

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

919B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 15, 2012

SUBJECT: SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 30790 -
Applicant: Ciara Layne – Third/Third Supervisorial District.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on January 18, 2012.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

APPROVED the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 30790**, extending the expiration date and to reflect SB1185, AB333 and AB208 benefits to July 14, 2014, 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: *O.M.*
CSL:cm

REVIEWED BY EXECUTIVE OFFICE
DATE *2/15/2012*
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: 3/3

Agenda Number:

1.2

Agenda Item No. 11.1
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: David Mares
Planning Commission Hearing: January 18, 2012

TENTATIVE PARCEL MAP NO. 30790
SECOND EXTENSION OF TIME
Applicant: Ciara Layne

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed 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 TENTATIVE PARCEL MAP NO. 30790

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 nineteen (19) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval, 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 ten (10) Conditions of Approval and the Building and Safety Department (Grading Division), is recommending the addition of four (4) 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 19, 2011) indicating the acceptance of the nineteen (19) recommended conditions.

D.M.

TENTATIVE PARCEL MAP NO. 30790
SECOND EXTENSION OF TIME REQUEST
PLANNING COMMISSION: January 18, 2012
Page 2 of 2

FURTHER PLANNING CONSIDERATIONS:

On July 13, 2004, the Board of Supervisors tentatively approved Amendment No. 11 to Specific Plan No. 106, tentatively approved Change of Zone No. 6745 and approved Tentative Parcel Map No. 30790 as recommended by the Planning Commission on May 19, 2004.

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, SB1185 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 13, 2014. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST for **TENTATIVE PARCEL MAP NO. 30790**, extending the expiration date and to reflect SB1185, AB333 and AB208 benefits to July 13, 2014, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 30790 – Applicant: Ciara Layne – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR), Light Industrial (CD-LI) and Open Space: Conservation (OS-C) – Location: Northerly of Auld Road and easterly of Leon Road – 20.05 Acres – Zoning: Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC) and Open Area Combining Zone - Residential Developments (R-5) – **APPROVED PROJECT DESCRIPTION:** Schedule E subdivision of 20.05 acres into 14 commercial lots, 5 manufacturing lots, 1 open space lot and 2 detention basin lots. – **REQUEST:** **SECOND EXTENSION OF TIME** for **TENTATIVE PARCEL MAP NO. 30790** and to reflect benefits of SB1185, AB333 and AB208 to **JULY 13, 2014**.

GENERAL NOTES

OWNER
 PETER A. VAN KATWRIGHT
 214 N. 2nd Street
 The Netherlands

APPLICANT
 PETER A. VAN KATWRIGHT
 214 N. 2nd Street
 The Netherlands

ENGINEER
 ALBERT A. NEUBERGER
 1000 W. 1st Street
 Orem, UT 84401

ASSESSOR'S PARCEL NO.'s
 88-00-001

ACREAGE
 20 00 ACRES REDEV. DISTRICT
 20 00 ACRES TOTAL

LAND USE
 REDEV. DISTRICT
 20 00 ACRES TOTAL

UTILITIES
 WATER: EASTERN NATIONAL WATER DISTRICT
 SEWER: EASTERN NATIONAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: MOUNTAIN VIEW TELEPHONE COMPANY

SCHOOL DISTRICT
 HONOLULU VALLEY UNION SCHOOL DISTRICT

NOTES
 1. ALL IMPROVEMENTS SHALL BE FOR SCHEDULE "C".
 2. SIDE WALKS SHALL BE 5' WIDE FOR EACH SIDE.
 3. IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 4. ALL SURFS ARE 2" MIN. UNLESS OTHERWISE NOTED.
 5. PAVED DRIVEWAYS SHALL BE 10' WIDE.
 6. DRIVEWAYS SHALL BE RESTRICTED TO LEON ROAD AND ALOHA ROAD.
 7. DRIVEWAYS SHALL BE 10' WIDE.
 8. DRIVEWAYS SHALL BE 10' WIDE.
 9. DRIVEWAYS SHALL BE 10' WIDE.
 10. DRIVEWAYS SHALL BE 10' WIDE.
 11. DRIVEWAYS SHALL BE 10' WIDE.
 12. DRIVEWAYS SHALL BE 10' WIDE.
 13. DRIVEWAYS SHALL BE 10' WIDE.
 14. DRIVEWAYS SHALL BE 10' WIDE.
 15. DRIVEWAYS SHALL BE 10' WIDE.
 16. DRIVEWAYS SHALL BE 10' WIDE.
 17. DRIVEWAYS SHALL BE 10' WIDE.
 18. DRIVEWAYS SHALL BE 10' WIDE.

