

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

703 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 17, 2011

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23259 - Applicant: Quarry Business Park, LLC - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) - Location: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road - 12.74 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **APPROVED PROJECT DESCRIPTION:** Proposes to construct six (6) two-story commercial/manufacturing buildings totaling 238,088 square feet on 12.74 gross acres, with a floor area ratio of 0.43. Building 1 is a multi-tenant building and totals 13,957 square feet (first floor: 11,342 sq. ft. and second floor: 2,615 sq. ft.). Building 2 is a multi-tenant building and totals 16,271 square feet (first floor: 12,990 sq. ft. and second floor: 3,281 sq. ft.). Building 3 has 4,000 square feet of office, 6,000 square feet of warehouse, and 20,341 square feet of manufacturing totaling 30,341 square feet (first floor: 28,341 sq. ft. and second floor: 2,000 sq. ft.). Building 4 has 4,000 square feet of office, 5,000 square feet of warehouse, and 16,975 square feet of manufacturing totaling 25,975 square feet (first floor: 23,975 sq. ft. and second floor: 2,000 sq. ft.). Building 5 has 4,000 square feet of office, 14,000 square feet of warehouse, and 55,006 square feet of manufacturing totaling 73,006 square feet (first floor: 71,006 sq. ft. and second floor: 2,000 sq. ft.). Building 6 has 7,000 square feet of office, 15,000 square feet of warehouse, and 56,538 of manufacturing totaling 78,538 square feet (first floor: 75,038 sq. ft. and second floor: 3,500 sq. ft.). There is a total of 29,519 square feet of office space, 49,600 square feet of warehouse space, and 158,969 square feet of manufacturing. The project includes 493 standard parking spaces, including 12 spaces for persons with disabilities and 6 van spaces for persons with disabilities. The project includes a total of 16 loading spaces, and 101,342 square feet of landscaping. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23259, extending the expiration date to November 4, 2011.**

Carolyn Syms Luma

Carolyn Syms Luma
Planning Director

Initials:
CSL:vc *D.M.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE *2/22/11*
Departmental Concurrence
Jennifer Sargent
Jennifer Sargent

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

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

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

Prev. Agn. Ref. *23259* | **District:** First | **Agenda Number:**

3.43

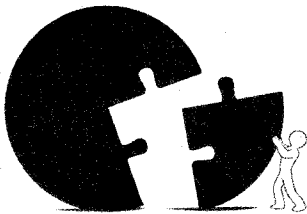
The Honorable Board of Supervisors

Re: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23259

Page 2 of 2

RECOMMENDED MOTION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23259**, extending the expiration date to November 4, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



RIVERSIDE COUNTY PLANNING DEPARTMENT

7038

Carolyn Syms Luna
Director

DATE: February 9, 2011

TO: Clerk of the Board of Supervisors *D.M.*

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23259
(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:
(1st and 5th Dist) Press Enterprise

Need Director's signature by 2/16/11
Please schedule on the March 1, 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"

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Ray Juarez

PLOT PLAN NO. 23259
FIRST EXTENSION OF TIME (EOT)
BOS Hearing: March 1, 2011
Applicant: Quarry Business Park, LLC

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 Supervisors 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. 23259

JUSTIFICATION FOR EXTENSION OF TIME REQUEST:

As indicated on the correspondence from the applicant (dated January 19, 2011), construction has not occurred within the required period of time because of the real estate market in general and complex issues with the County Flood Control's conditions that are required to be addressed.

BACKGROUND:

On November 4, 2008 the Board of Supervisors adopted a Mitigated Negative Declaration for Environmental Assessment No. 41708, tentatively approved Change of Zone No. 7516, tentatively approved Tentative Parcel Map No. 35882 and approved Plot Plan No. 23259 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 ten (10) 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 four (4) Conditions of Approval.

