

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

141B



REVIEWED BY EXECUTIVE OFFICE
DATE: *Jennifer Sargent*
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 23, 2010

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23342 - Applicant: Davis Partners - First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.38 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) - APPROVED PROJECT DESCRIPTION: The construction of four (4) industrial warehouse buildings totaling 180,560 square feet on 11.39 gross acres: Building (1) is 24,868 sq. ft. and consists of 4,548 sq.ft. of office, 14,000 sq.ft. of manufacturing and 6,320 sq.ft. of warehouse; Building (2) is 61,804 sq. ft and consists of 5,487 sq.ft. of office and 56,317 sq.ft. of manufacturing; Building (3) is 52,274 sq.ft. and consists of 4,581 sq.ft. of office, 32,693 sq.ft. of manufacturing, and 15,000 sq.ft. of warehouse; and Building (4) is 41,614 sq.ft. and consists of 4,581 sq.ft. of office, 30,000 sq.ft. of manufacturing and 7,033 sq.ft. of warehouse. The project includes 324 standard parking spaces, 36 compact parking spaces, 13 parking spaces for persons with disabilities, and four (4) van accessible spaces. - REQUEST: **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342**, extending the expiration date to August 20, 2011.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on December 1, 2010.

The Planning Department recommended Approval; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 11, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Dep't Recomm.: Policy Policy
 Consent Consent
Per Exec. Ofc.:

Prev. Agn. Ref. | **District:** First | **Agenda Number:**

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

1.3

The Honorable Board of Supervisors
Re: First Extension of Time for Plot Plan No. 23342
Page 2 of 2

THE PLANNING COMMISSION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23342**, extending the expiration date to August 20, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



RIVERSIDE COUNTY PLANNING DEPARTMENT

121 B

Carolyn Syms Luna
Director

DATE: December 6, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23342
(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" 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 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 checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise and County Record

Need Director's signature by December 29, 2010
Please schedule on the January 11, 2011 BOS Agenda

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"

JAN 11 2011 1.3

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 1.1: EXTENSION OF TIME for PLOT PLAN NO. 23342** - Applicant: Davis Partners - First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.38 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) - APPROVED PROJECT DESCRIPTION: the construction of four (4) industrial warehouse buildings totaling 180,560 square feet on 11.39 gross acres: Building (1) is 24,868 square feet and consists of 4,548 square feet of office, 14,000 square feet of manufacturing and 6,320 square feet of warehouse; Building (2) is 61,804 square feet and consists of 5,487 square feet of office and 56,317 square feet of manufacturing; Building (3) is 52,274 square feet and consist of 4,581 square feet of office, 32,693 square feet of manufacturing, and 15,000 square feet of warehouse; and, Building (4) is 41,614 square feet and consists of 4,581 square feet of office, 30,000 square feet of manufacturing and 7,033 square feet of warehouse. The project proposes 104,437 square feet of landscaping totaling 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities, and four (4) van accessible spaces. (Quasi-judicial)
- II. PROJECT DESCRIPTION**
FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342, extending the expiration date to **August 20, 2011**.
- III. MEETING SUMMARY**
Subject proposal did not require a presentation.
Project Planner: Ray Juarez, Phone: 951-955-9541 or e-mail rjuarez@rctlma.org
- There were no speakers in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommend to the Board of Supervisors;
APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342**, extending the expiration date to August 20, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No. 1.1
Area Plan: Mead Valley
Zoning District: North Perris
Supervisorial District: First
Project Planner: Ray Juarez

Plot Plan No. 23342
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Dec. 1, 2010
Applicant: Davis Partners

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23342.

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the applicant (dated November 3, 2010), construction lender waived as absorption of buildings in the surrounding area slowed down as a result of impacts from the freeze in the financial markets.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of nine (9) 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 (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of three (3) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 14, 2010) indicating the acceptance of the nine (9) conditions.

