

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



209 B

REVIEWED BY EXECUTIVE OFFICE

DATE 4/5/11
Tina Grandé

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 31, 2011

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23272 - Applicant: Prominent Properties, LLC - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Highest Density Residential (CD:H'TDR) (20+ DU/AC) - Location: Northerly of Mission Boulevard and westerly of La Rue Street - 0.36 Gross Acres - Zoning: General Commercial (C-1/C-P) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23272**, extending the expiration date to March 31, 2012.

RECOMMENDED MOTION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23272**, extending the expiration date to March 31, 2012 subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Carolyn Syms Luna
Planning Director

Initials: W
CSL:vc

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

MINUTES OF THE BOARD OF SUPERVISORS

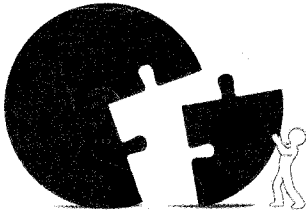
On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 12, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. | District: Second | Agenda Number:

3.26



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

209B

DATE: March 30, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office ✓

SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 23272
(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:
(2nd Dist) Press Enterprise and County Record

Need Director's signature by 3/31/11 by 11am
Please schedule on the 4/12/11 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: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Larry Ross

PLOT PLAN NO. 23272
FIRST EXTENSION OF TIME (EOT)
BOS Hearing Date: April 5, 2011
Applicant: Prominent Properties, 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 Supervisor's 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.

REC

FIR

Jana

OT PLAN NO. 23272

JUS

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As p
const
econ

*Jack UPS
down stairs.*

1 of Time applicant (dated March 11, 2011),
ired period of time because of the current

BACK

On M:
No. 91
approv

ntatively approved General Plan Amendment
or Environmental Assessment No. 41725, and
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 seven (7) 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

W

PLOT PLAN NO. 20375
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 10, 2011) indicating the acceptance of the ten (10) conditions.

ORIGINAL Approval Date: March 31, 2009
ORIGINAL Expiration Date: March 31, 2011

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23272**, extending the expiration date to March 31, 2012 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. 23272** - Applicant: Prominent Properties, LLC - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Highest Density Residential (CD:H'TDR) (20+ DU/AC) - Location: Northerly of Mission Boulevard and westerly of La Rue Street - 0.36 Gross Acres - Zoning: General Commercial (C-1/C-P) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities. - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23272**, extending the expiration date to March 31, 2012.

REVISIONS DATE

PROJECT TITLE
OWNER
DATE
SCALE
SHEET NO.

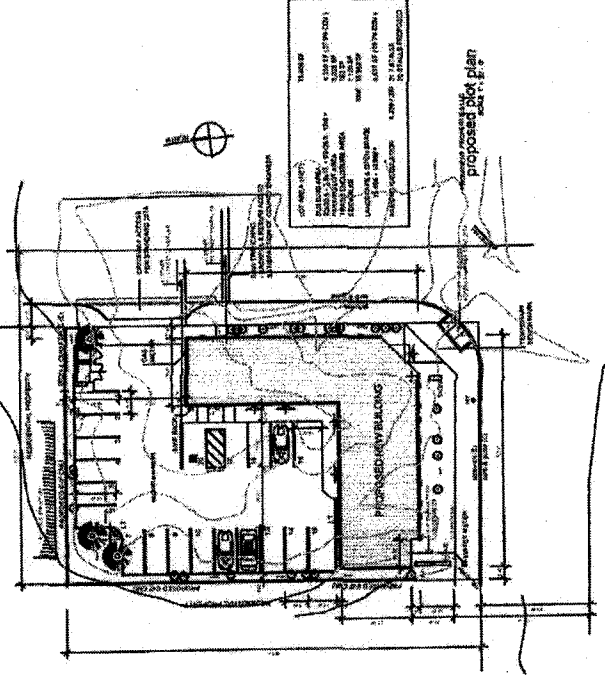
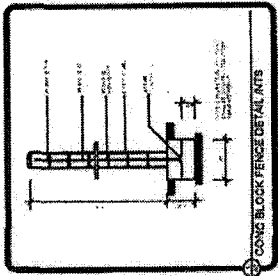
OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