RMJ
2-7-11

PLOT PLAN NO. 23259
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

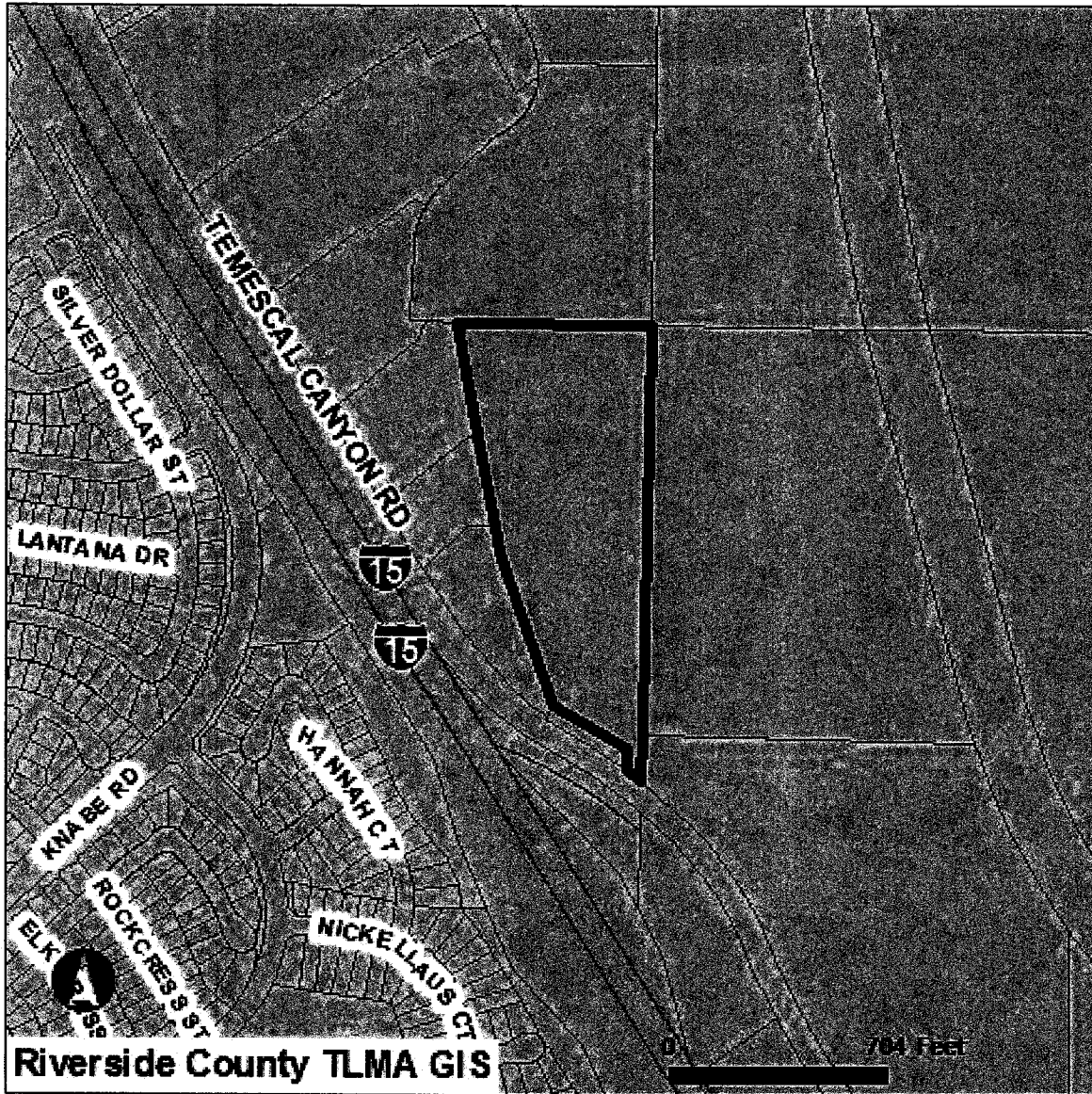
The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated January 12, 2011) indicating the acceptance of the ten (10) conditions.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23259**, extending the expiration date to November 4, 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. 23259 - Applicant: Quarry Business Park LLC - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) - Location: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road - 12.74 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **APPROVED PROJECT DESCRIPTION:** Proposes to construct six (6) two-story commercial/manufacturing buildings totaling 238,088 square feet on 12.74 gross acres, with a floor area ratio of 0.43. Building 1 is a multi-tenant building and totals 13,957 square feet (first floor: 11,342 sq. ft. and second floor: 2,615 sq. ft.). Building 2 is a multi-tenant building and totals 16,271 square feet (first floor: 12,990 sq. ft. and second floor: 3,281 sq. ft.). Building 3 has 4,000 square feet of office, 6,000 square feet of warehouse, and 20,341 square feet of manufacturing totaling 30,341 square feet (first floor: 28,341 sq. ft. and second floor: 2,000 sq. ft.). Building 4 has 4,000 square feet of office, 5,000 square feet of warehouse, and 16,975 square feet of manufacturing totaling 25,975 square feet (first floor: 23,975 sq. ft. and second floor: 2,000 sq. ft.). Building 5 has 4,000 square feet of office, 14,000 square feet of warehouse, and 55,006 square feet of manufacturing totaling 73,006 square feet (first floor: 71,006 sq. ft. and second floor: 2,000 sq. ft.). Building 6 has 7,000 square feet of office, 15,000 square feet of warehouse, and 56,538 of manufacturing totaling 78,538 square feet (first floor: 75,038 sq. ft. and second floor: 3,500 sq. ft.). There is a total of 29,519 square feet of office space, 49,600 square feet of warehouse space, and 158,969 square feet of manufacturing. The project includes 493 standard parking stalls, including 12 stalls for persons with disabilities and 6 van stalls for persons with disabilities. The project includes a total of 16 loading spaces, and 101,342 square feet of landscaping. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23259**, extending the expiration date to November 4, 2011.