ORIGINAL Approval Date: August 20, 2008

Ray
10.25.10

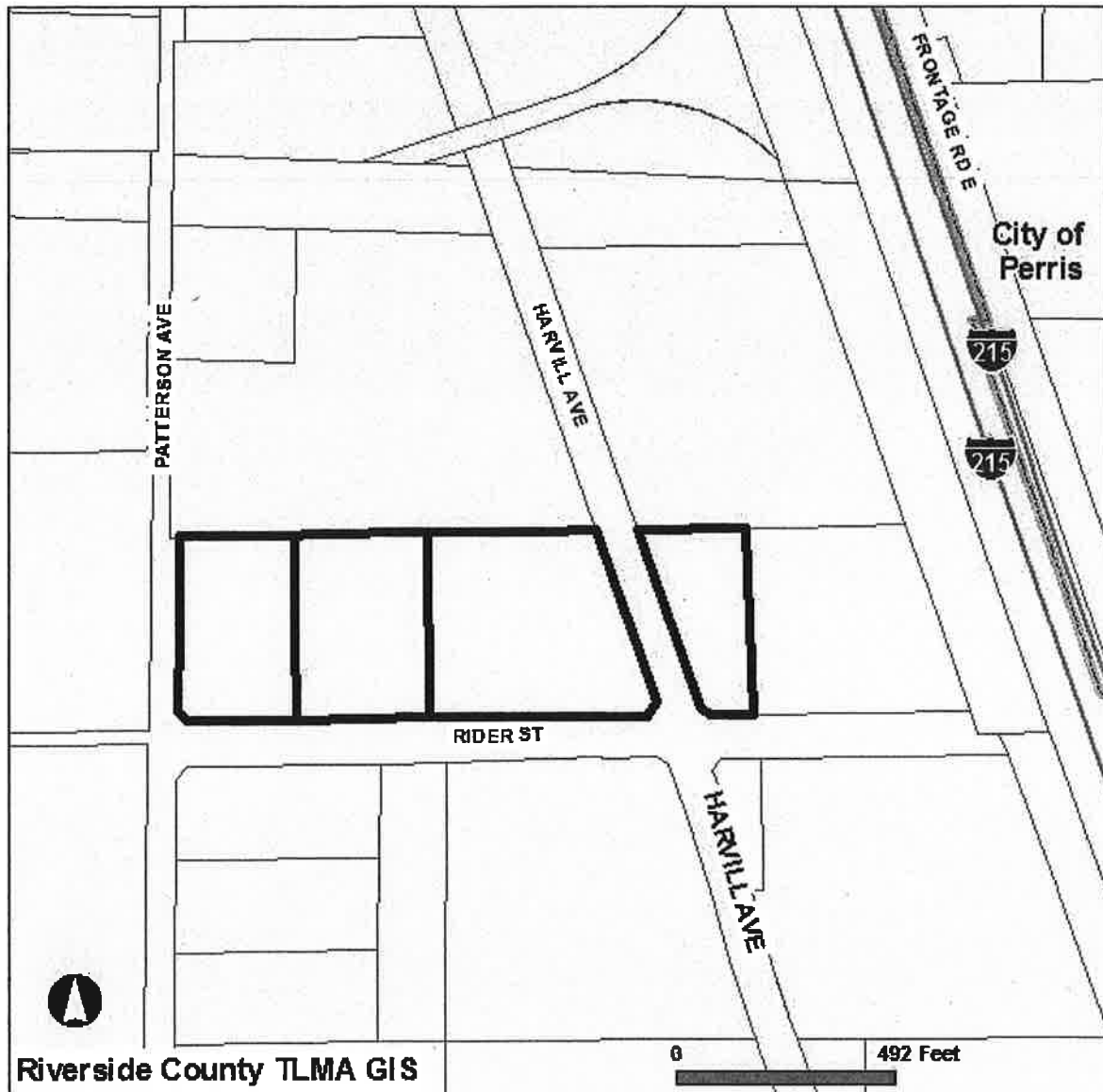
PLOT PLAN NO. 23342
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN No. 23342**, extending the expiration date to August 20, 2011, 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. 23342** - Applicant: Davis Partners - First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.38 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** The construction of four (4) industrial warehouse buildings totaling 180,560 square feet on 11.39 gross acres: Building (1) is 24,868 sq. ft. and consists of 4,548 sq.ft. of office, 14,000 sq.ft. of manufacturing and 6,320 sq.ft. of warehouse; Building (2) is 61,804 sq. ft and consists of 5,487 sq.ft. of office and 56,317 sq.ft. of manufacturing; Building (3) is 52,274 sq. ft. and consist of 4,581 sq.ft. of office, 32,693 sq.ft. of manufacturing, and 15,000 sq.ft. of warehouse; and, Building (4) is 41,614 sq. ft. and consists of 4,581 sq.ft. of office, 30,000 sq.ft. of manufacturing and 7,033 sq.ft. of warehouse. The project proposes 104,437 sq. ft. of landscaping totaling 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities, and four (4) van accessible space. - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN No. 23342**, extending the expiration date to August 20, 2011.

