

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

401B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 28, 2014

SUBJECT: FIRST and SECOND EXTENSION OF TIME for PLOT PLAN NO. 23358 (FTA 2007-20) - Applicant: MDMG, Inc. – First/First Supervisorial District.

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE the FIRST and SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358, extending the expiration date to September 13, 2015, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence

Juan C. Perez
TLMA Director/Interim Planning
Director

(Continued on next page)

JCP:da *D.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS:				Budget Adjustment:	N/A
				For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: APPROVE

BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 16.1 09/13/11 | District: 1/1 | Agenda Number:

3-64

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST and SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 23358 (FTA 2007-20)**

DATE: August 28, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Plot Plan was initially approved by the Board of Supervisors on September 13, 2011. The applicant of the subject case has requested an extension of time to begin substantial construction. As part of the review of these extension of time requests, it was determined necessary to recommend the addition of twelve (12) new conditions of approval in order to make a determination that these extension of time requests do not adversely affect the general health, safety and welfare of the public. These additional conditions address the latest requirements in Building and Safety: Grading Department standards. The applicant was informed of these recommended conditions and has agreed to accept them.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review process and all impacts have previously been analyzed under an adopted Mitigated Negative Declaration (EA41923).

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: August 28, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: FIRST and SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 23358 (FTA 2007-20)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 28, 2014

SUBJECT: FIRST and SECOND EXTENSION OF TIME for PLOT PLAN NO. 23358 (FTA 2007-20) - Applicant: MDMG, Inc. – First/First Supervisorial District.

RECOMMENDED MOTION: That the Board of Supervisors:

APPROVE the FIRST and SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358, extending the expiration date to September 13, 2015, subject to all the previously approved and/or amended conditions of approval with the applicant's consent.

Departmental Concurrence

(Continued on next page)

Juan C. Perez
TLMA Director/Interim Planning
Director

JCP:da *D.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS:				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FIRST and SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 23358 (FTA 2007-20)**

DATE: August 28, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Plot Plan was initially approved by the Board of Supervisors on September 13, 2011. The applicant of the subject case has requested an extension of time to begin substantial construction. As part of the review of these extension of time requests, it was determined necessary to recommend the addition of twelve (12) new conditions of approval in order to make a determination that these extension of time requests do not adversely affect the general health, safety and welfare of the public. These additional conditions address the latest requirements in Building and Safety: Grading Department standards. The applicant was informed of these recommended conditions and has agreed to accept them.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review process and all impacts have previously been analyzed under an adopted Mitigated Negative Declaration (EA41923).

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. STAFF REPORT

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First/First
Project Planner: Damaris Abraham
Board of Supervisors:

PLOT PLAN NO. 23358 (FTA 2007-20)
FIRST AND SECOND EXTENSION OF TIME
Applicant: MDMG, Inc.

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 pulled for discussion, 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 previously been analyzed under an adopted Mitigated Negative Declaration (EA41923) 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 and SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated July 22, 2014), construction has not occurred within the required period of time due the economic downturn that resulted lack of demand and wary investors.

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 twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building Safety Department (Grading Division) is recommending the addition of twelve (12) 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 June 26, 2014) indicating the acceptance of the twelve (12) recommended conditions.

**PLOT PLAN NO. 23358 (FTA 2007-20)
FIRST AND SECOND EXTENSION OF TIME REQUEST
BOARD OF SUPERVISORS:
Page 2 of 2**

RECOMMENDATION:

APPROVAL of the FIRST and SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358, extending the expiration date to September 13, 2015, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST and SECOND EXTENSION OF TIME for PLOT PLAN NO. 23358 (FTA 2007-20) – Applicant: MDMG, Inc. – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Temescal Canyon Road and westerly of Interstate 15 – 14.8 Gross Acres – Zoning: Commercial Office (C-O) – APPROVED PROJECT DESCRIPTION: A commercial office center consisting of nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft. to 10,810 sq. ft. – REQUEST: FIRST and SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358, extending the expiration date to September 13, 2015.