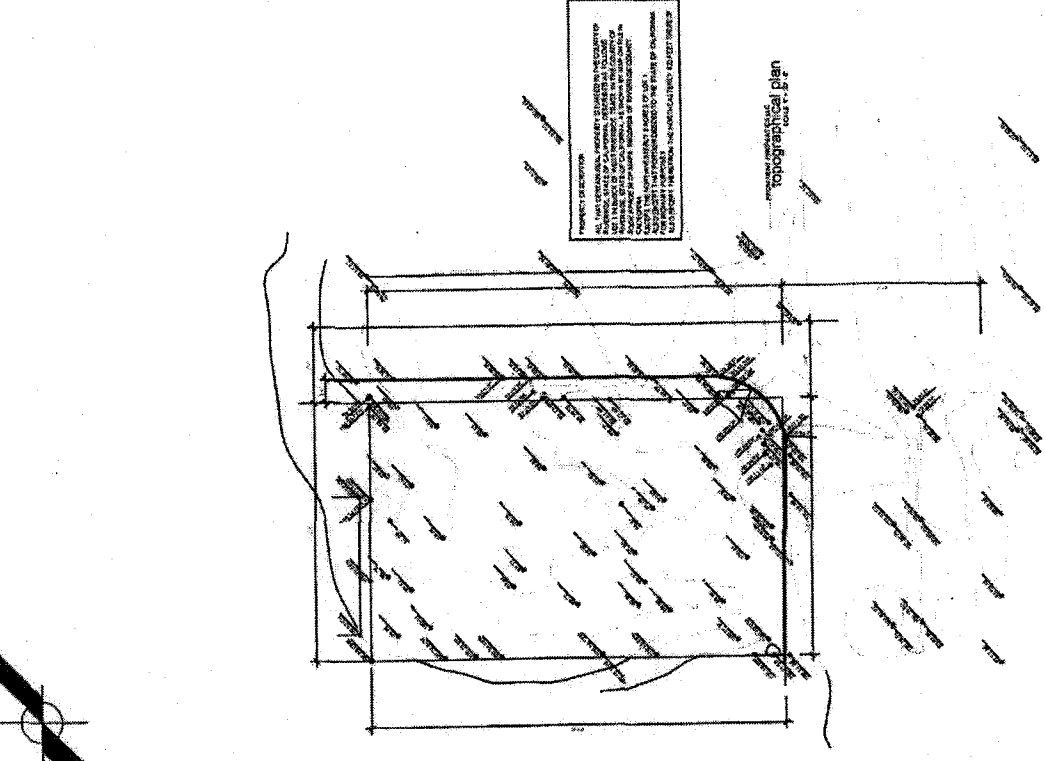
OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

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15000 S. 150th St.
Tulsa, OK 74134

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15000 S. 150th St.
Tulsa, OK 74134