AREA PLAN - PP23342



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

AREA PLAN

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- HIGHWAYS
- MEAD VALLEY

- CITY

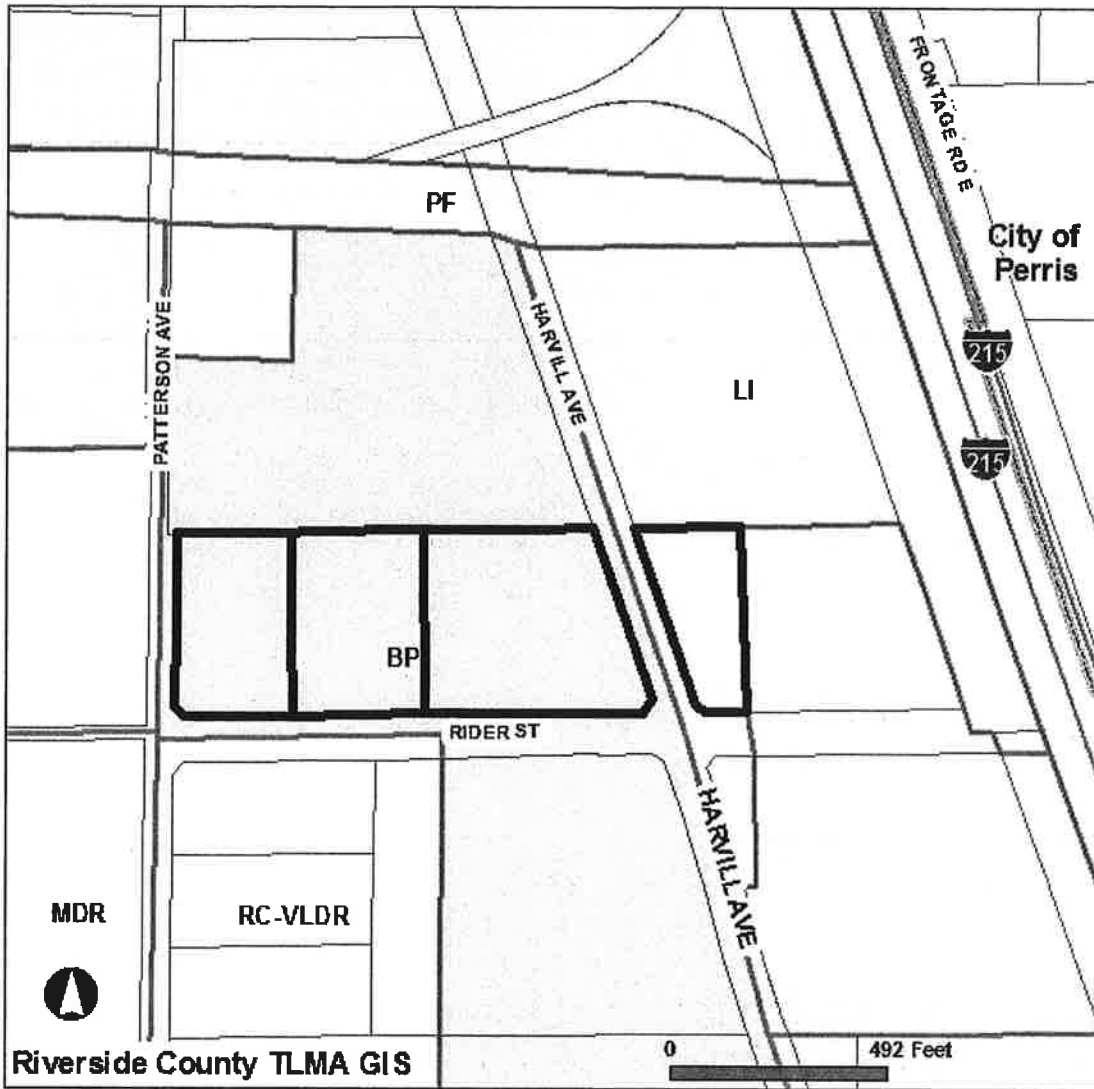
IMPORTANT

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...Wed Aug 04 09:25:53 2010

Version 100412

LAND USE - PP23342



Selected parcel(s):
 317-170-024 317-170-040 317-170-041 317-170-042