Y:\Planning Case Files-Riverside office\PP23358\1ST & 2ND EOT\PP23358 EOT1&2 SR.docx

PP23358



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

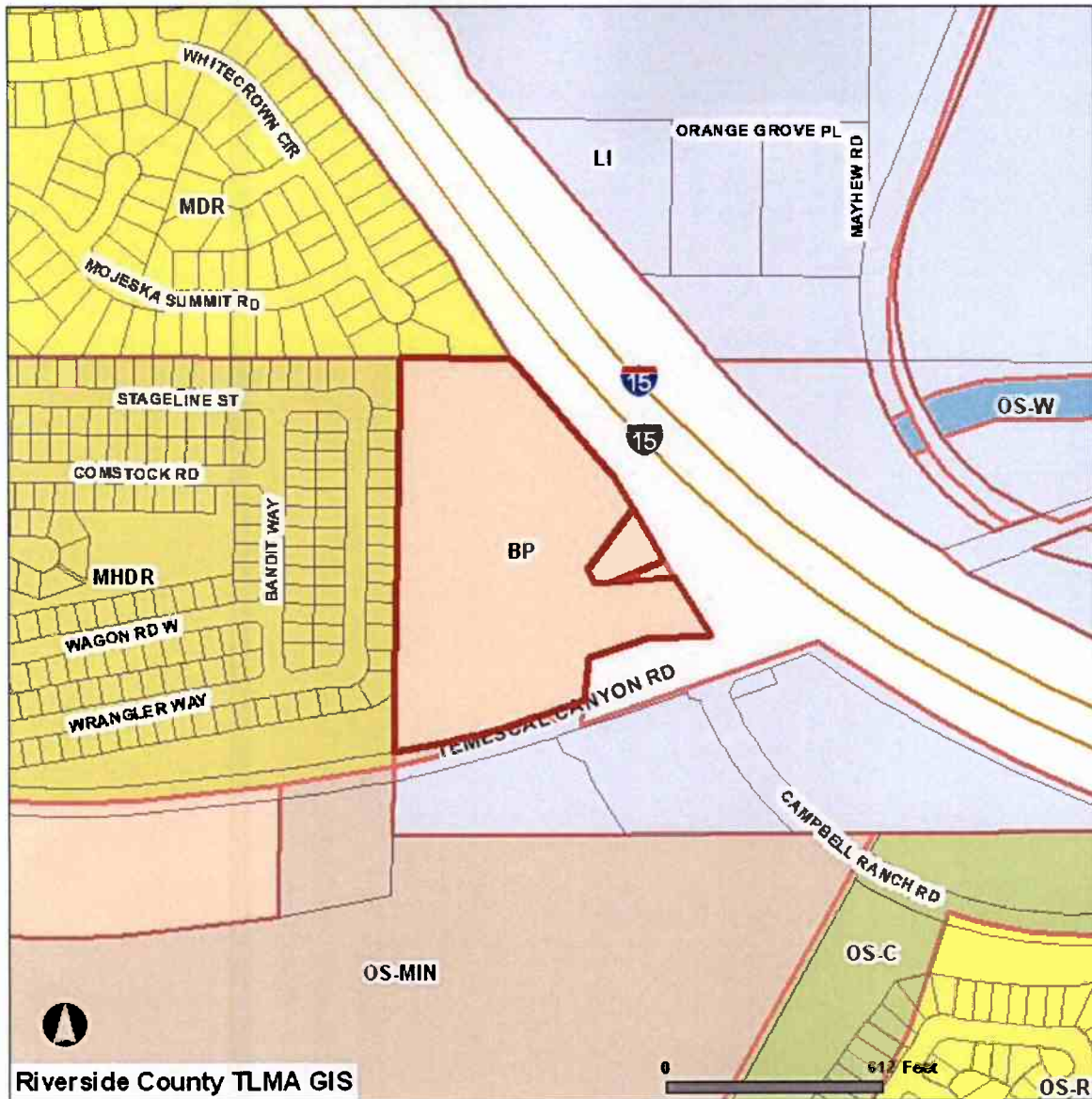
IMPORTANT

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

REPORT PRINTED ON... Tue May 27 09:29:55 2014

Version 131127

PP23358



Riverside County TLMA GIS

LAND USE

- | | | | |
|---------------------|----------------------------|----------------------------------|----------------------------------------|
| CASE | INTERSTATES | HIGHWAYS | PARCELS |
| BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-C - CONSERVATION | OS-MIN - MINERAL RESOURCES | OS-W - WATER | |