PP23259 - SUPERVISORIAL DISTRICT



Selected parcel(s):
283-110-051

SUPERVISORIAL DISTRICTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

DISTRICT 1
SUPERVISOR BOB BUSTER

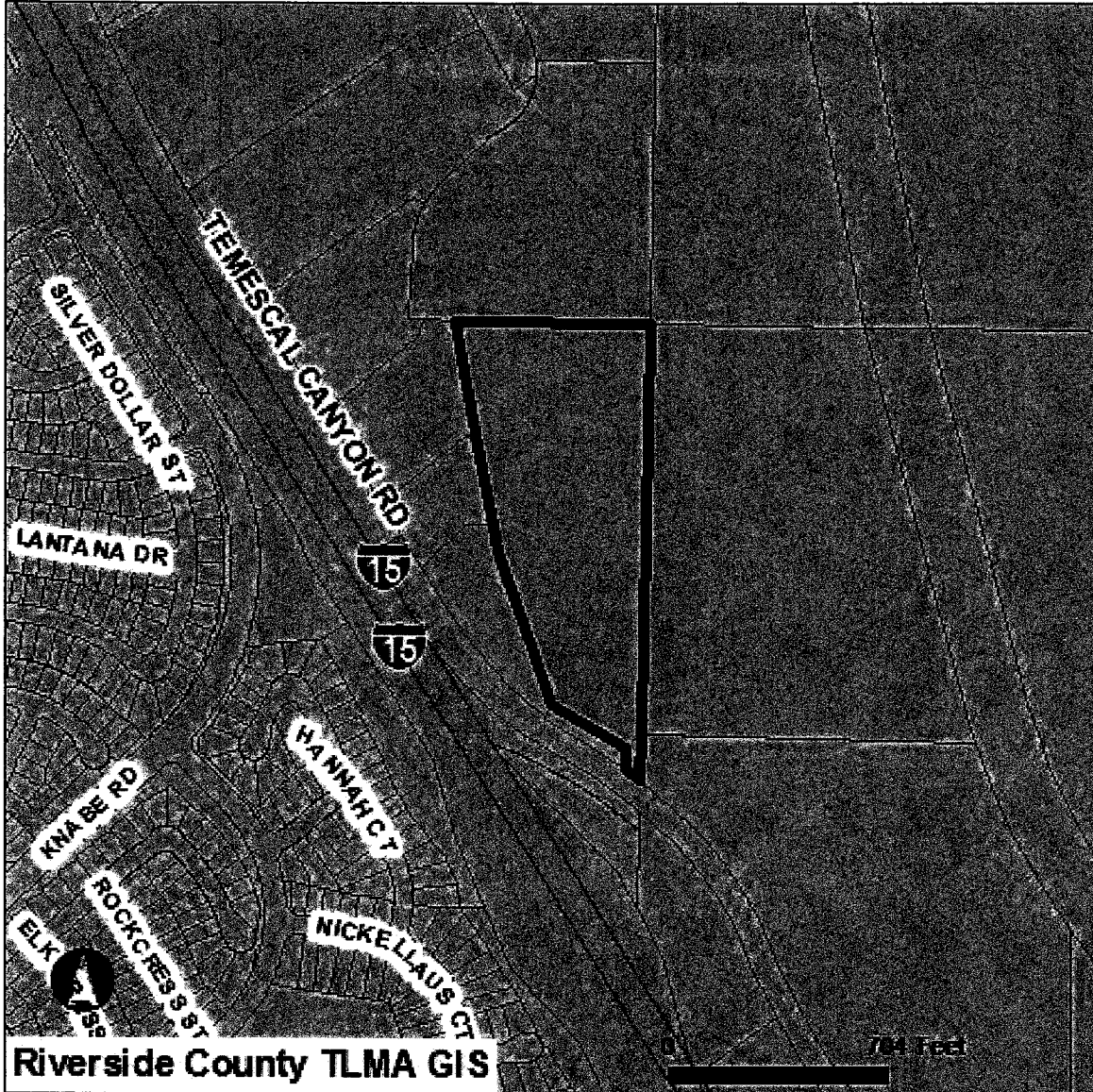
IMPORTANT