PROJECT DESCRIPTION
OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

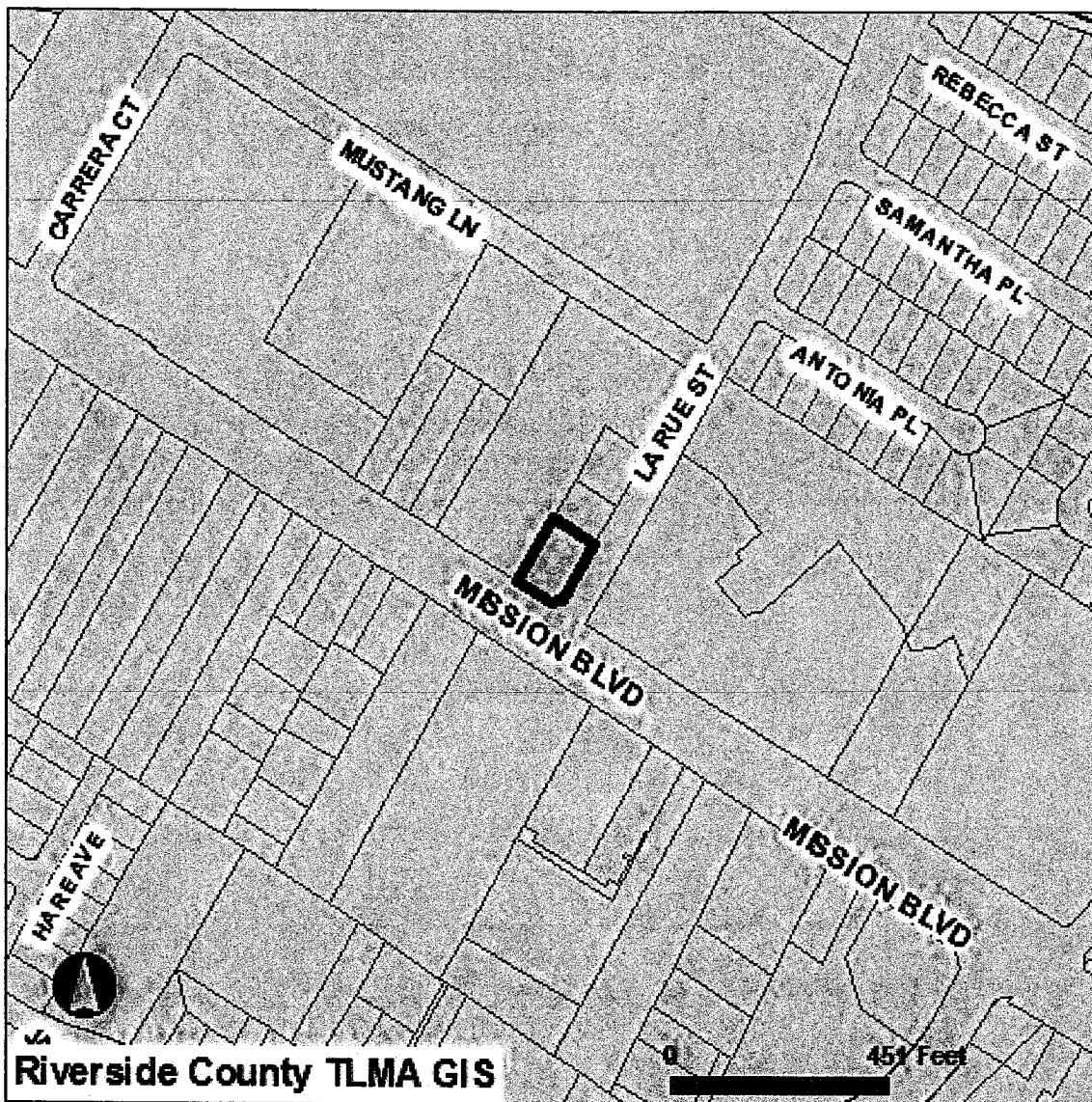


PROJECT DESCRIPTION
OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

Apex
concepts

OWNER: COMMERCIAL RETAIL CENTER
15000 S. 150th St.
Tulsa, OK 74134

PP23272 - SUPERVISORIAL DISTRICT



Selected parcel(s):
177-250-030

SUPERVISORIAL DISTRICTS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

DISTRICT 2
SUPERVISOR JOHN