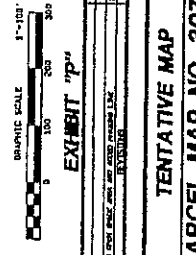


EXHIBIT 11/11/51

TENTATIVE MAP
PARCEL MAP NO. 30790

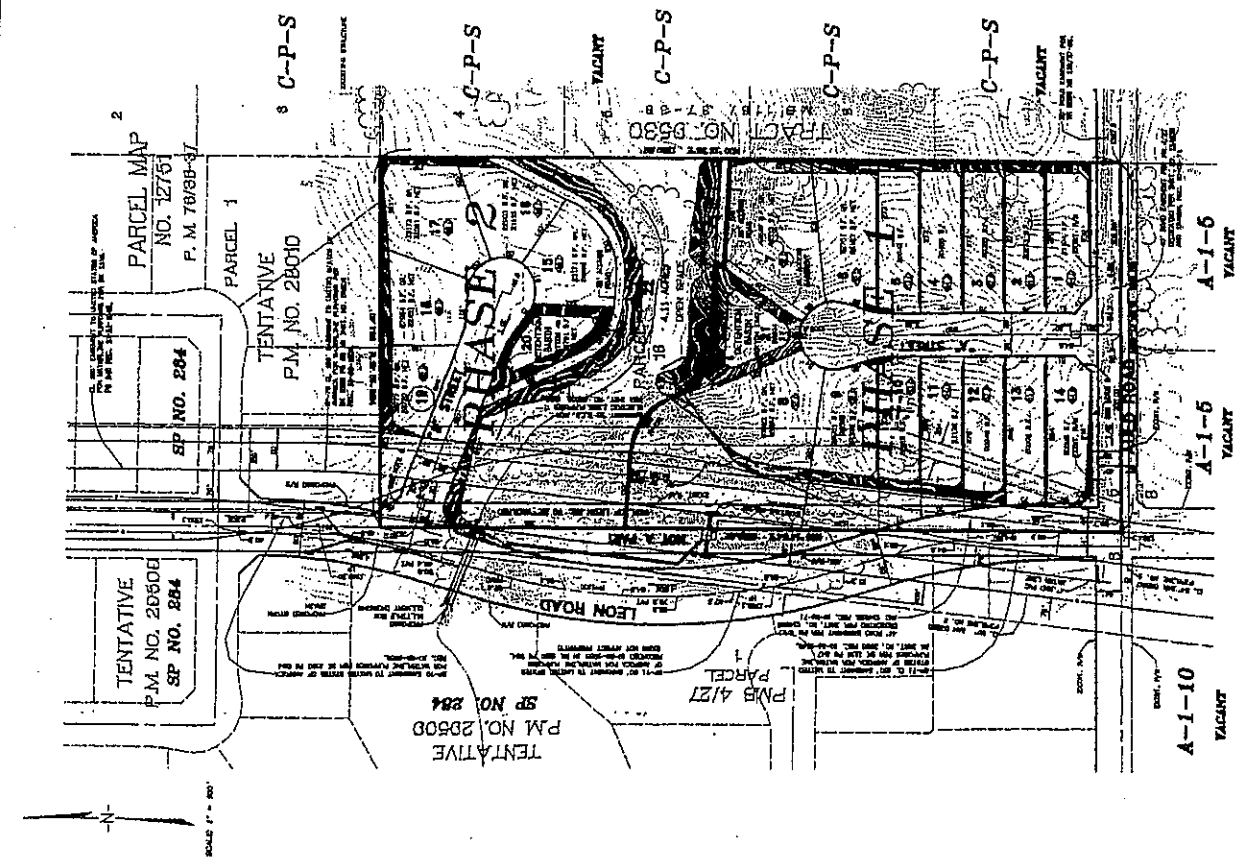
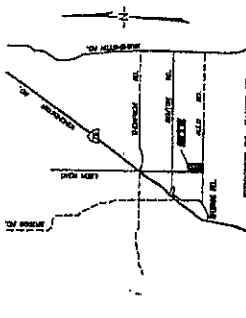
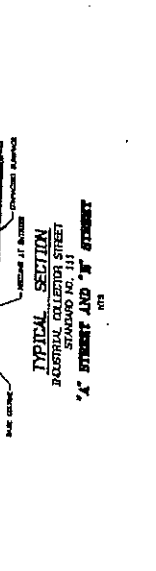
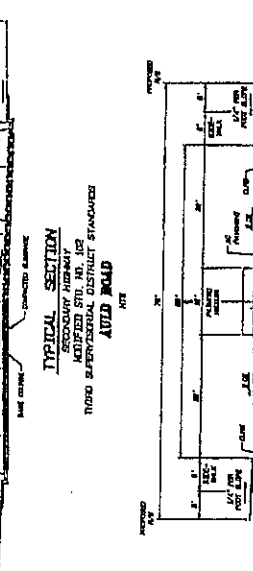
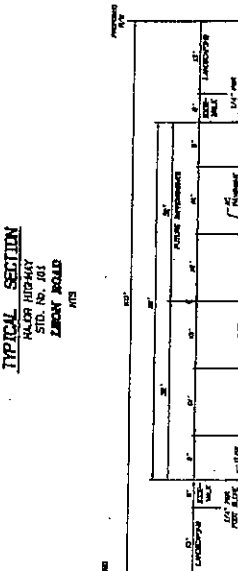
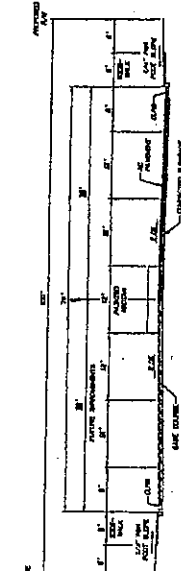
APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HAWAII, JULY 1, 1951.