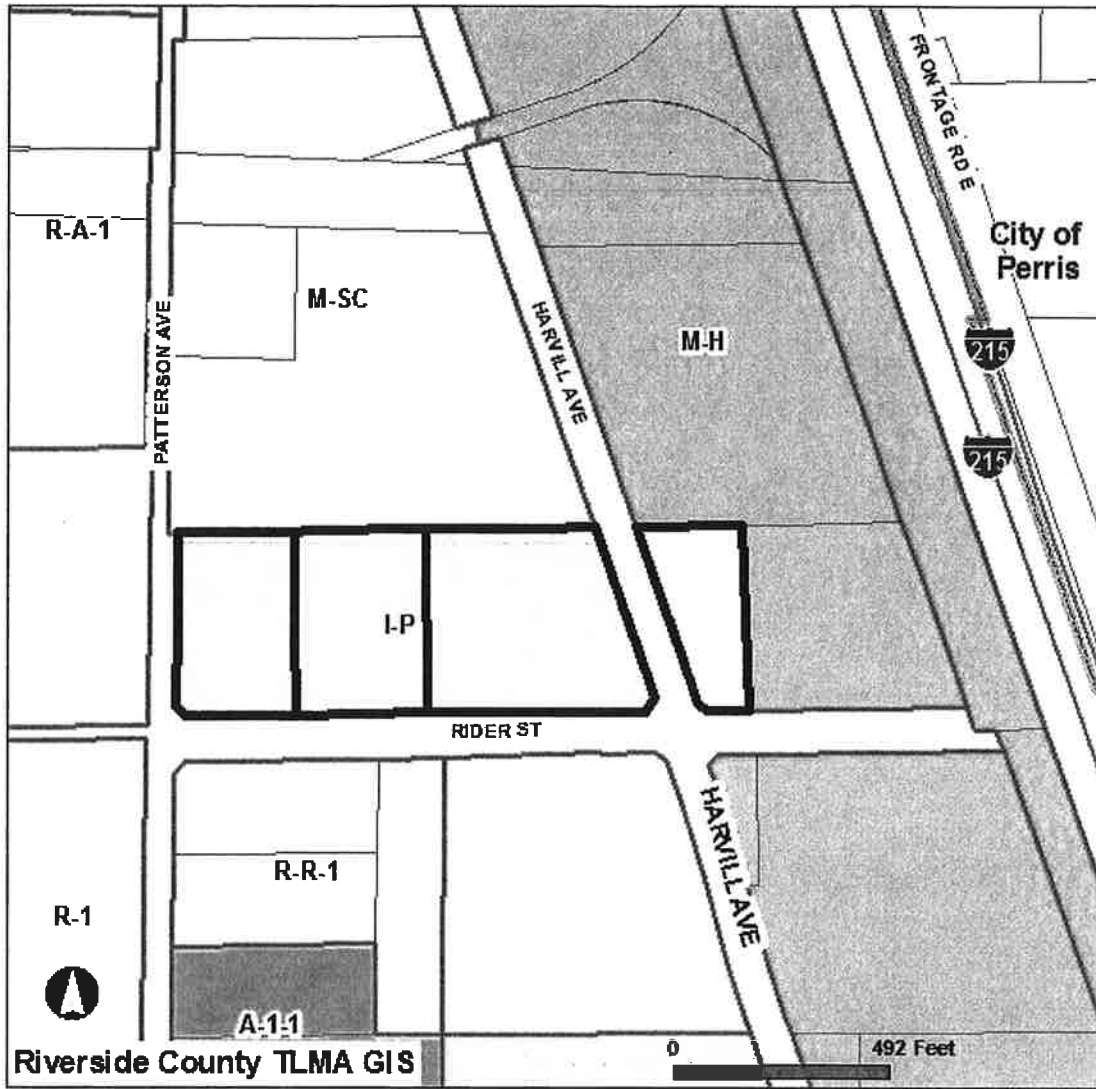
LAND USE

- | | | | |
|---|--|-----------------------|----------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| PF - PUBLIC FACILITIES | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL | | |

IMPORTANT
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REPORT PRINTED ON...Wed Aug 04 09:25:15 2010
 Version 100412