TAVAGLIONE

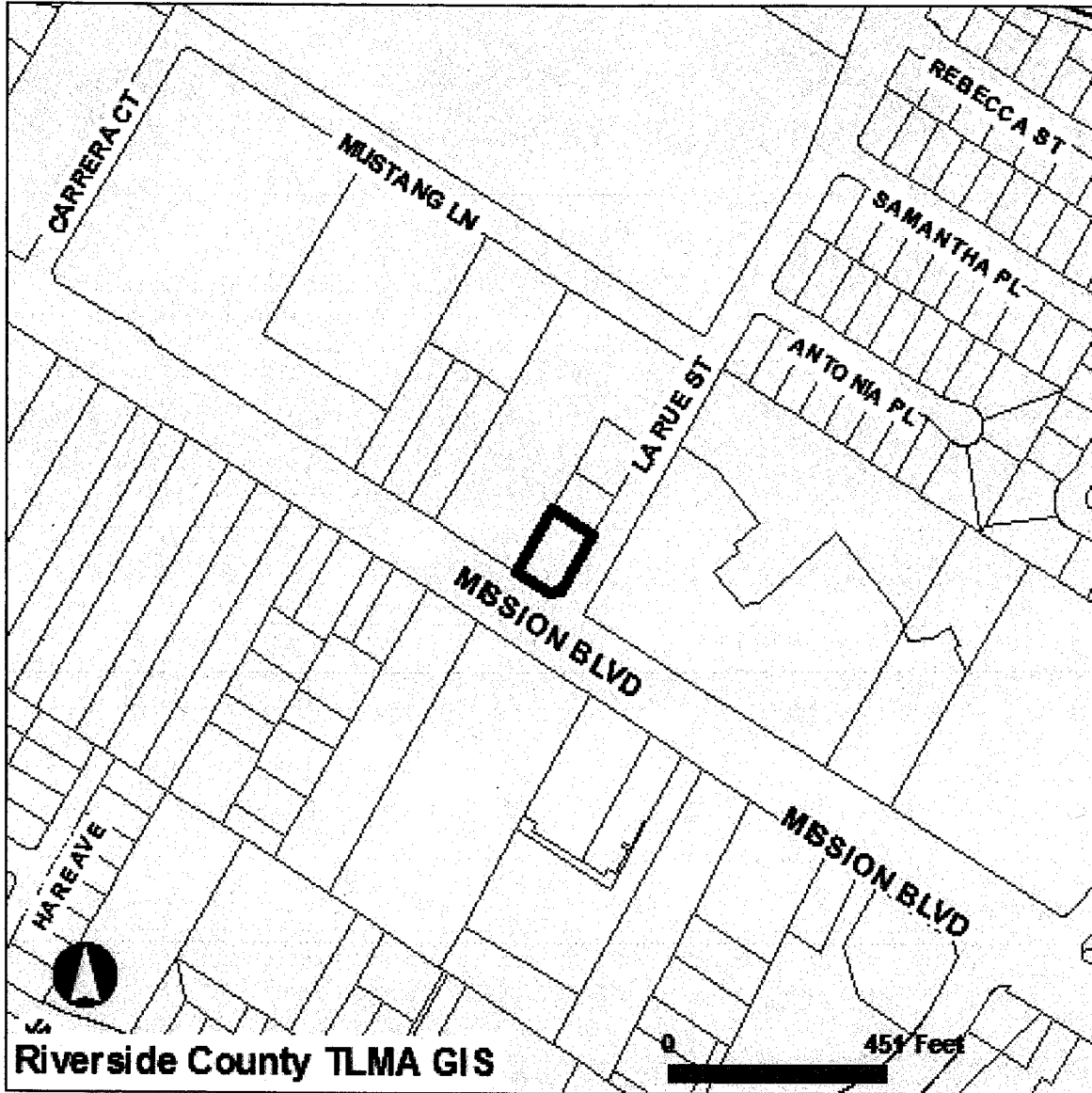
IMPORTANT

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...Mon Feb 07 14:58:25 2011

Version 101221

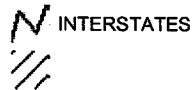
PP23272 - AREA PLAN



Selected parcel(s):
177-250-030

AREA PLAN

- SELECTED PARCEL
- PARCELS



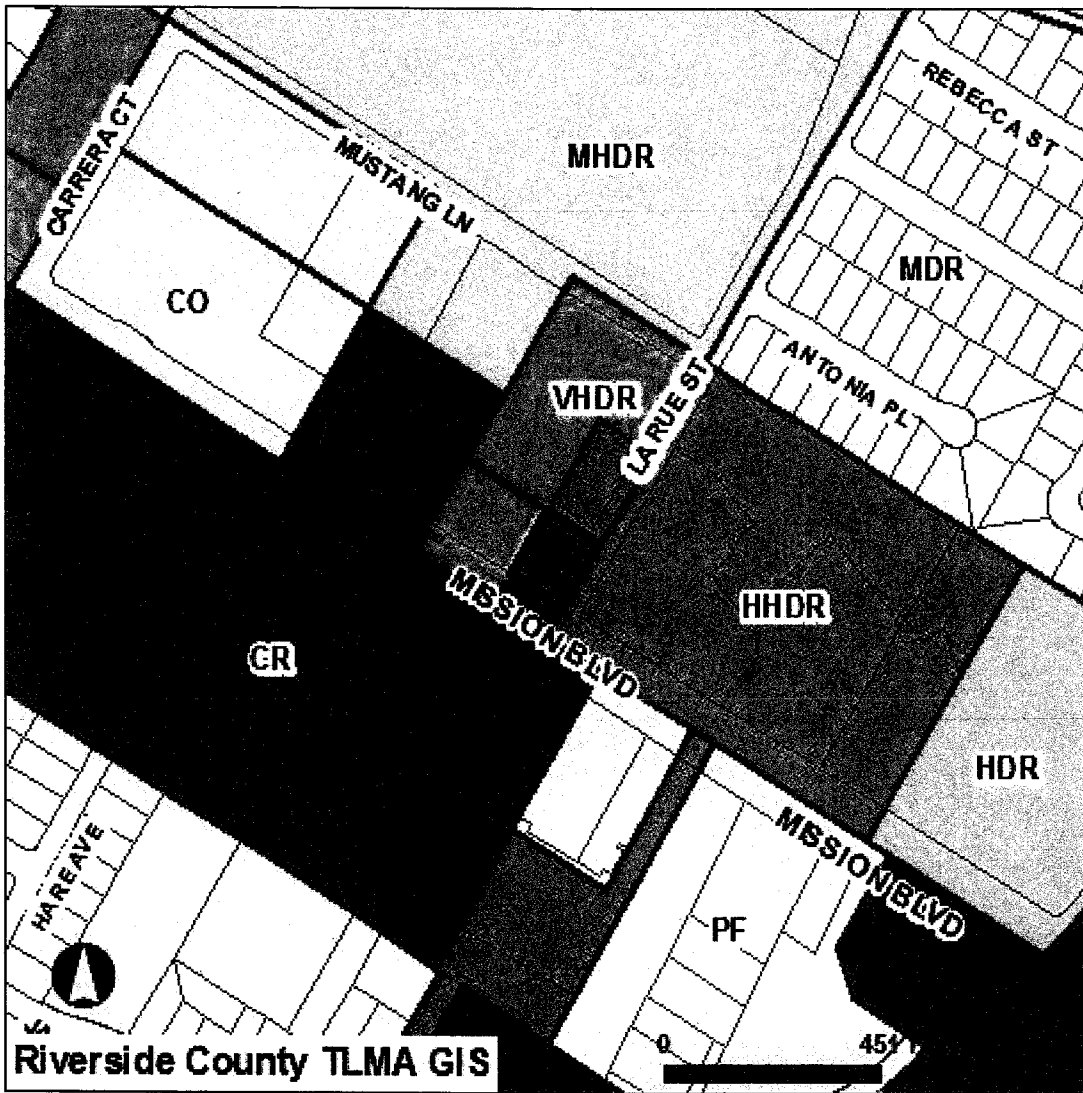
IMPORTANT

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...Mon Feb 07 14:59:09 2011

