

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



501B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 27, 2011

SUBJECT: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 22575 - Applicant: Jim Quirk - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way - 20.05 Acres - Zoning: Citrus Vineyard - 10 Acre Minimum (C/V-10) - Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.**

RECOMMENDED MOTION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22575**, extending the expiration date to June 10, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 15, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

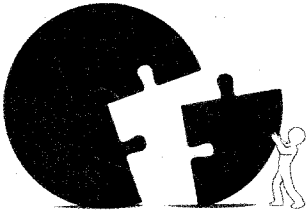
District: Third

Agenda Number:

3.30

REVIEWED BY EXECUTIVE OFFICE
DATE *[Signature]*
Jennifer Sargent
Departmental Concurrence

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 25, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *p.m.*

SUBJECT: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 22575
(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 |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by January 27, 2011 by 12:00
Please schedule on the February 8, 2011 BOS Agenda

15

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"

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Ray Juarez

Plot Plan No. 22575
FIRST EXTENSION OF TIME (EOT)
BOS Hearing: Feb 8, 2011
Applicant: Jim Quirk

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 Board of Supervisor's Hearing as a policy 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. PP22575.

JUSTIFICATION FOR THE EXTENSION REQUEST:

As indicated on the correspondence from the Extension of Time applicant (dated November 17, 2010), construction has not occurred within the required period of time because securing a lending package for the project has stalled due to the current economic condition.

BACKGROUND:

On June 10, 2008, the Board of Supervisors adopted a Mitigated Negative Declaration, tentatively approved Change of Zone No. 7493, approved Tentative Parcel Map No. 35287 and Plot Plan No. 22575 as recommended by the Planning Commission.

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 seven (7) Conditions of Approval. The Planning Department (Cultural Resources Division) is recommending the addition of one (1) Condition of Approval. The Transportation Department is recommending the addition of one (1) 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

Ray Juarez
1-24-11

PLOT PLAN NO. 22575
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated November 10, 2010) indicating the acceptance of the nine (9) conditions.

ORIGINAL Approval Date: June 10, 2008

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **NO. 22575**, extending the expiration date to June 10, 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. 22575 - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.**

Revised 6/23/10

Y:\Planning Case Files-Riverside office\PP22575\1st EOT\PP22575 1ST EOT Staff Report 2.8.11 BOS.doc