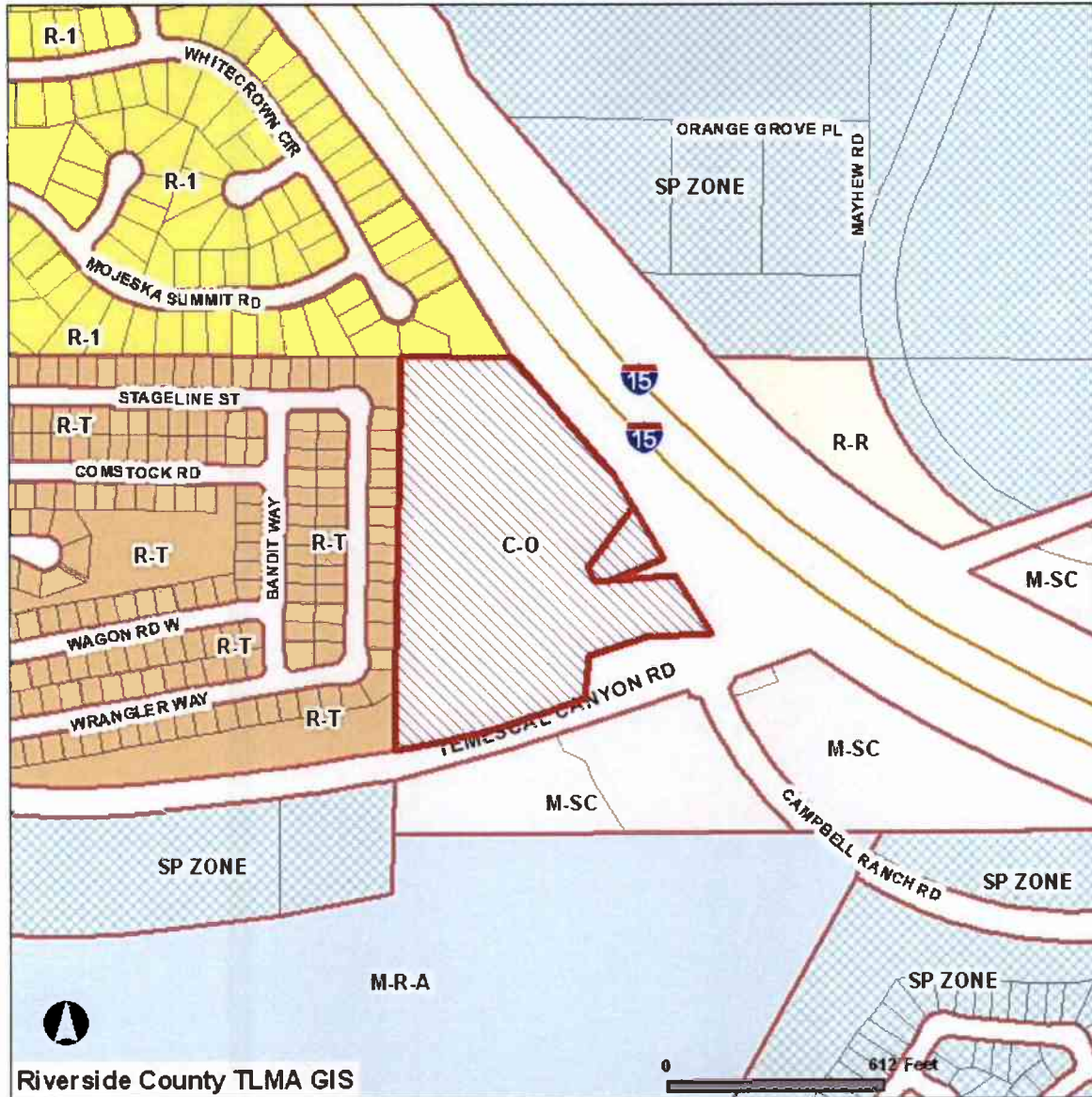
IMPORTANT

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REPORT PRINTED ON...Tue May 27 09:21:29 2014

Version 131127

PP23358



Riverside County TLMA GIS

ZONING

- CASE
- ZONING BOUNDARY
- R-R
- N INTERSTATES
- M-R-A
- R-T
- H HIGHWAYS
- M-SC
- SP ZONE
- PARCELS
- R-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...Tue May 27 09:18:27 2014

Version 131127

Extension of Time Environmental Determination

Project Case Number: PP23358
Original E.A. Number: EA41923
Extension of Time No.: First and Second
Original Approval Date: September 13, 2011
Project Location: Northerly of Temescal Canyon Road and westerly of Interstate 15

Project Description: A commercial office center consisting of nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft. to 10,810 sq. ft.

On 8/29/14, 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: 
Damaris Abraham, Urban Regional Planner

Date: August 28, 2014
For Juan C. Perez, Interim Planning Director



July 22, 2014

Riverside County Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92501

Attn: Juan C. Perez, Interim Planning Director

RE: PP 23358

Mr. Perez,

PP 23358 was approved September 13, 2011. Temescal Office Partners chose to get to the finish line with entitlements despite the economic downturn. The project has not commenced construction due to lack of demand and wary investors. My client is requesting their first extension of time to allow demand for professional office to strengthen.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J R Bach', is written over a light blue horizontal line.