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 Nov 10 08:34:13 2010

Version 101026

PP23259 - AREA PLAN



Selected parcel(s):
283-110-051

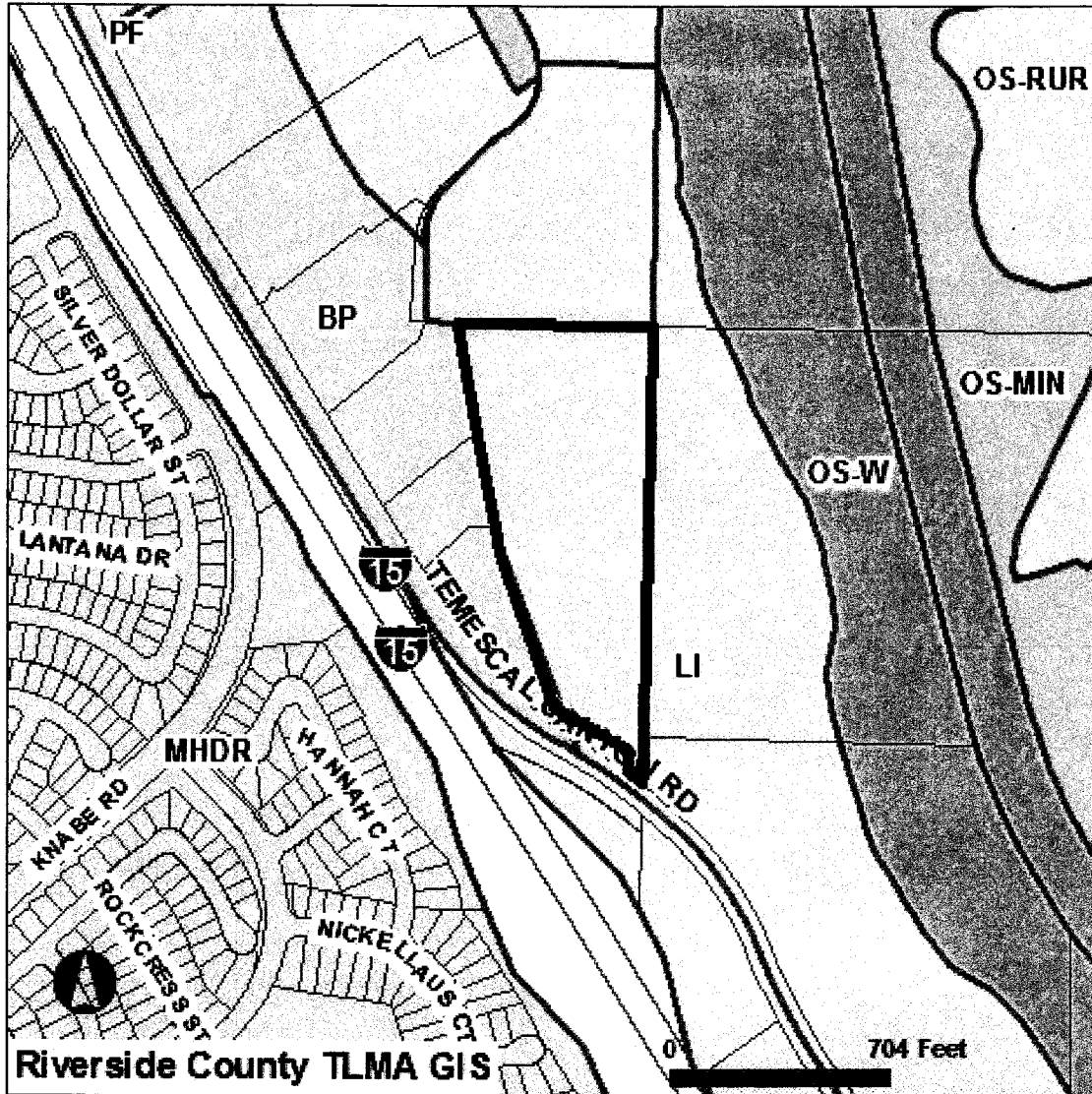
IMPORTANT

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REPORT PRINTED ON...Wed Nov 10 08:27:42 2010