FILE NO. 30790

WINTER

DATE: JULY 1, 1951

BY: [Signature]



PM30790 - AERIAL PHOTO



Selected parcel(s):
963-010-005


LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

 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 12:34:52 2011

Version 111019

PM30790 - SUPERVISORIAL DISTRICT



Selected parcel(s):
963-010-005

SUPERVISORIAL DISTRICTS

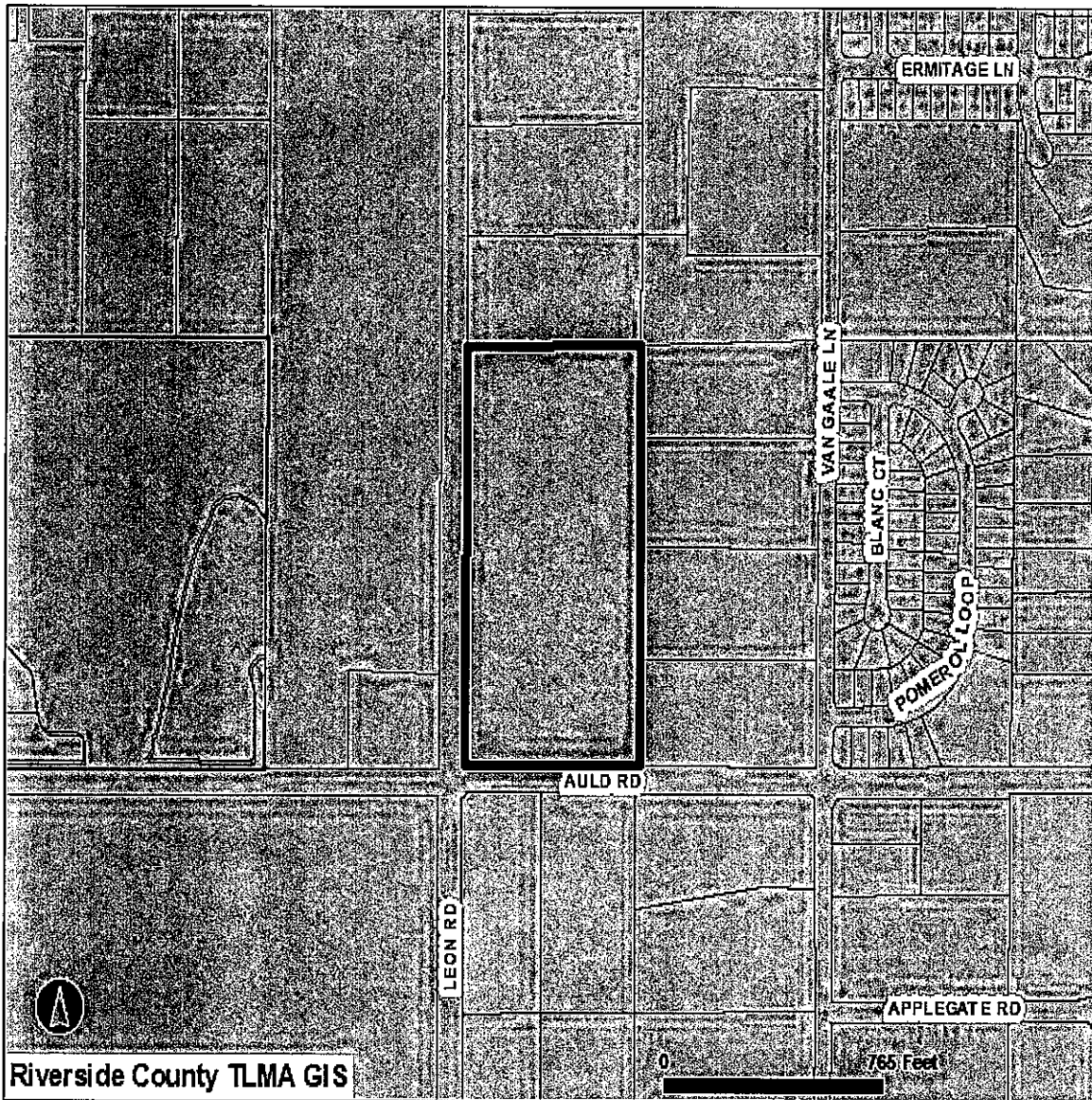
- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- DISTRICT 3
SUPERVISOR JEFF STONE
- CITY

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...Thu Nov 03 12:34:03 2011

Version 111019

PM30790 - AREA PLAN



Selected parcel(s):
963-010-005

AREA PLAN

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- SOUTHWEST AREA
- 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 12:37:39 2011
Version 111019

