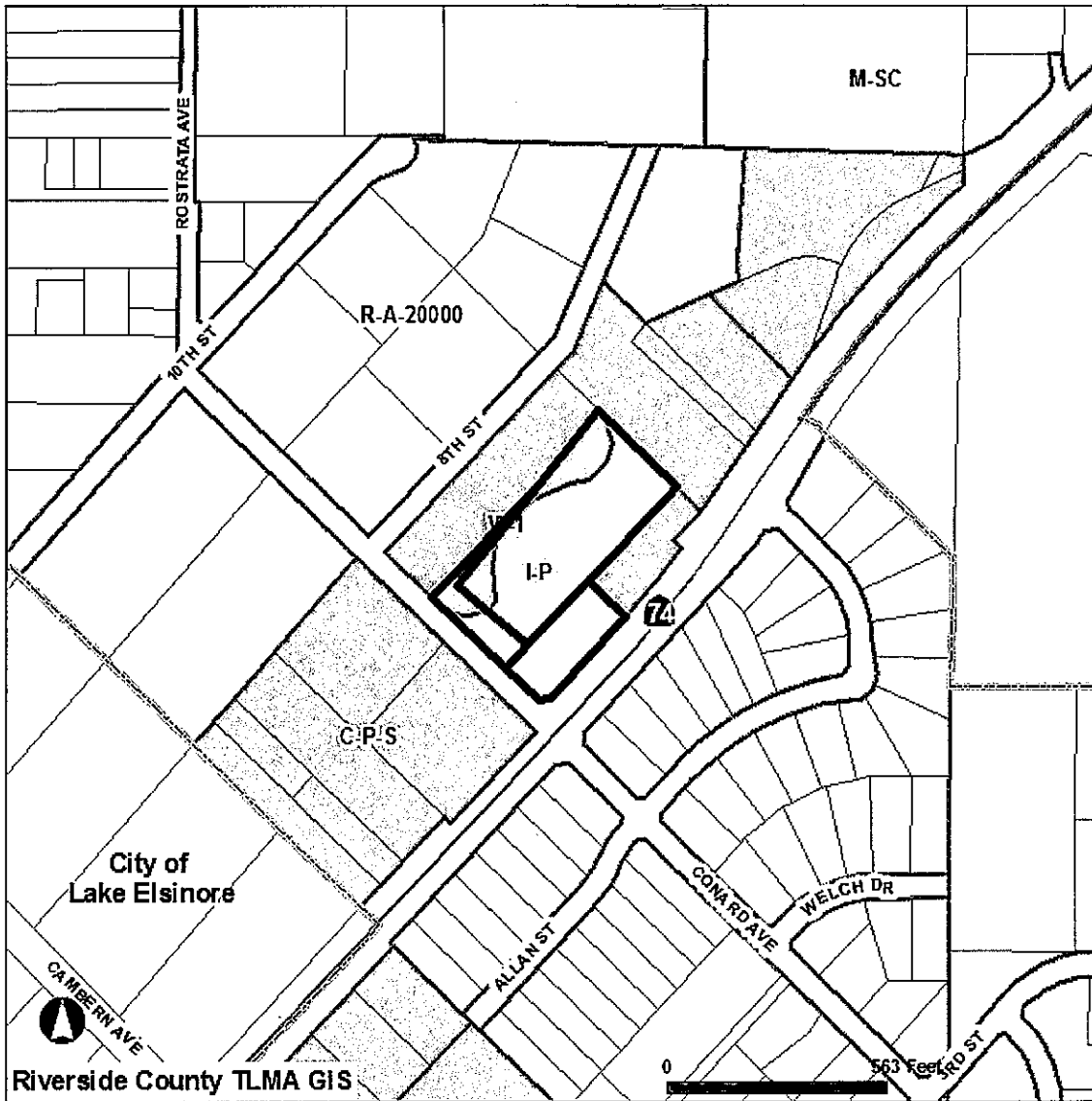
LAND USE

- | | | | |
|-------------------------------------|--------------------|------------------------|-----------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | BP - BUSINESS PARK | CR - COMMERCIAL RETAIL | LI - LIGHT INDUSTRIAL |
| VLDR - VERY LOW DENSITY RESIDENTIAL | | | |

IMPORTANT
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REPORT PRINTED ON...Thu Nov 03 15:16:44 2011
 Version 111019

PP20158 - ZONING



Selected parcel(s):
 377-372-015 377-372-027 377-372-033

ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | I-P |
| M-SC | R-A-20000 | W-1 | |

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...Thu Nov 03 15:17:13 2011

Version 111019

Extension of Time Environmental Determination

Project Case Number: PP20158

Original E.A. Number: EA39984

Extension of Time No.: First

Original Approval Date: December 9, 2008

Project Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan

Project Description: Construction and operation of a self-storage facility which includes one 3,854 sq. ft. office building, two two-story storage buildings, and four single-story storage buildings. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space and four parking spaces.

On December 15, 2011, 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: David Mares
David Mares, Principal Planner

Date: 12/15/2011
For Carolyn Syms Luna, Director

74-CENTRAL SELF STORAGE, LLC

December 12, 2011

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

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158


Dear Ms. Morales,

We find the conditions acceptable per your email dated December 12, 2011 (attached hereto) for the extension periods outlined which are outlined as follows:

10.PLANNING.48	80.PLANNING.38	90.PLANNING.37
10.PLANNING.49	90.BS GRADE.2	90.PLANNING.38
10.PLANNING.50	90.BS GRADE.3	90.PLANNING.39
60.BS GRADE.11	90.BS GRADE.4	
60.BS GRADE.12	90.BS GRADE.5	
80.BS GRADE.2	90.BS GRADE.6	
80.PLANNING.37	90.BS GRADE.7	

If you should have any further questions please contact me or our consultant Trip Hord. His e-mail is attached at the top as well.