ZONING - PP23342



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

ZONING

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

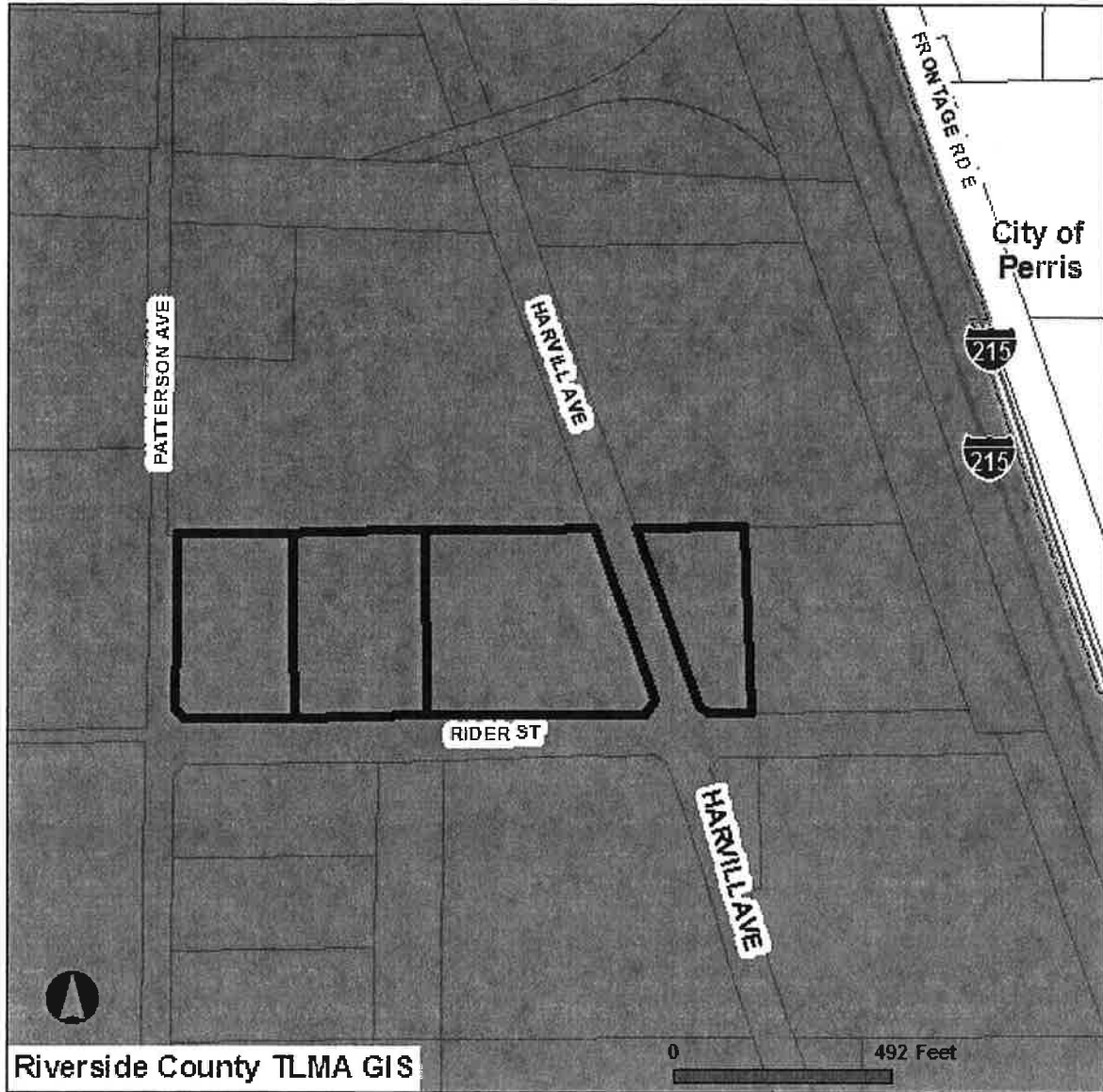
IMPORTANT

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Version 100412

ZONING DISTRICTS & ZONING AREAS - PP23342



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL
 NORTH PERRIS AREA

INTERSTATES

HIGHWAYS

PARCELS

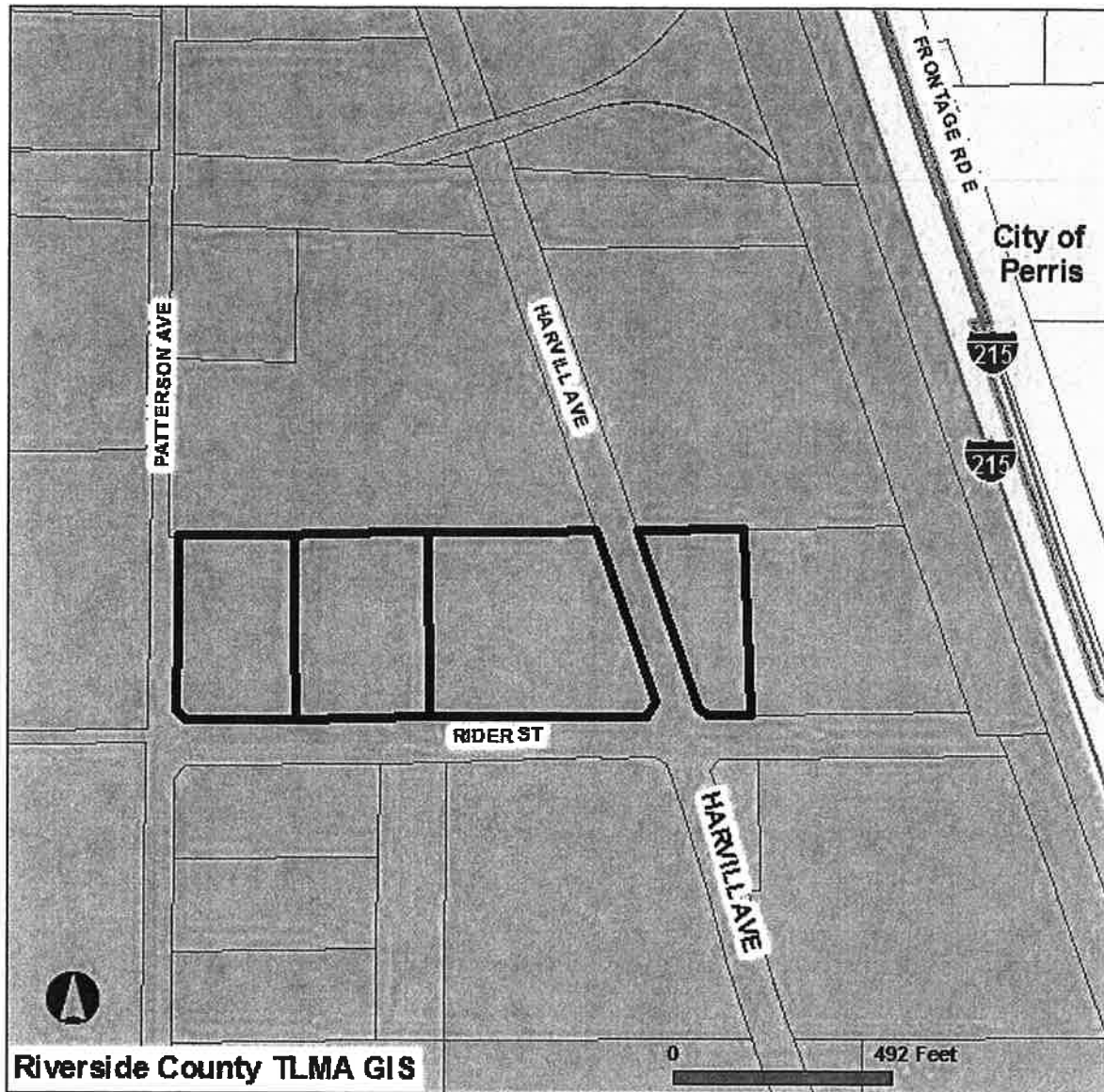
IMPORTANT

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REPORT PRINTED ON...Wed Aug 04 09:23:43 2010