Version 101026

PP23259 - LAND USE



Selected parcel(s):
283-110-051

LAND USE

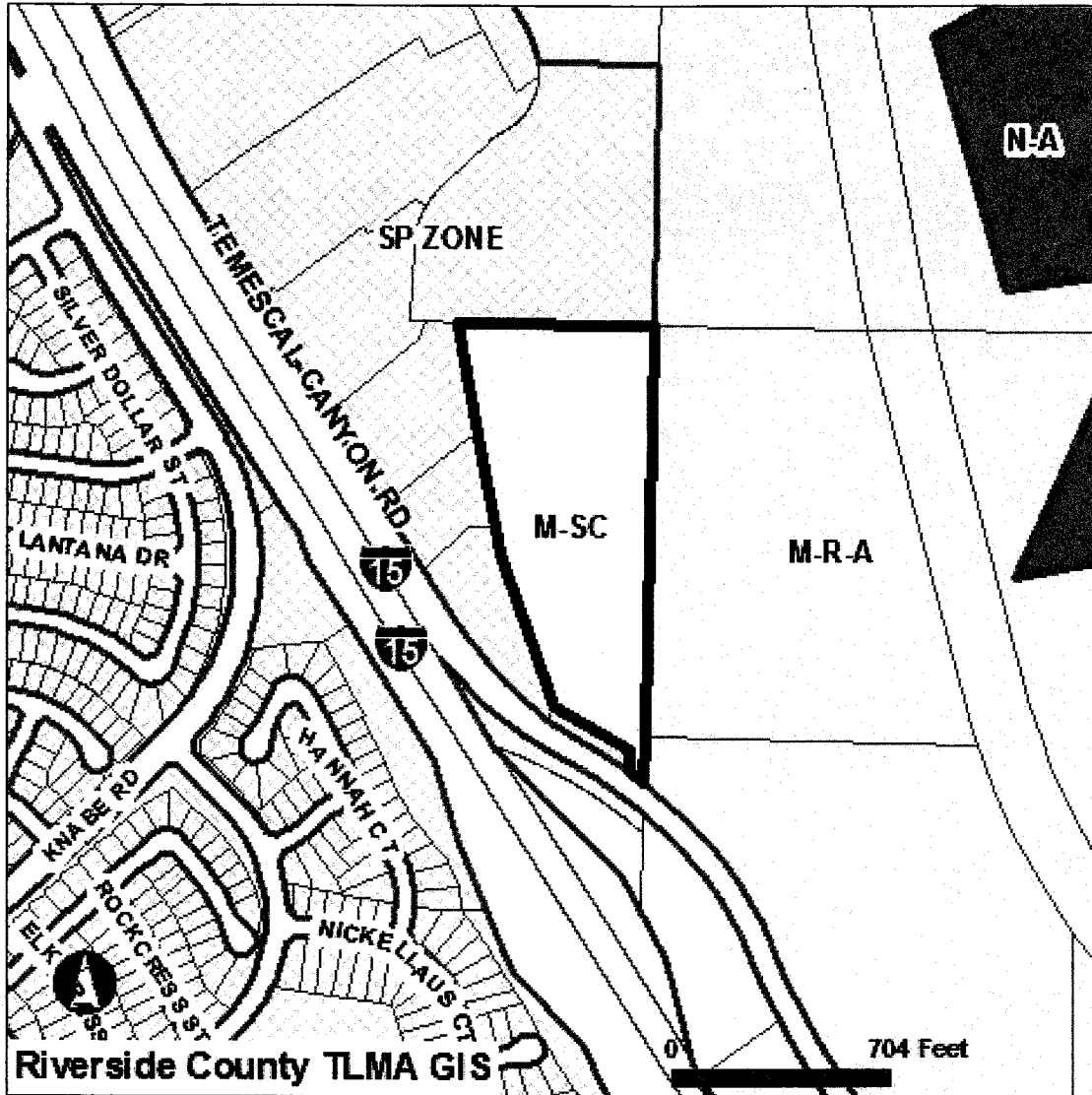
- | | | | |
|----------------------------|---------------------------|-----------------------|--|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| OS-MIN - MINERAL RESOURCES | OS-RUR - OPEN SPACE RURAL | OS-W - WATER | PF - PUBLIC FACILITIES |

IMPORTANT
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REPORT PRINTED ON...Wed Nov 10 08:39:40 2010