James R. Bach
Project Manager

TEMESCAL OFFICE PARTNERS
3151 AIRWAY AVENUE UNIT U-2
COSTA MESA CA 92626
(714) 918-0515

June 26, 2014

Damaris Abraham
Urban Regional Planner III
County of Riverside Planning Department

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358

Damaris

On behalf of the applicant, Temescal Office Partners, I have reviewed the twelve (12) new Conditions of Approval in connection with the first extension of time request for Plot Plan # 23358 and we agree with each and every one of the new conditions listed as follows;

- 60.BS GRADE.11
- 60.BS GRADE.12
- 60.BS GRADE.13
- 60.BS GRADE.14
- 80.BS GRADE.2
- 90.BS GRADE.2
- 90.BS GRADE.3
- 90.BS GRADE.4
- 90.BS GRADE.5
- 90.BS GRADE.6
- 90.BS GRADE.7
- 90.BS GRADE.8

Please have the Land Development Committee issue the full written extension, including the twelve new conditions and send over at your earliest convenience.

Thank you,

A handwritten signature in black ink, appearing to read 'Brad Boatman', with a long horizontal flourish extending to the right.

Brad Boatman

Project Manager

Temescal Office Partners

3151 Airway Avenue Unit U-2

Costa Mesa CA 92626

(714) 206-1571 mobile

(714) 918-0515 office

(714) 918-0514 - fax

Abraham, Damaris

From: Abraham, Damaris
Sent: Monday, June 23, 2014 4:01 PM
To: jrb@markhamdmg.com
Subject: 1st Extension of Time for PP23358-Conditions of Approval
Attachments: PP23358 EOT1 COAs.pdf

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 19, 2014**. The LDC has determined it necessary to recommend the addition of twelve (12) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety Department (Grading Division) is recommending the addition of twelve (12) Conditions of Approval.

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

60.BS GRADE.11	90.BS GRADE.3
60.BS GRADE.12	90.BS GRADE.4
60.BS GRADE.13	90.BS GRADE.5
60.BS GRADE.14	90.BS GRADE.6
80.BS GRADE.2	90.BS GRADE.7
90.BS GRADE.2	90.BS GRADE.8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

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

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

Damaris Abraham
Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th floor

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 EOT1- APPROVED WQMP 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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 EOT1- PRE-CONSTRUCTION MTG 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.

60.BS GRADE. 13 EOT1-BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 EOT1- SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

EOT1- ROUGH GRADE APPROVAL

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.

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2

EOT1- WQMP BMP INSPECTION

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

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

plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 3 EOT1- WQMP BMP CERT REQ'D 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 EOT1- BMP GPS COORDINATES 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 EOT1- BMP REGISTRATION 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 EOT1- REQ'D GRADING INSP'S 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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

EOT1- PRECISE GRDG APPROVAL

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.

90.BS GRADE. 8

EOT1- WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the

06/23/14
11:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT1- WQMP ANNUAL INSP FEE (cont.)

RECOMMND

Water Quality Management Plan (WQMP) Annual Inspection.

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

DATE: May 27, 2014

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space District

Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist

FIRST EXTENSION OF TIME for PLOT PLAN NO. 23358 (FTA 2007-20) – Applicant: MDMG, Inc. – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Temescal Canyon Road and westerly of Interstate 15 – 14.8 Gross Acres – Zoning: Commercial Office (C-O) – **APPROVED PROJECT DESCRIPTION:** A commercial office center consisting of nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft. to 10,810 sq. ft. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23358**, extending the expiration date to September 13, 2014.

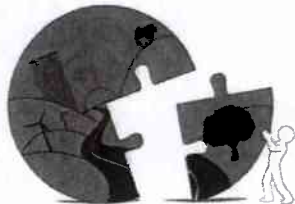
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **June 19, 2014 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

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

LDC MEMBERS ARE ENCOURAGED TO 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 Damaris Abraham at micro 5-5719 or via e-mail at DABRAHAM@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: PP23358 DATE SUBMITTED: 7/31/13

Assessor's Parcel Number(s): 290-060-024 & 025

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 09-13-11

Applicant's Name: Jim Bach c/o MDMG, Inc. E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 Fax No: (949) 296-3476

Property Owner's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 AIRWAY AVENUE, STE U-2
Costa Mesa CA 92626-4635
City State ZIP

Daytime Phone No: (949) 266-5152 Fax No: (949) 833-2544

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.

James R. Bach

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.

James R. Bach

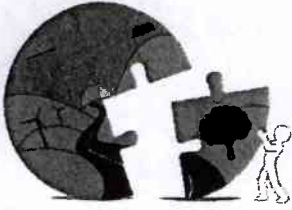
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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APPLICATION INFORMATION

CASE NUMBER: PP23358 DATE SUBMITTED: 8/26/2014

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EXTENSION REQUEST First Second Third Fourth Fifth

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