Regards,



Richard Hanson
General Partner

TRIP HORD ASSOCIATES

December 14, 2011

Carolyn Syms Luna
Planning Director
Riverside County Planning Department
4080 Lemon St. 12th Floor
Riverside, CA 92501
ATTN: Catherine Morales

RE: Plot Plan 20158 Extension of Time No.1

Dear Ms. Syms-Luna:

Please accept the following explanation for the request for an Extension of Time on the above referenced Plot Plan application.

The proposed improvement and grading plans are being prepared by Jones-Cahl Associates. At the present time, we are completing plan check review with Cal Trans District 8 for our Highway 74 frontage requirements. Although the current economic conditions are difficult, it is anticipated that the project will move forward in calendar year 2012 with further plan check with the County of Riverside for our on and off-site improvements as described in the Conditions of Approval.

On behalf of the Applicant for this case, I thank you for your assistance in moving this project through the County's land use approval process. If you require further information or have any questions, please do not hesitate to call me at (951) 684-9615.

Sincerely,



Trip Hord

cc: Rick Hanson

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875

PLOT PLAN:TRANSMITTED Case #: PP20158

Parcel: 377-372-027

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 48

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. 49

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

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Parcel: 377-372-027

10. GENERAL CONDITIONS

10.PLANNING. 49

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. 50

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

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10. GENERAL CONDITIONS

10.PLANNING. 50 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 USE - APPROVED WQMP EOT1 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.

60.BS GRADE. 12 USE-PRE-CONST MTG EOT1 RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE-ROUGH GRD APPRVL EOT1 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE-ROUGH GRD APPRVL EOT1 (cont.) RECOMMND

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

4.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.

PLANNING DEPARTMENT

80.PLANNING. 37 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 37

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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

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11:13

Riverside County LMS
CONDITIONS OF APPROVAL

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 37 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.
EOT1

80.PLANNING. 38 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 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 INSP EOT1 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

PLOT PLAN:TRANSMITTED Case #: PP20158

Parcel: 377-372-027

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE-WQMP BMP INSP EOT1 (cont.) RECOMMND

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 EOT1 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 EOT1 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 EOT1 RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 6 USE-REQ'D GRDG INSP'S EOT1 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 completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

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Parcel: 377-372-027

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE-PRECISE GRDG APPRVL EOT1

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) 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.

12/12/11
11:13

Riverside County LMS
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Parcel: 377-372-027

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 37 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. 38 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 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

12/12/11
11:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN:TRANSMITTED Case #: PP20158

Parcel: 377-372-027

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39

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

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

DATE: November 7, 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
P.D. Archaeologist – L. Mouriquand

FIRST EXTENSION OF TIME for PLOT PLAN NO. 20158 – Applicant: Trip Hord Associates - Fifth Supervisorial District – Meadowbrook Area – Elsinore Area Plan Community Development: Business Park (CD:BP) (0.25-060 Floor Area Ratio) – Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan – 4.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) – **APPROVED PROJECT DESCRIPTION:** Construction and operation of a self-storage facility which includes one 3,854 sq. ft. office building, two two-story storage buildings, and four single-story storage buildings. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space and four parking spaces. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2012.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **December 8, 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.

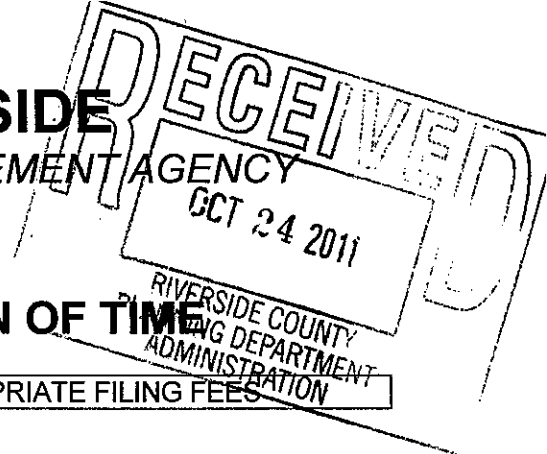
Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set by the 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 DIFFERENTIATE 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**.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP 20158 DATE SUBMITTED: 10-24-11

Assessor's Parcel Number(s): 377-372-015,027, & 033

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: December 9, 2008

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

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

Daytime Phone No: (951) 684-9615 Fax No: (951) 789-4951

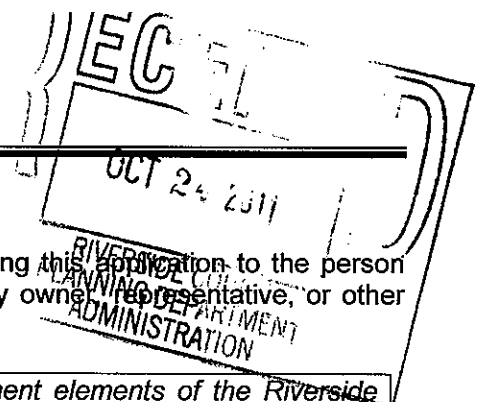
Property Owner's Name: 74 Central Self Storage LLC E-Mail: yohanson1@cox.net

Mailing Address: 22205 Shady Rim Circle
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 768-0855 Fax No: (949) 470-4781

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.

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.

TRIP HARD ASSOCIATES
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.

74 CENTRAL SELF STORAGE LLC
PRINTED NAME OF PROPERTY OWNER(S)

see Attached
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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



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.

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TRIP HORD ASSOCIATES
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.

74 CENTRAL SELF STORAGE LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] **MANAGER**
SIGNATURE OF PROPERTY OWNER(S)

RICHARD RIDGEWAY - MGR
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.