PLOT PLAN NO. 22575

EXHIBIT T

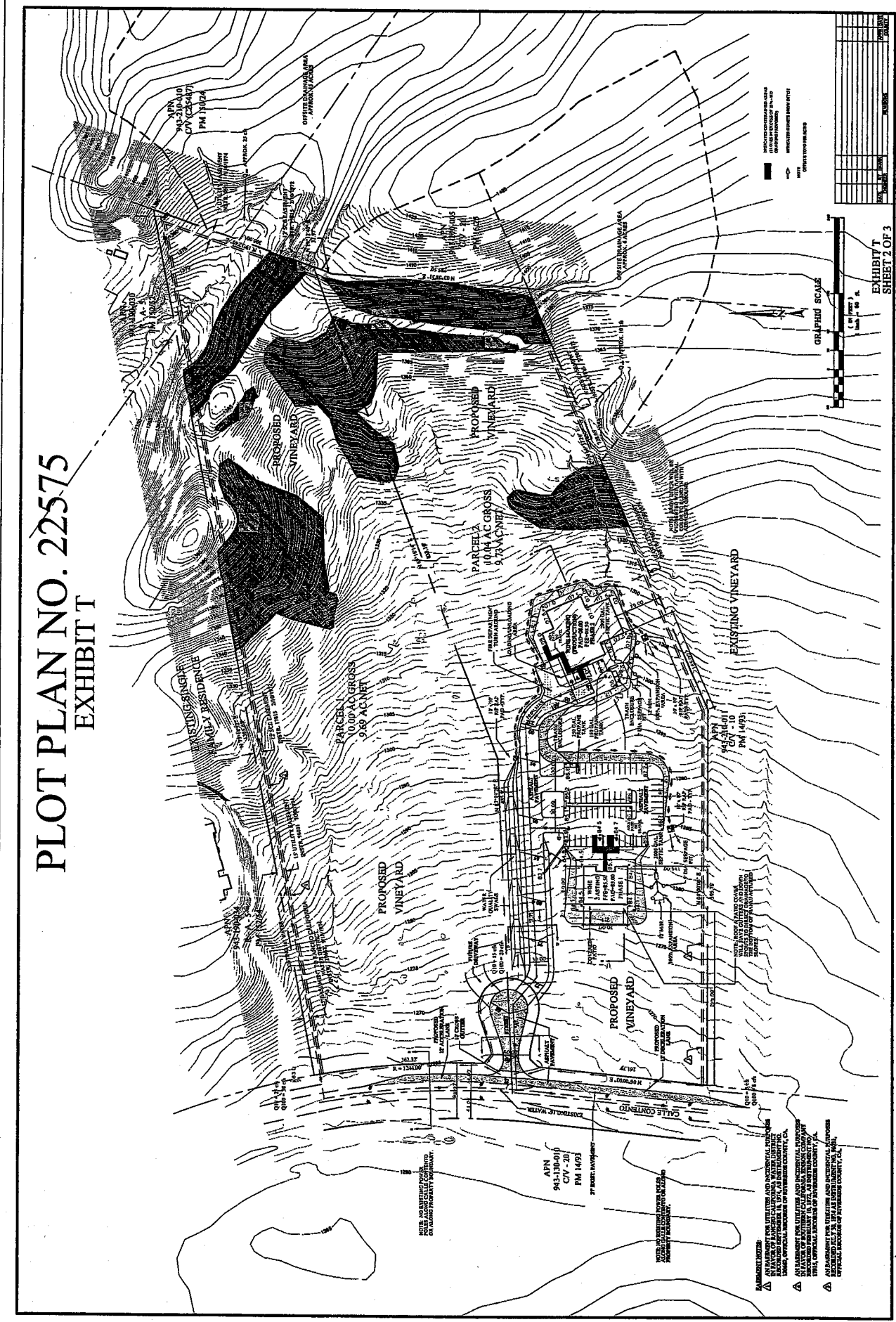
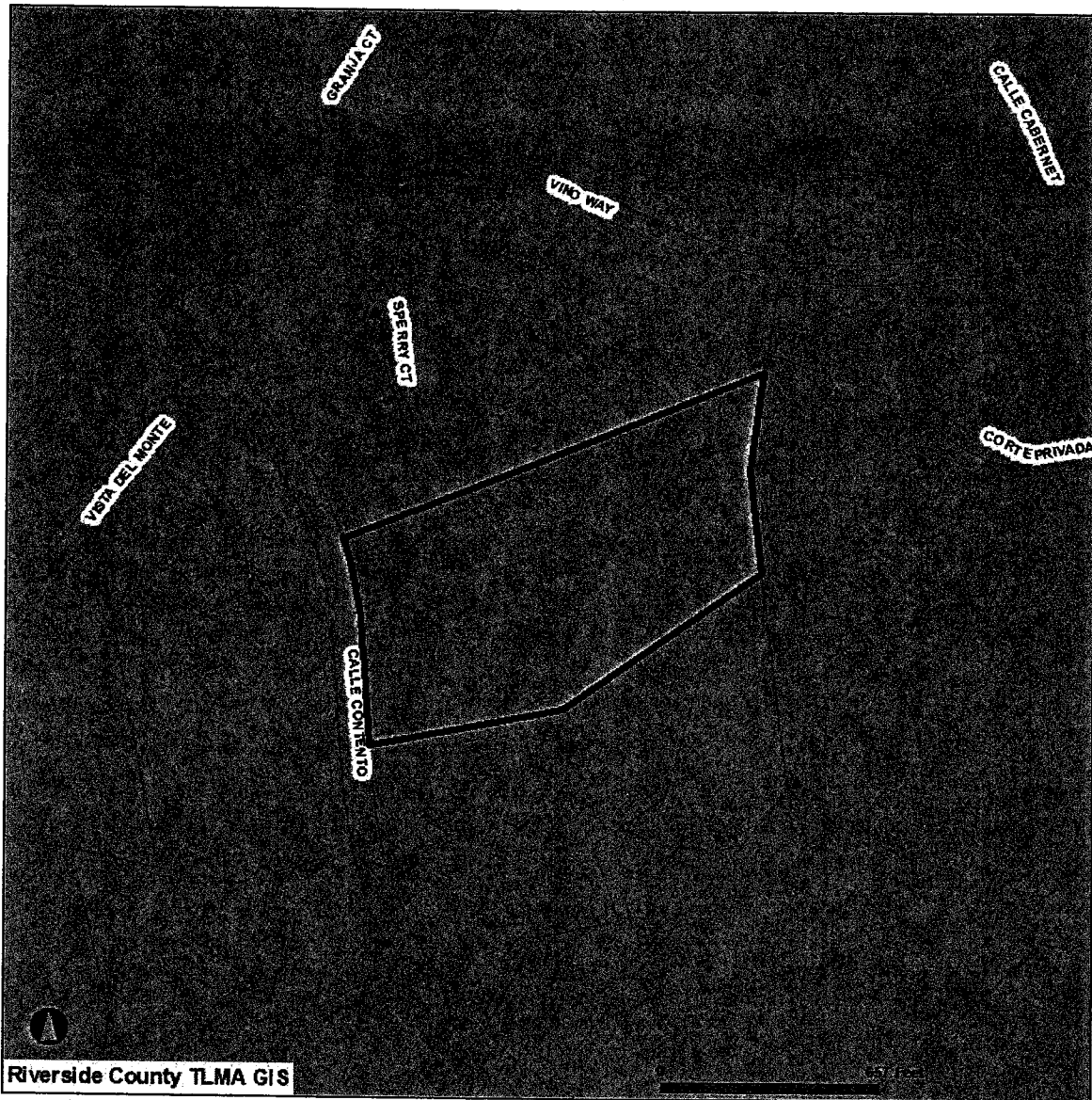