PM30790 - LAND USE



Selected parcel(s):
963-010-005

AREA PLAN

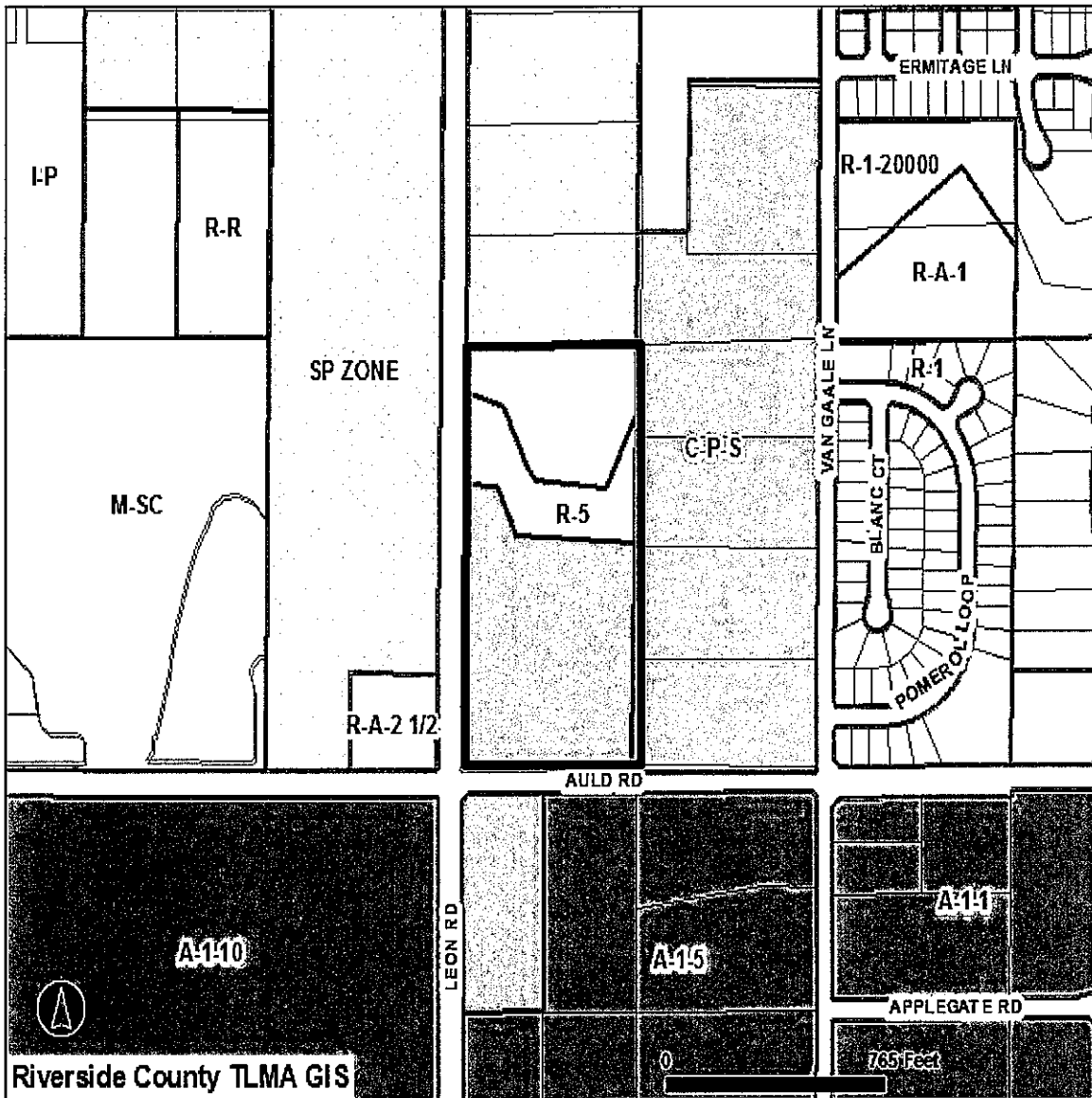
IMPORTANT

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 12:38:01 2011

Version 111019

PM30790 - ZONING



Selected parcel(s):
963-010-005

LAND USE

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 12:38:18 2011

Version 111019

Extension of Time Environmental Determination

Project Case Number: PM30790
Original E.A. Number: EA38883
Extension of Time No.: Second
Original Approval Date: July 13, 2008
Project Location: Northerly of Auld Road and easterly of Leon Road

Project Description: Schedule E subdivision of 20.05 acres into 14 commercial lots, 5 manufacturing lots, 1 open space lot and 2 detention basin lots.

On December 21, 2011, this Tentative Parcel Map 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: 12/21/2011
For Carolyn Syms Luna, Director



4680 La Jolla Village Drive, #100
 San Diego, California 92122
 Telephone: 858.455.1515
 Facsimile: 858.546.9146
 www.colliers.com

December 19, 2011

County of Riverside
 Attn: Catherine Morales
 Riverside County Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

**RE: 2nd EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 30790
 Murrieta, California**

Dear Ms. Morales,

We are in receipt of your email dated Monday, December 12, 2011 regarding the proposed additional conditions required by the LDC to approve our extension of time. Below is the list of the proposed additional conditions:

- | | | |
|-----------------|-----------------|----------------|
| 10. FLOOD RI.7 | 60. BS GRADE.5 | 90. BS GRADE.5 |
| 10. PLANNING.18 | 60. BS GRADE.6 | 90. PLANNING.4 |
| 10. PLANNING.19 | 60. FLOOD RI.8 | 90. PLANNING.5 |
| 10. PLANNING.20 | 60. PLANNING.28 | 90. PLANNING.6 |
| 50. FLOOD RI.10 | 80. BS GRADE.2 | 90. PLANNING.7 |
| 50. PLANNING.25 | 80. PLANNING.3 | |
| 50. PLANNING.26 | 80. PLANNING.5 | |

Rabobank, N.A. (Property Owner), has authorized me, Ciara Layne (Extension of Time Applicant) to accept all of the nineteen (19) new conditions of approval.