Version 101026

PP23259 - ZONING



Selected parcel(s):
283-110-051

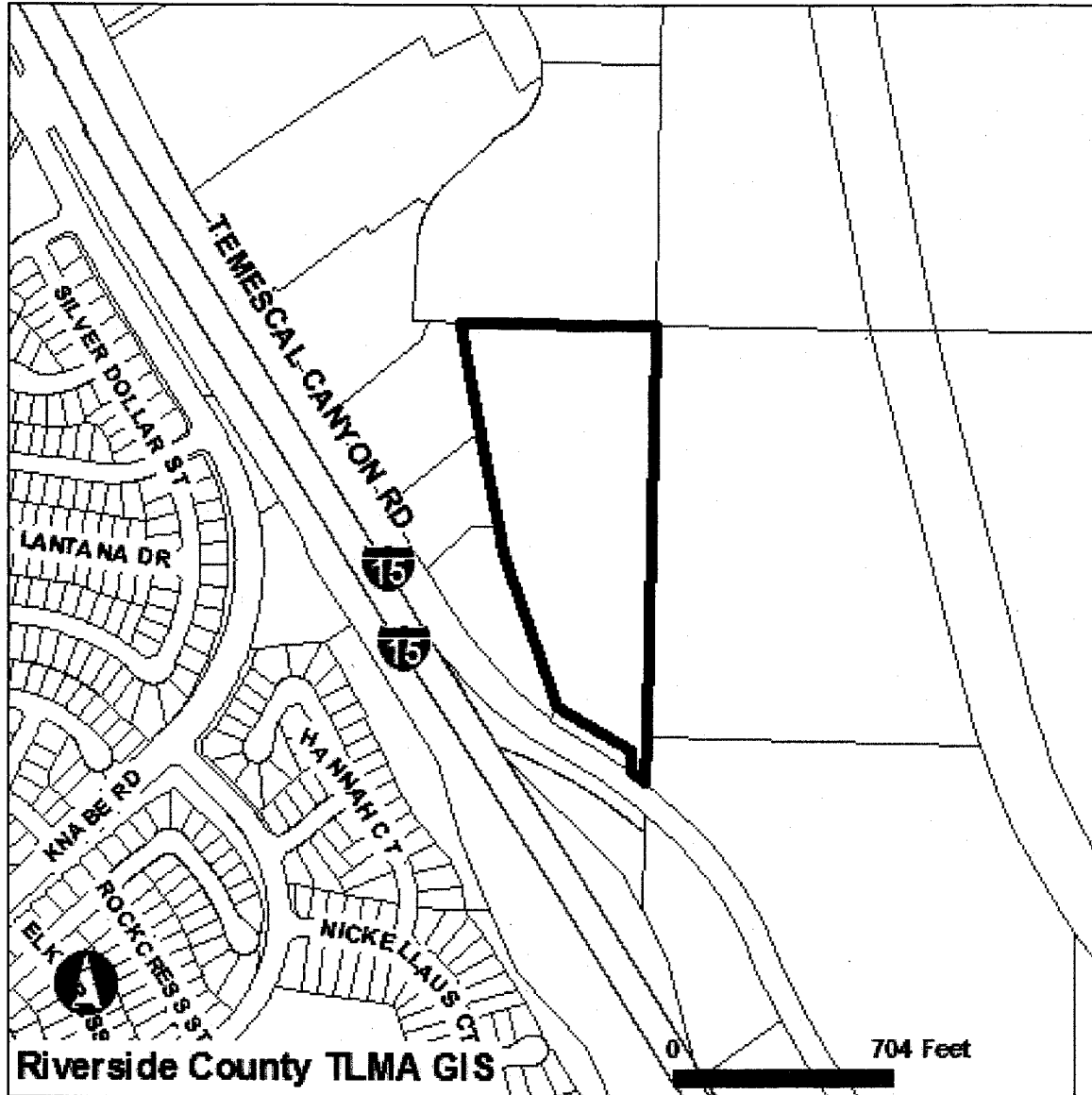
ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | M-R-A | M-SC |
| N-A | SP ZONE | | |

IMPORTANT
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REPORT PRINTED ON...Wed Nov 10 08:30:34 2010
Version 101026

PP23259 - ZONING DISTRICTS & ZONING AREAS



Selected parcel(s):
283-110-051

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- GLEN IVY AREA

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

REPORT PRINTED ON...Wed Nov 10 08:33:19 2010
Version 101026

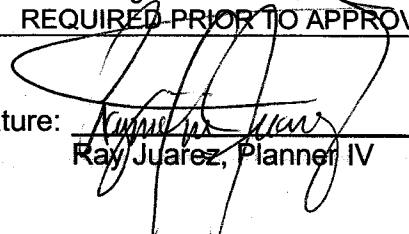
Extension of Time Environmental Determination

Project Case Number: PP23259
 Original E.A. Number: EA41708
 Extension of Time No.: First
 Original Approval Date: Nov. 4, 2008
 Project Location: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road