EXHIBIT T
SHEET 2 OF 3

AREA PLAN - PP22575



Selected parcel(s):
943-210-012

AREA PLAN

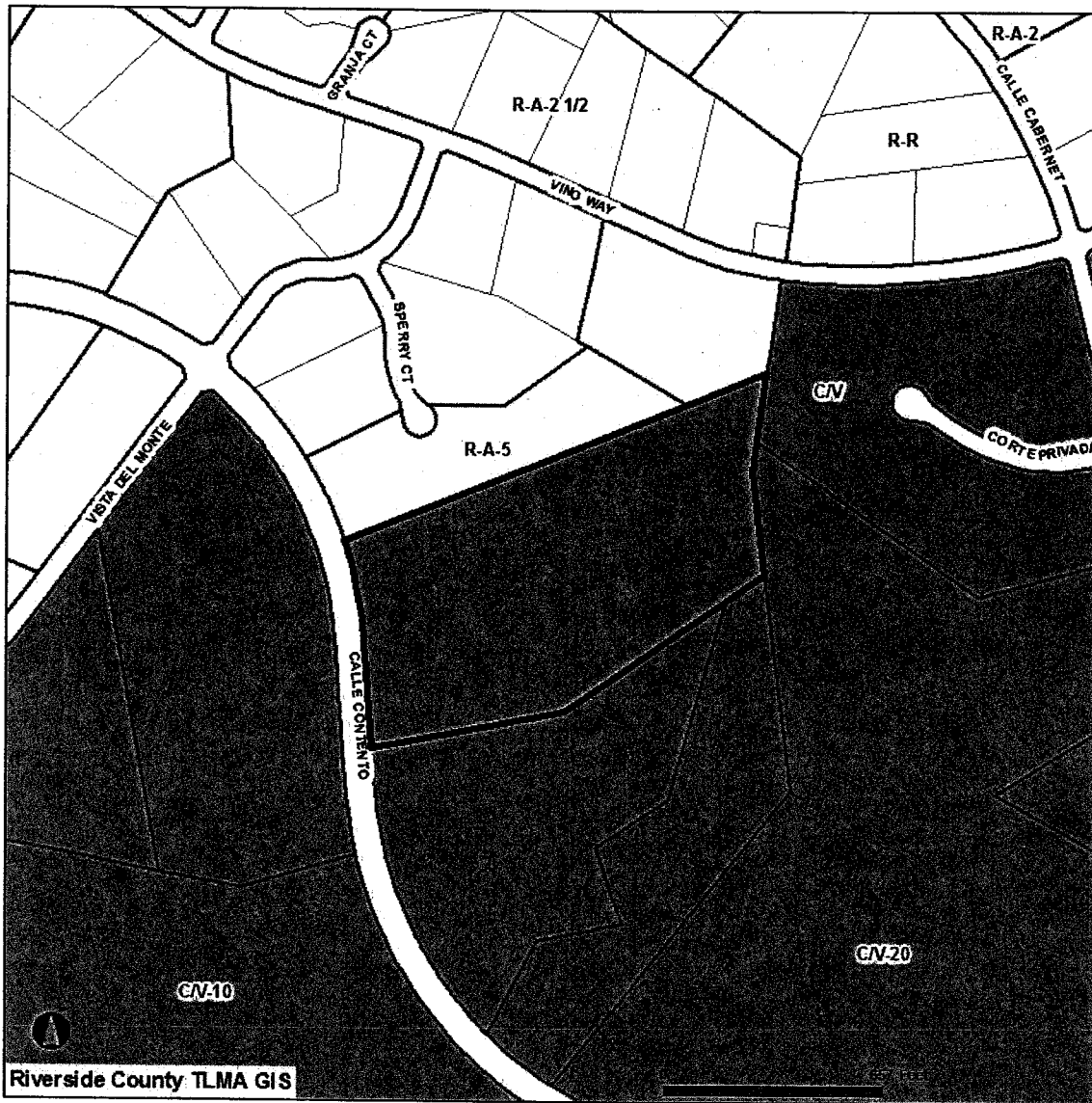
- SELECTED PARCEL
- PARCELS
-  INTERSTATES
-  SOUTHWEST AREA
-  HIGHWAYS
- CITY

IMPORTANT

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