Version 100412

SUPERVISORIAL DISTRICT - PP23342



Riverside County TLMA GIS

0 492 Feet

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS

- INTERSTATES
- DISTRICT 1
SUPERVISOR BOB BUSTER

- HIGHWAYS
- DISTRICT 5
SUPERVISOR MARION ASHLEY

- 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...Wed Aug 04 09:26:56 2010

Version 100412

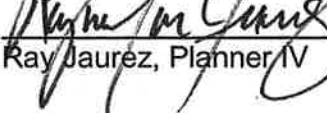
Extension of Time Environmental Determination

Project Case Number: PP23342
 Original E.A. Number: EA41913
 Extension of Time No.: First
 Original Approval Date: August 20, 2008
 Project Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215

Project Description: The construction of four (4) industrial warehouse buildings totaling 180,560 square feet on 11.39 gross acres: Building (1) is 24,868 sq. ft. and consists of 4,548 sq.ft. of office, 14,000 sq.ft. of manufacturing and 6,320 sq.ft. of warehouse; Building (2) is 61,804 sq. ft and consists of 5,487 sq.ft. of office and 56,317 sq.ft. of manufacturing; Building (3) is 52,274 sq. ft. and consist of 4,581 sq.ft. of office, 32,693 sq.ft. of manufacturing, and 15,000 sq.ft. of warehouse; and, Building (4) is 41,614 sq. ft. and consists of 4,581 sq.ft. of office, 30,000 sq.ft. of manufacturing and 7,033 sq.ft. of warehouse. The project proposes 104,437 sq. ft. of landscaping totaling 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities, and four (4) van accessible space.

On September 23, 2010, 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: 
 Ray Jaurez, Planner IV

Date: September 23, 2010
 For Carolyn Syms Luna, Director

DAVIS PARTNERS

PLANNING • ARCHITECTURE • INTERIORS

November 3, 2010

Carolyn Syms Luna
Riverside County Planning Director
4080 Lemon Street
Riverside, CA 92502

RE: Extension of Time Request for PP 23342

Dear Ms. Luna,

We have recently requested a 1 year extension to the referenced approved Plot Plan. We originally purchased the 11.4 acre site in the Mead Valley area in 2007 and were excited to proceed with our development plan to construct four buildings within the County bounds. We worked diligently with the planning department, economic development agency to get our Fast Tracked project approved. We received final approval from the Board of Supervisors in October of 2008 and proceeded to prepare construction documents. We even received our first round of plan check comments.

Around the same time we received Plan Check comments our lender began to waiver as they saw absorption of buildings in the surrounding area to slowdown as a result of impacts from the freeze in the financial markets. We appreciate your consideration to provide us an extension, and we look forward to the day that we are able to proceed with constructing the 4 building project.

Please give me a call at 949.296.3560 if your need any further clarification or have any questions regarding our project.

Respectfully,


Daniel Karcher

Dimagiba, Catherine

From: Daniel Karcher [Daniel.Karcher@Davis-Partners.com]
Sent: Tuesday, September 14, 2010 2:43 PM
To: Dimagiba, Catherine
Cc: gavin.sacks@blackrock.com; Shallcross, Kate; Larry Nelson
Subject: RE: 1st EOT for PP23342 - Conditions of Approval
Attachments: DOC091410.pdf

Catherine,

Please see our letter attached accepting the conditions that are outlined below. Please let me know when we are scheduled for Planning Commission.

Thank you,

Daniel Karcher || Director of Development

Davis Partners LLC
1420 Bristol Street North, Suite #100
Newport Beach, CA 92660

Tel: +1.949.296.3560 || Mobile: +1.949.291.8634
Office: +1.949.752.2066 || Fax: +1.949.752.8776 || Lic # 01757903
daniel.karcher@davis-partners.com || www.davis-partners.com

From: Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]
Sent: Thursday, September 09, 2010 11:59 AM
To: Daniel Karcher
Cc: 'gavin.sacks@blackrock.com'
Subject: 1st EOT for PP23342 - Conditions of Approval

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23342.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **September 2, 2010**. The LDC has determined it necessary to recommend the addition of nine (9) 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 (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of three (3) 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 stat that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the ~~staff report package~~. The attached document is a copy of the recommended conditions which are identified as follows:

10.PLANNING.46	80.PLANNING.33
10.TRANS.7	90.PLANNING.37
60.TRANS.2	90.PLANNING.38
60.TRANS.3	90.PLANNING.39
80.PLANNING.32	

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

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

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

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

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

Thank you,



Catherine Dimagiba
Planning Technician II
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157

DAVIS PARTNERS

LIMITED LIABILITY COMPANY

Catherine Dimagiba
Planning Technician II
4080 Lemon St., 9th Floor
Riverside, CA 92502

RE: 1st EOT for PP23342 – Conditions of Approval

Dear Catherine,

We are in receipt of the nine conditions of approval that the County Staff has determined are necessary in order to recommend the extension of our PP23342. We have reviewed the following conditions, and as applicant for the Extension of Time accept these conditions.