Please continue with the processing of the Extension of Time.

Sincerely,
COLLIERS INTERNATIONAL

Ciara Layne
 Extension of Time Applicant

RABOBANK, N.A.

Maureen Enright by Ray Sereni, V.P. OREO Mgr.
 Extension of Time Property Owner

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 7 MAP WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the Parcel Map layout.

PLANNING DEPARTMENT

10.PLANNING. 18 GEN - IF HUMAN REMAINS EOT2

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 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. 19 GEN - INADVERTANT ARCHAEO EOT2

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

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

10. GENERAL CONDITIONS

10.PLANNING. 19 GEN - INADVERTANT ARCHAEO EOT2 (cont.) RECOMMND

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 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.

10.PLANNING. 20 MAP - 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

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.
EOT2

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP WQMP REQUIREMENTS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 25 MAP - LC LNDSCP COMMN AREA MNT RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

50. PRIOR TO MAP RECORDATION

50.PLANNING. 25 MAP - LC LNDSCP COMMN AREA MNT (cont.) RECOMMND

organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT2

50.PLANNING. 26 MAP- ECS NOTE ARCHAEOLOG EOT2 RECOMMND

he following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-3236 was prepared for this property on OCTOBER 19, 2003 by MCKENNA ET AL and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions (archaeological monitoring) based on the results of the report."

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 5 MAP - APPROVED WQMP EOT2 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 controlled BMPs have been included on the grading plan.

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP-PRE-CONSTR MTG EOT2 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 8 MAP WQMP REQUIREMENTS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 28 GEN- CULT RESOURCES PROF EOT2 RECOMMND

As a result of information and recommendations contained in archaeological evaluation study number PD-A-3236, prepared by McKenna et al., dated October 19, 2003, the project area has been determined to be sensitive for prehistoric Native American cultural resources.

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 Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist 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.

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 GEN- CULT RESOURCES PROF EOT2 (cont.) RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 MAP-ROUGH GRD APPROVAL EOT2 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.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP-ROUGH GRD APPROVAL EOT2 (cont.) RECOMMND

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. 3 MAP - 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

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - 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.

2)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.

EOT2

80.PLANNING. 5 MAP - 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

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PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.
EOT2

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 MAP-NO PRECISE GRD APRVL EOT2 RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

PLANNING DEPARTMENT

90.PLANNING. 4 GEN - CULTURAL RESOURCES RPT 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 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.

90.PLANNING. 5 MAP - LC LNDS CP 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

PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - LC LNDSCP INSPCT DEPOSIT (cont.) RECOMMND

the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.
EOT2

90.PLANNING. 6 MAP - 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.
EOT2

90.PLANNING. 7 MAP - 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 n 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM30790

Parcel: 958-060-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7

MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

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.
EOT2

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 3, 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. Archaeology – L. Mouriquand
P.D. Landscaping Section

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 30790 – Applicant: Ciara Layne – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Retail (CD-CR), Light Industrial (CD-LI) and Open Space: Conservation (OS-C) – Location: Northerly of Auld Road and easterly of Leon Road – 20.05 Acres - Zoning: Scenic Highway Commercial (C-P-S), Manufacturing - Service Commercial (M-SC) and Open Area Combining Zone - Residential Developments (R-5) **APPROVED PROJECT DESCRIPTION:** Schedule E subdivision of 20.05 acres into 14 commercial lots, 5 manufacturing lots, 1 open space lot and 2 detention basin lots. **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30790** and to reflect benefits of SB1185, AB333 and AB208 to JULY 13, 2014.

NOTE: The 2nd EOT for PM30790 was originally scheduled on the July 24, 2008 LDC Comment Agenda. It is being transmitted again to ensure the Recommended Conditions of Approval are up to date.

Please review the attached information, together with your existing records for the above-described project. 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 are to have completed their review prior to the above referenced 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 to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

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)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

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 Minor Change or Revised Map to the Approved Map, 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**, Planning Technician, at (951) 955-1681 or email at **CATMORAL@rctlma.org / MAILSTOP# 1070**.