REPORT PRINTED ON...Thu Apr 08 09:03:40 2010

ZONING - PP22575



Riverside County TLMA GIS

Selected parcel(s):
943-210-012

ZONING

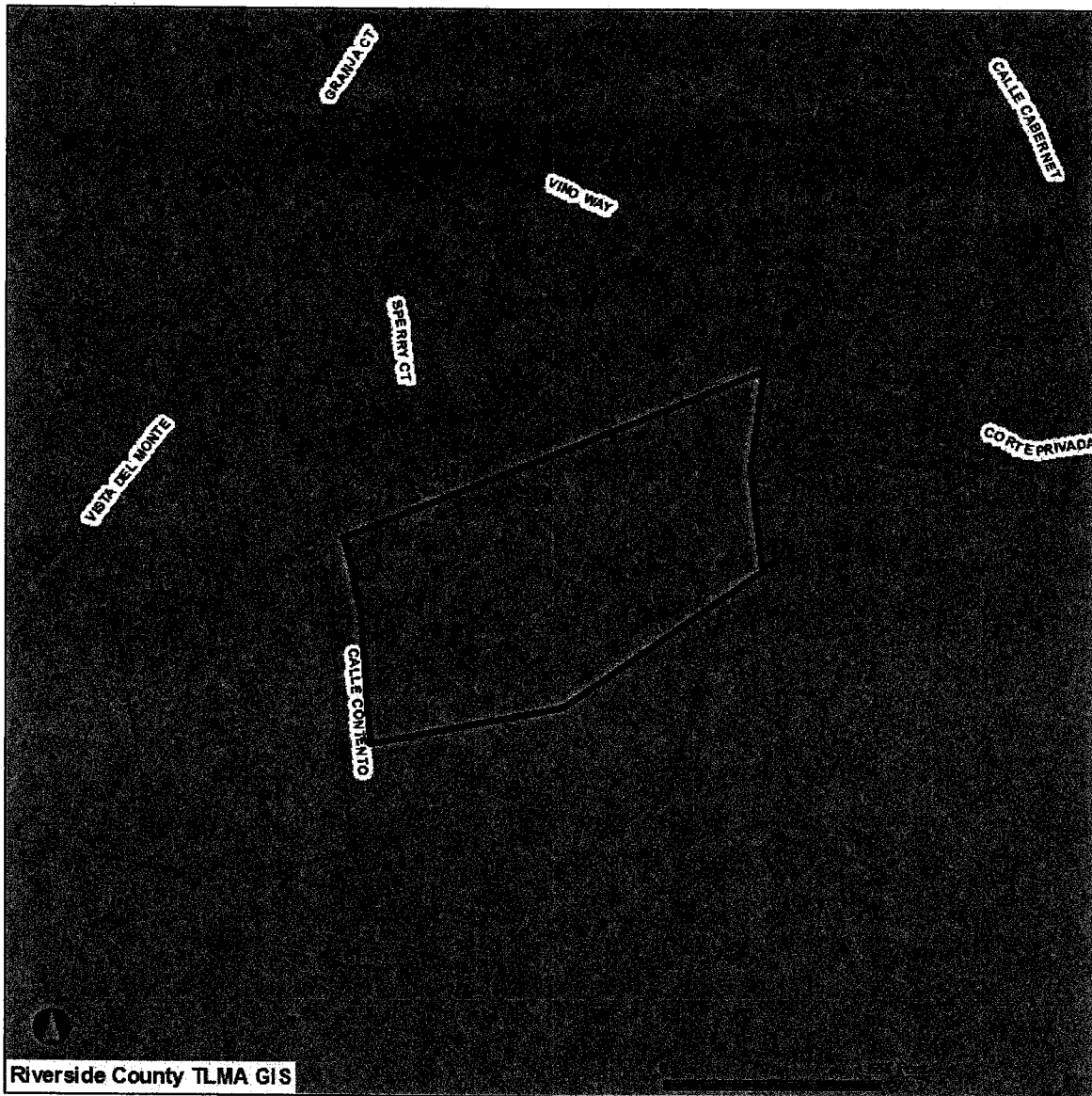
- SELECTED PARCEL
- PARCELS
- R-R
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- CV, CV-10, CV-20
- CITY
- R-A-2, R-A-2 1/2, R-A-5