Version 101221

PP23272 - LAND USE



Riverside County TLMA GIS

Selected parcel(s):
177-250-030

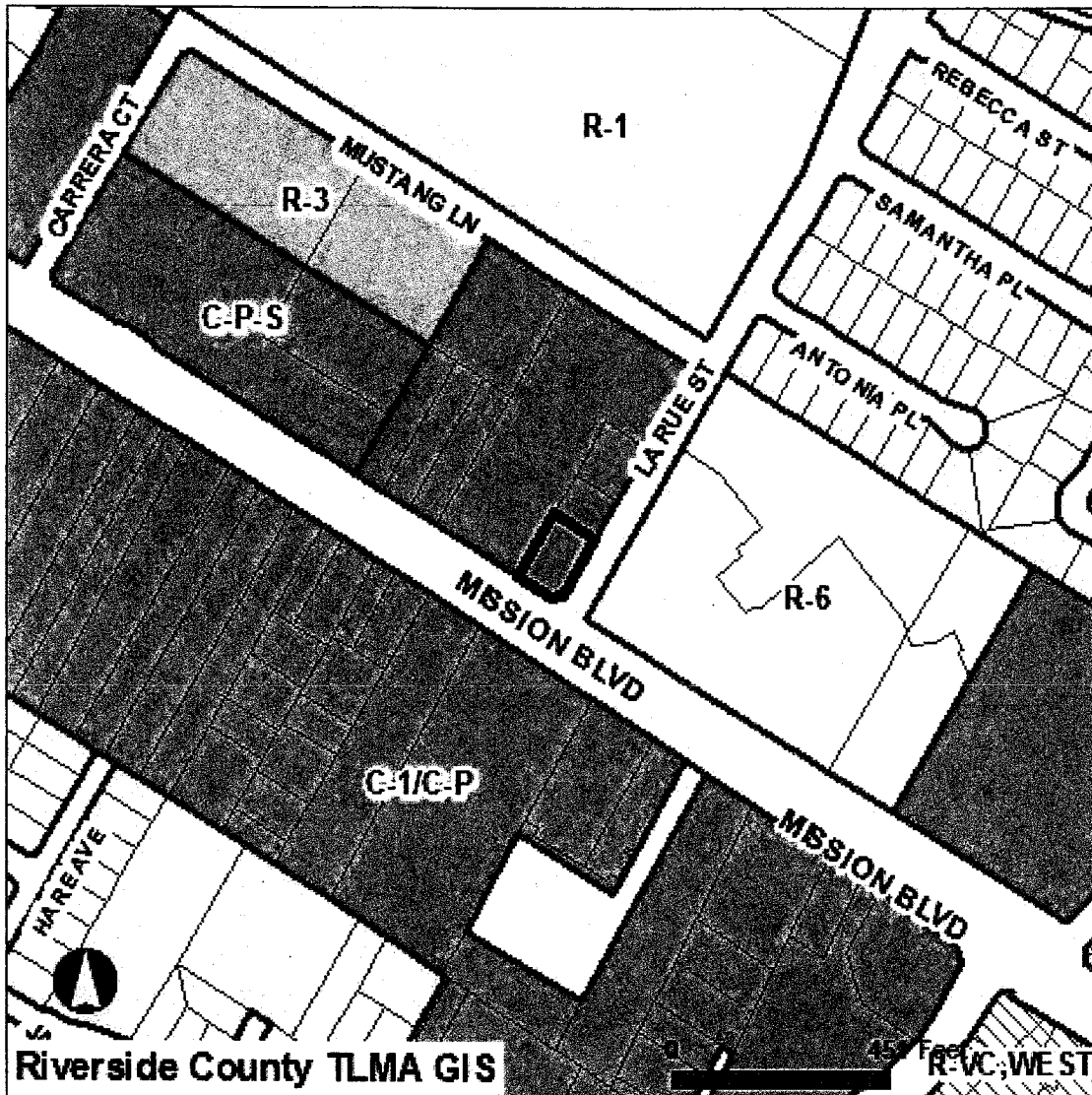
LAND USE

- | | | | |
|--------------------------------------|----------------------------------|--|--------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CO - COMMERCIAL OFFICE | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL |
| HHDR - HIGHEST DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | PF - PUBLIC FACILITIES |
| VHDR - VERY HIGH DENSITY RESIDENTIAL | | | |

IMPORTANT
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REPORT PRINTED ON...Mon Feb 07 14:59:30 2011
Version 101221

PP23272 - ZONING



Riverside County TLMA GIS

Selected parcel(s):
177-250-030

ZONING

- | | | | |
|-----------------|-----------------|------------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | R-1 |
| R-3 | R-6 | R-VC, WEST | |