Rabobank

October 21, 2011

Ciara Layne
Colliers International
4660 La Jolla Village Drive, Suite 100
San Diego, CA 92122

Re: Application for Extension of Time
Property: NEC Leon Road & Auld Road, French Valley, CA
APN#963-010-005 (18.15 acres)

Dear Ciara:

This will confirm that Rabobank gives you authorization to sign, on its behalf, the Extension of Time Application with the Riverside County Planning Department. This extension is in regards to the entitlements for the above noted property.

Please find attached a copy of the Deed Assignment showing the property is currently held in Rabobank's entity known as NWK1, Inc.

I can be reached at the phone number noted below should you need to speak with me on Monday. It is my understanding that you have a meeting that day with the Planning Department to file the Extension.

Thank you for your assistance in this regard,

Sincerely,

Maureen Enright
Special Assets Officer

Rabobank, N.A.
Special Assets Management
Address: 1407 I St., Modesto, California 95354
Telephone: 209-557-8881
Fax: 209-576-1728
E-Mail: Maureen.Enright@rabobank.com
Website: www.rabobankamerica.com

Recording Requested by:

When Recorded Mail To:
WT Capital Lender Services
7522 North Colonial Avenue, Suite 101
Fresno, California 93711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No.: 2235148-1
TS No: 11-10616-06

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:

NWK1, Inc.

all beneficial interest under that certain Deed of Trust dated: 6/26/2007 executed by French Valley Business Park I, L.P., a Delaware limited partnership, as Trustor(s), to Rabobank, N.A., as Trustee, and recorded as Instrument No. 2007-0423499, on 6/28/2007, of Official Records, in the office of the County Recorder of Riverside County, California together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust.

Date: August 8, 2011

Rabobank, N.A.

By: 
Robert M. Zachmann
Vice President

State of California } ss
County of Riverside }

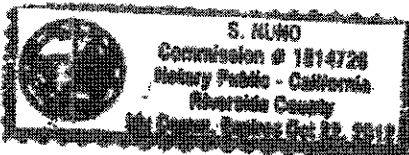
On 8/10/11 before me, S. Nuno, Notary Public,
personally appeared

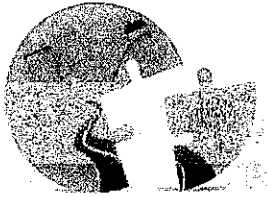
***** Robert M. Zachmann***** who proved to me on the basis of satisfactory evidence to be the person(x) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State or California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

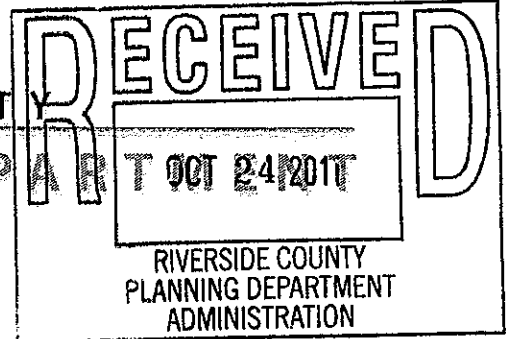
Signature  (Seal)





Carolyn Syms Luna
Director

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: PM 30790 DATE SUBMITTED: 10/20/2011

Assessor's Parcel Number(s): 963-010-005

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: 7/13/2004

Applicant's Name: Ciara Layne E-Mail: ciara.layne@colliers.com

Mailing Address: 4660 La Jolla Village Drive, Suite 100

San Diego ^{Street} CA 92122

City State ZIP

Daytime Phone No: (949) 279-0685 Fax No: (760) 494-4069

Property Owner's Name: Rabobank, N.A. E-Mail: maureen.enright@rabobank.com

Mailing Address: 1407 I Street

Modesto ^{Street} CA 95354

City State ZIP

Daytime Phone No: (209) 557-8881 Fax No: (209) 576-1728

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.

Ciara Layne

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.

MAUREEN EWEIGHT Fox Rabobank NA

PRINTED NAME OF PROPERTY OWNER(S)



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.