IMPORTANT

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REPORT PRINTED ON...Thu Apr 08 09:02:33 2010

ZONING AREA - PP22575



Selected parcel(s):
943-210-012

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL

RANCHO CALIFORNIA AREA

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...Thu Apr 08 09:02:14 2010

Extension of Time Environmental Determination

Project Case Number: PP22575
Original E.A. Number: 41289
Extension of Time No.: First
Original Approval Date: June 10, 2008
Project Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way

Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed.

On 12/29/10, this *SELECT* 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 Juarez, Planner IV

Date: 12/29/10
For Carolyn Syms Luna, Director

James A. Quirk
General Contractor / Project Management

November 17, 2010

Re: P/P 22575

Carolyn Syms Luna
Riverside County Planning Director
4080 Lemon St., 12th Floor
Riverside, CA 92502

Dear Carolyn,

This is in regards to my request for an extension for Plot Plan P/P 22575. My original intent was to have already completed this project and be fully operational by now. When I finally received final approval from the Planning Commission, the economy imploded and the availability of money became non-existent. In short the stall of this project is the product of the current economy.

At this time we are moving forward, and are cautiously optimistic, in the process of securing a lending package for the project.

With that said, I am requesting an extension on P/P 22575 until 6/10/11.

Thank you,

Jim Quirk

Contractors License # 280737
3445 Woodland Way, Carlsbad CA 92008 -- Phone (760) 845-4573
jlquirk@sbcglobal.net

Dimagiba, Catherine

From: Jim and Luanna Quirk [jlquirk@sbcglobal.net]
Sent: Wednesday, November 10, 2010 7:51 PM
To: Dimagiba, Catherine
Subject: Re: 1st Extension of Time for PP22575 & BNR070266

Hi catherine,

Thank you for your fast response. I accept each additional Condition of Approval on PP 22575 as stated below. Please include building permit #BNR 070266 in this extension.

Thank you very much,

Jim Quirk

On Nov 10, 2010, at 9:40 AM, Dimagiba, Catherine wrote:

Hi Jim,

Our office received an Extension of Time application dated 10/30/10 from you (see attached pdf). However, an EOT request has already been made for this Plot Plan on 3/26/10 (pdf is also attached). The LDC comments/conditions of approval for the EOT was sent to you via email to the email address indicated on the original application for your acceptance.

Please review the recommended conditions of approval. Let me know if you have any questions.

Thank you,

Catherine Dimagiba
Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

From: Dimagiba, Catherine
Sent: Thursday, July 01, 2010 2:27 PM
To: 'wallacekirk@yahoo.com'
Subject: 1st Extension of Time for PP22575

Attn: Applicant

RE: EXTENSION OF TIME REQUEST for No. 22575.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 24, 2010**. The LDC has determined it necessary to recommend the addition of 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 is recommending the addition of Conditions of Approval. The is recommending the addition of Condition 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:

10.PLANNING.44	80.PLANNING.27	90.PLANNING.34
10.TRANS.8	80.PLANNING.28	90.PLANNING.35
80.PLANNING.26	90.PLANNING.33	90PLANNING .36

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 . 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,

<image002.jpg>

<1ST EOT COA.pdf><PP22575 1ST EOT Application 3.26.10.pdf><PP22575 EOT Application 10.30.10.pdf>

Dimagiba, Catherine

From: Dimagiba, Catherine
Sent: Monday, November 15, 2010 9:03 AM
To: 'Jim and Luanna Quirk'
Subject: RE: 1st Extension of Time for PP22575
Attachments: Re: 1st Extension of Time for PP22575 & BNR070266

Jim,

Yes, PP22575 was approved on 6/10/2008. It was set to expire 2 years thereafter if substantial construction has not occurred as per the conditions of approval (see below). The Extension of Time request is required in order to extend the expiration date of PP22575 to 6/10/2011.