Project Description: Proposes to construct six (6) two-story commercial/manufacturing buildings totaling 238,088 square feet on 12.74 gross acres, with a floor area ratio of 0.43. Building 1 is a multi-tenant building and totals 13,957 square feet (first floor: 11,342 sq. ft. and second floor: 2,615 sq. ft.). Building 2 is a multi-tenant building and totals 16,271 square feet (first floor: 12,990 sq. ft. and second floor: 3,281 sq. ft.). Building 3 has 4,000 square feet of office, 6,000 square feet of warehouse, and 20,341 square feet of manufacturing totaling 30,341 square feet (first floor: 28,341 sq. ft. and second floor: 2,000 sq. ft.). Building 4 has 4,000 square feet of office, 5,000 square feet of warehouse, and 16,975 square feet of manufacturing totaling 25,975 square feet (first floor: 23,975 sq. ft. and second floor: 2,000 sq. ft.). Building 5 has 4,000 square feet of office, 14,000 square feet of warehouse, and 55,006 square feet of manufacturing totaling 73,006 square feet (first floor: 71,006 sq. ft. and second floor: 2,000 sq. ft.). Building 6 has 7,000 square feet of office, 15,000 square feet of warehouse, and 56,538 of manufacturing totaling 78,538 square feet (first floor: 75,038 sq. ft. and second floor: 3,500 sq. ft.). There is a total of 29,519 square feet of office space, 49,600 square feet of warehouse space, and 158,969 square feet of manufacturing. The project includes 493 standard parking stalls, including 12 stalls for persons with disabilities and 6 van stalls for persons with disabilities. The project includes a total of 16 loading spaces, and 101,342 square feet of landscaping.

On 1/20/11, 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 Juarez, Planner IV

Date: 1/20/11
 For Carolyn Syms Luna, Director

QUARRY BUSINESS PARK, LLC

41606 Date Street, Suite 203A

Murrieta California 92562

Telephone (951) 734-6570 Facsimile (951) 894-2693

January 19, 2011

Carolyn Syms Luna
Planning Director
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon Street
12th Floor
Riverside, California 92502

Re: PP23259
Request for EOT

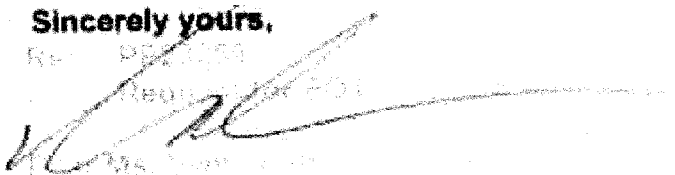
Dear Ms. Syms Luna:

The real estate market in general and complex issues we are being required to address by County Flood have made it unrealistic and virtually impossible to implement the approved site plan within the allotted time.

We are hopeful that this next year will provide the opportunity to move forward.

Sincerely yours,

Re: PP23259
Request for EOT



Darrell D. Clendenen
Managing Member

Sincerely yours,
Darrell D. Clendenen
Managing Member

Dimagiba, Catherine

From: airportdevco@netzero.net on behalf of Darrell Clendenen [ddcattorney@netzero.com]
Sent: Wednesday, January 12, 2011 9:43 PM
To: Dimagiba, Catherine
Subject: PP 23259 EOT #1 Conditions of Approval

Ms Dimagiba

I am the Managing Partner of the Quarry Business Park LLC which is the applicant

Even though I have never seen them I am accepting each of the added conditions to my "Conditions of Approval" and request that the EOT#1 move forward to be approved.

I have been informed the additional conditions which I am accepting are as follows:
60 Trans .2,.3; 90 Trans .16,.17; 80 Planning .27,.28,.29; 90 Planning .32,.33,.34.

Please send me an e-mail setting forth the name and phone number of the Senior planner responsible for my case. I have never received my pinks even though my account was brought current months ago and I requested them.

PLEASE change your contact information to insure my office is notified directly of anything relating to this case. James Bach and Larry Markhams office are my consultants and can receive copies of emails etc. they are not the primary contacts. Any question please contact me at 951 2710736 or at the email address shown above.

Thank you
Darrell Clendenen

Scholarships for Moms

Grant Funding May Be Available to Those Who Qualify!
SeeCollegeDegrees.com

Thank you
Darrell Clendenen

PLAN:TRANSMITTED Case #: PP23259

Parcel: 283-110-051

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRDG PLN (EOT1)

RECOMMND

TRANS WILL CLEAR CONDITION.

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.7 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. 27 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,

PLAN:TRANSMITTED Case #: PP23259

Parcel: 283-110-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

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

PLAN:TRANSMITTED Case #: PP23259

Parcel: 283-110-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 28 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

80.PLANNING. 29 USE - LC LNDS CP 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

PLAN:TRANSMITTED Case #: PP23259

Parcel: 283-110-051

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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

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

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

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 32 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. 33 USE - LC LNDSCP INSPCT RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5)

PLAN:TRANSMITTED Case #: PP23259

Parcel: 283-110-051

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - LC LNDSCP INSPCT RQMNTS (cont.) RECOMMND

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

90.PLANNING. 34 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

01/11/11
14:32

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 16 USE-R-O-W DEDICATION 1 (EOT1)

RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half-width right-of-way.