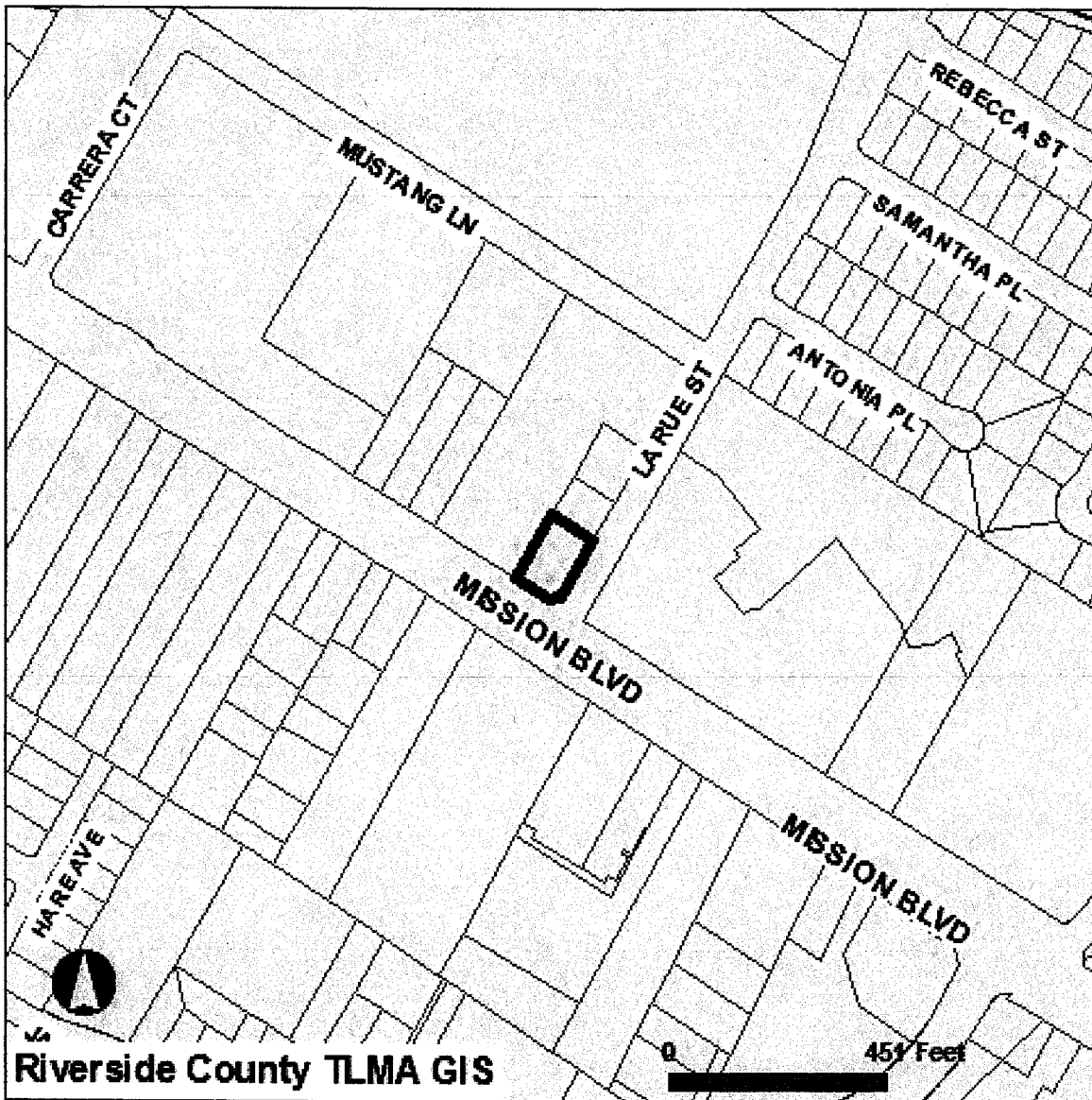
IMPORTANT

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REPORT PRINTED ON...Mon Feb 07 15:00:01 2011

Version 101221

PP23272 - ZONING DISTRICT



Selected parcel(s):
177-250-030

ZONING DISTRICTS AND ZONING AREAS

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

RUBIDOUX DISTRICT

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...Mon Feb 07 15:00:28 2011

Version 101221

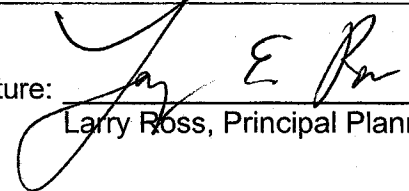
Extension of Time Environmental Determination

Project Case Number: PP23272
 Original E.A. Number: EA41725
 Extension of Time No.: 1st
 Original Approval Date: March 31, 2009
 Project Location: Northerly of Mission Boulevard and westerly of La Rue Street

Project Description: The use hereby permitted is for the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities.

On 3/16/11, 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: 
 Larry Ross, Principal Planner

Date: 3/16/11
 For Carolyn Syms Luna, Director

Morales, Catherine

From: sshah5@netzero.net
Sent: Thursday, March 10, 2011 9:11 PM
To: Morales, Catherine
Cc: sshah200@sbcglobal.net
Subject: RE: First Extension of Time for PP23272

3/11/11

Hello Catherine

Due to recession it has not been possible to proceed with the PP23272. We all hope that the economy recovers to the point that it justifies moving forward.

Thanks.

Sincerely,

Mr.Shah