10.PLANNING.46	80.PLANNING.33
10.TRANS.7	90.PLANNING.37
60.TRANS.2	90.PLANNING.38
60.TRANS.3	90.PLANNING.39
80.PLANNING.32	

Please feel free to contact me at (949) 296-3560 or daniel.karcher@davis-partners.com when the staff report is completed for Planning Commission approval.

Sincerely,



Daniel Karcher

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 46

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.

TRANS DEPARTMENT

10.TRANS. 7

USE - COUNTY WEB SITE (EOT1)

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

10. GENERAL CONDITIONS

10.TRANS. 7 USE - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN EOT1 RECOMMND

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

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - OBTAIN L&LMD APP (EOT1) RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.18 and 90.TRANS.15.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 32 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.
EOT1.

80.PLANNING. 33 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 37 USE - LC LNDSCP INSPCT DEPOSIT

RECOMMNI

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 INSPCT REQMNTS

RECOMMNI

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.

09/09/10
10:57

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39

USE - LC COMPLY W/LNDSCP/IRRIG

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: August 5, 2010

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. Trails Coordinator – Kristi Lovelady
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME for PLOT PLAN NO. 23342 - Applicant: Davis Partners - First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.38 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** the construction of four (4) industrial warehouse buildings totaling 180,560 square feet on 11.39 gross acres: Building (1) is 24,868 sq. ft. and consists of 4,548 sq.ft. of office, 14,000 sq.ft. of manufacturing and 6,320 sq.ft. of warehouse; Building (2) is 61,804 sq. ft and consists of 5,487 sq.ft. of office and 56,317 sq.ft. of manufacturing; Building (3) is 52,274 sq. ft. and consist of 4,581 sq.ft. of office, 32,693 sq.ft. of manufacturing, and 15,000 sq.ft. of warehouse; and, Building (4) is 41,614 sq. ft. and consists of 4,581 sq.ft. of office, 30,000 sq.ft. of manufacturing and 7,033 sq.ft. of warehouse. The project proposes 104,437 sq. ft. of landscaping totaling 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities, and four (4) van accessible space. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342, extending the expiration date to August 20, 2011.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **September 2, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

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

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

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

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

Granite Patterson LP
4400 MacArthur Boulevard, Suite 700
Newport Beach, CA 92660

July 13, 2010

COUNTY OF RIVERSIDE
LAND USE SERVICES DEPARTMENT
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Subject: PP23342
11.4 +/- acres
APN's: 317-170-024, 317-170-040, 317-170-041, 317-170-042

To Whom It May Concern:

I hereby certify that I am the Owner of property located north of Rider Street, ease of Patterson Avenue in the County of Riverside, consisting of approximately 11.4 +/- acres. As legal owner of the property reference above, I hereby give my consent to Daniel Karcher of Davis Partners, LLC located at 1420 Bristol Street North, Suite 100 Newport Beach, CA 92660 to act as Agent on our behalf. Mr. Karcher will be responsible for working with the Planning department and related agencies, and has the authority to submit any necessary applications for subject property.

“LANDOWNER(s)”

Granite Patterson LP,
a Delaware limited partnership

By: Granite CA Holding Company, LLC
a Delaware limited liability company,
its general partner


By: BlackRock Granite Property Fund, L.P.,
a Delaware limited partnership,
its sole member

By: BlackRock Granite Property Fund, LLC,
a Delaware limited liability company,
its general partner

By: Blackrock Granite Property Fund, Inc.,
a Maryland corporation,
its sole member

By: BlackRock Realty Advisors, Inc.,
a Delaware corporation,
its Investment Manager

By:


Gavin Sacks, Vice President

ALL SIGNATURES MUST BE NOTARIZED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange }

On July 14, 2010 before me, Ryan Snow, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Gravin Sacks,
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ryan Snow
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter to Riverside County Land Use ^{Services} Dept.
Document Date: July 13, 2010 Number of Pages: 1 (not including acknowledgment)
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gravin Sacks
 Individual
 Corporate Officer — Title(s): Vice President
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: Granite Patterson LP.