90.TRANS. 17 USE - IMP PLANS (EOT1)

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

Dimagiba, Catherine

From: airportdevco@netzero.net
Sent: Tuesday, December 07, 2010 11:08 AM
To: jrb@markhamdmg.com; lrm@markhamdmg.com
Cc: Gramlich, Rebecca; Dimagiba, Catherine; lrm@markhamdmg.com
Subject: RE: EOT #1 PP23259 - 12/9/10 LDC
Attachments: ATT00001..htm; image002.gif

James Bach;

I have not, and will not have, reviewed transportation's proposed additions to my conditions by Dec 9 . I AM NOT stipulating to anything at this time and the meeting should be continued. I need to review the proposed in light of the original conditions and I am in Texas for the next 7 days. I frankly am exhausted by the bureaucracy associated with this project and the County and am concerned as to the motivation for transportation getting involved in the grading permit when my entire frontage is a 35' driveway which is already subject to dedication and a right to grade being issued to the County. I want a meeting with Trans and I want my name and information added to those to be notified about anything having to do with this "project".

Thanks Darrell Clendenen
Please note: message attached

From: "James R. Bach" <jrb@markhamdmg.com>
To: "Gramlich, Rebecca" <RGRAMLIC@rctlma.org>, "Dimagiba, Catherine" <CDIMAGIB@rctlma.org>
Cc: "Larry Markham" <lrm@markhamdmg.com>, <airportdevco@netzero.net>
Subject: RE: EOT #1 PP23259 - 12/9/10 LDC
Date: Mon, 6 Dec 2010 12:54:43 -0800

DEAL OF THE YEAR: 2010 Honda Civic for \$1,734.09

SPECIAL REPORT: High ticket items are being auctioned for an incredible 90% off!
memphisgazette.com

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

DATE: November 10, 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. Landscaping Section

FIRST EXTENSION OF TIME for PLOT PLAN NO. 23259 - Applicant: Quarry Business Park LLC - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) - Location: Northeasterly of Temescal Canyon Road and Interstate 15 and southerly of Leroy Road - 12.74 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - APPROVED PROJECT DESCRIPTION: Proposes to construct six (6) two-story commercial/manufacturing buildings totaling 238,088 square feet on 12.74 gross acres, with a floor area ratio of 0.43. Building 1 is a multi-tenant building and totals 13,957 square feet (first floor: 11,342 sq. ft. and second floor: 2,615 sq. ft.). Building 2 is a multi-tenant building and totals 16,271 square feet (first floor: 12,990 sq. ft. and second floor: 3,281 sq. ft.). Building 3 has 4,000 square feet of office, 6,000 square feet of warehouse, and 20,341 square feet of manufacturing totaling 30,341 square feet (first floor: 28,341 sq. ft. and second floor: 2,000 sq. ft.). Building 4 has 4,000 square feet of office, 5,000 square feet of warehouse, and 16,975 square feet of manufacturing totaling 25,975 square feet (first floor: 23,975 sq. ft. and second floor: 2,000 sq. ft.). Building 5 has 4,000 square feet of office, 14,000 square feet of warehouse, and 55,006 square feet of manufacturing totaling 73,006 square feet (first floor: 71,006 sq. ft. and second floor: 2,000 sq. ft.). Building 6 has 7,000 square feet of office, 15,000 square feet of warehouse, and 56,538 of manufacturing totaling 78,538 square feet (first floor: 75,038 sq. ft. and second floor: 3,500 sq. ft.). There is a total of 29,519 square feet of office space, 49,600 square feet of warehouse space, and 158,969 square feet of manufacturing. The project includes 493 standard parking stalls, including 12 stalls for persons with disabilities and 6 van stalls for persons with disabilities. The project includes a total of 16 loading spaces, and 101,342 square feet of landscaping. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23259, extending the expiration date to November 4, 2011.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **December 9, 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 DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

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

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

Revised 6/23/10 by R.Juarez

Y:\Planning Case Files-Riverside office\PP23259\1ST EOT\1ST EOT PP23259 LDC Transmittal.doc

RECEIVED
NOV 04 2010

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RECEIVED
NOV 04 2010

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP 23259 DATE SUBMITTED: 11-4-10

Assessor's Parcel Number(s): 283-110-051

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: 11-4-2008

Applicant's Name: QUARRY BUSINESS PARK LLC. E-Mail: _____

Mailing Address: 1215 POMONA RD SUITE D
CORONA CA 92882
City State ZIP

Daytime Phone No: (951) 296-3466 x221 Fax No: () _____

Property Owner's Name: SAME E-Mail: job@markhandmg.com *CH*

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.

APPLICATION FOR EXTENSION OF TIME

07/13/08
0105 4 0 10M 11

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

JAMES R BACH MDMG INC [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JAMES R BACH MDMG INC [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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