Since I've received your acceptance letter via email on 11/10/10 (see attached), I will go ahead and continue to process the Extension of Time request for PP22575. At this time, a justification for the request from you, the applicant, is required. Please provide a memo (addressed to the Carolyn Syms Luna, Planning Director), stating reason(s) as to why construction has not occurred within the required time for PP22575. This will be incorporated in the staff report which will be presented to hearing body for approval.

You will have to contact Building and Safety at 951-955-1800 for an extension request to Building Permit # BNR070266.

20.PLANNING 001
PRIOR TO A CERTAIN DATE

USE - EXPIRATION DATE-PP

Status:
INEFFECT

Conditions:
Outstanding

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

You can view the PP22755 Conditions of Approval in its entirety at :
http://www.rctlma.org/online/content/conditions_of_approval.aspx?PERMITNO=PP22575

Please let me know if you have any questions.

Thank you,

Catherine Dimagiba
Planning Technician II

Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

From: Jim and Luanna Quirk [mailto:jlquirk@sbcglobal.net]
Sent: Thursday, November 11, 2010 7:50 PM
To: Dimagiba, Catherine
Subject: Re: 1st Extension of Time for PP22575

Hi Again,

Our plot plan, PP22575, is already approved, I have the pinks. I want to extend our building permit # BNR 070266 please. I am sorry for the confusion.

Thank you,

Jim Quirk

On Nov 10, 2010, at 9:40 AM, Dimagiba, Catherine wrote:

Hi Jim,

Our office received an Extension of Time application dated 10/30/10 from you (see attached pdf). However, an EOT request has already been made for this Plot Plan on 3/26/10 (pdf is also attached). The LDC comments/conditions of approval for the EOT was sent to you via email to the email address indicated on the original application for your acceptance.

Please review the recommended conditions of approval. Let me know if you have any questions.

Thank you,

Catherine Dimagiba
Planning Technician II
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502
951.955.1681

From: Dimagiba, Catherine
Sent: Thursday, July 01, 2010 2:27 PM
To: 'wallacekirk@yahoo.com'
Subject: 1st Extension of Time for PP22575

Attn: Applicant

RE: **EXTENSION OF TIME REQUEST** for **No. 22575.**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **June 24, 2010**. The LDC has determined it necessary to recommend the addition of 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 is recommending the addition of Conditions of Approval. The is recommending the addition of Condition 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:

10.PLANNING.44	80.PLANNING.27	90.PLANNING.34
10.TRANS.8	80.PLANNING.28	90.PLANNING.35
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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 . 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,

<image002.jpg>

1ST EOT COA.pdf><PP22575 1ST EOT Application 3.26.10.pdf><PP22575 EOT Application 10.30.10.pdf>

T PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 44

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. 8

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

T PLAN: TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

10.TRANS. 8 USE - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 26 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

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,

06/29/10
15:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLAN: TRANSMITTED Case #: PP22575

Parcel: 943-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

EOT1

80.PLANNING. 27

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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

80.PLANNING. 28 USE - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, 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 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.

EOT1

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15:29

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 33

USE - LC LNDSCP INSPCT DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

EOT1

90.PLANNING. 34

USE - LC LNDSCP INSPCT REQMNTS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

EOT1

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15:29

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 35

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1

90.PLANNING. 36

GEN - CULT RESOURCES RPT EOT1

RECOMMND

This condition is being added to the first time extension in order to complete the mitigation process of reporting and accounting for mitigation implementation for the County's complete administrative record.

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.

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

DATE: May 12, 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 – J. Jolliffe
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 22575 - Applicant: Jim Quirk - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: EXTENSION OF TIME TO June 10, 2011 - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **June 24, 2010 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 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)

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 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 Kristina Simmons, Planning Technician, at (951) 955-3251 or email at krsimmon@RCTLMA.org/ **MAILSTOP# 1070.**

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

RECEIVED
MAR 26 2010
PLANNING & ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

AP22575

CASE NUMBER: ~~*RM 35287*~~ DATE SUBMITTED: *3-26-10*

Assessor's Parcel Number(s): *943-210-012*

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: *6-10-08*

Applicant's Name: *Jim Quirk* E-Mail: *WALLACE KIRK@yahoo.com*

Mailing Address: *P.O. Box 9298*
Rancho Santa Fe Street *92067*
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: *CONB Convento Ron* E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ 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.