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Goodwin Procter LLP
Three Embarcadero Center, 24th Floor
San Francisco, California 94111
Attn: Philip H. Ebling

MAIL TAX STATEMENTS TO:

Granite Patterson LP
c/o BlackRock Realty Advisors, Inc.
4400 MacArthur Blvd. #700
Newport Beach, California 92660
Attention: Mr. Gavin Sacks

FIRST AMERICAN TITLE COMPANY
HEREBY CERTIFIES THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL DOCUMENT

BY: _____

RECORDED: _____

SERIES NO.: _____

9/10/2009

2009-0470349

APN: 317-170-024-3, 317-170-025-4, 317-170-026-5, 317-170-027-6 and 317-170-028-7.

FILOR REQUESTS THAT TAX NOT BE SHOWN PER R&TC 11932-11933.

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Davis Patterson Partners, a California general partnership ("Grantor"), HEREBY GRANTS to Granite Patterson LP, a Delaware limited partnership ("Grantee"), all that real property in the unincorporated portion of Riverside County, State of California, described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO

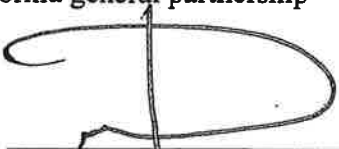
Notwithstanding Grantee's acquisition of the Property, the indebtedness evidenced by that certain Promissory Note dated June 21, 2007 made by Grantor, as maker, in favor of Grantee, as payee, in the face principal amount of Three Million, Two Hundred Thirty-Two Thousand, Nine Hundred Twenty and 00/00 Dollars (\$3,232,920.00), and amended by that certain First Amendment to Promissory Note dated March 22, 2009 (as amended, the "Note"), which Note is secured by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 21, 2007 made by Grantee, as trustor, in favor of First American Title Insurance Company, as trustee ("Trustee"), for the benefit of Grantor, as beneficiary, recorded in the real property records of Riverside County, State of California as Document No. 0407995, as may have been amended by that certain First Amendment to Deed of Trust, Assignment, Security Agreement and Fixture Filing dated March 22, 2009 that may or may not have been executed and that was not recorded in the real property records of Riverside County, State of California (as the same may have been amended, the "Deed of Trust"), and the related loan

documents (with the Note, the Deed of Trust and the related loan documents referred to herein as the "Loan Documents"), shall not be cancelled, shall survive the delivery and recordation of this Grant Deed, and all of the Loan Documents shall remain in full force and effect after such recordation. Grantor further acknowledges that the interest of Grantee in the Property after Grantee's acquisition of the Property shall not merge with the interest of Grantee in the Property under the Loan Documents.

Grantor declares that this conveyance is freely and fairly made, Grantor having sold the Property to Grantee for a consideration equal to or greater than the fair market value of Grantor's interest in said land; and Grantor further declares that there are no agreements, oral or written, other than this Grant Deed, the Deed in Lieu of Foreclosure Agreement and the Loan Documents, between Grantor and Grantee with respect to said land.

GRANTOR:

DAVIS PATTERSON PARTNERS,
a California general partnership



By:

Name: Robert J. Thiergartner
Title: Managing General Partner

Date: July 21, 2009

MAIL TAX STATEMENTS AS DIRECTED ABOVE

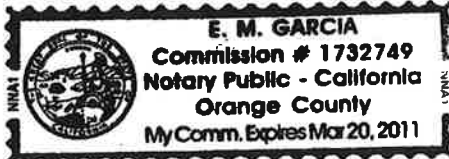
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 8/24/09 before me, EM Garcia, Notary Public

personally appeared Robert J. Thiergartner



who proved to me on the basis of satisfactory evidence to be the person(s) 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed (Davis Patterson Partners)

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert J. Thiergartner

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

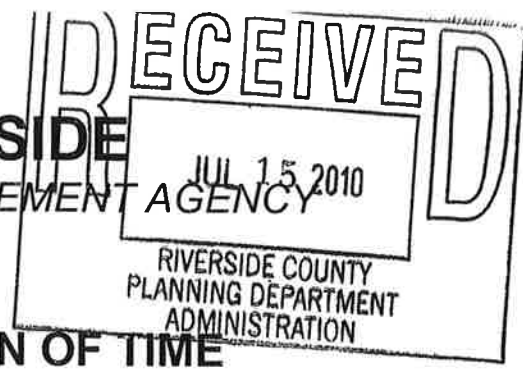
Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

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: PP23342 DATE SUBMITTED: 7-15-10

Assessor's Parcel Number(s): 317-170-024, 317-170-040, 317-170-041, 317-170-042

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: August 20, 2008

Applicant's Name: Davis Partners E-Mail: daniel.karcher@davis-partners.com

Mailing Address: 1420 Bristol Street North, Suite 100
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 296-3560 Fax No: (949) 752-8776

Property Owner's Name: Granite Patterson LP E-Mail: gavin.sacks@blackrock.com

Mailing Address: 4400 MacArthur Boulevard, Suite 700
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 623-1235 Fax No: (_____) _____

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.

Daniel W. Karcher

PRINTED NAME OF APPLICANT

Daniel W. Karcher
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Daniel Karcher as Agent for Granite Patterson LP

PRINTED NAME OF PROPERTY OWNER(S)

Daniel W. Karcher
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.