----- Original Message -----

From: "Morales, Catherine" <CATMORAL@rctlma.org>
To: "sshah5@netzero.net" <sshah5@netzero.net>
Subject: RE: First Extension of Time for PP23272
Date: Thu, 10 Mar 2011 16:21:13 -0800

Mr Shah,

Thank you for the e-mail. At this time, I will also need reason(s) as to why PP23272 was not used within the required period of time. This would enable the Planning Director to make a determination that valid reasons exist for the request for extension of time. This determination is referenced in ORD 348, Section 18.30(g).

Please provide a memo addressed to the Carolyn Syms Luna, Planning Director, that includes facts as to the reasons why the plot plan was not used within the required time period. I will also have to incorporate this in the staff report .

Thank you,

Catherine D. Morales

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12th Floor

Riverside, CA 92502

951.955.1681

Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

From: sshah5@netzero.net [mailto:sshah5@netzero.net]
Sent: Thursday, March 10, 2011 4:16 PM
To: Morales, Catherine
Cc: sshah200@sbcglobal.net
Subject: Re: First Extension of Time for PP23272

3/10/11

Hello Catherine

After speaking with transportation department and Cristi in landscaping department, I the applicant accepts the conditions for plot plan #23272.

Thank you

Mr.Shah

----- Original Message -----

From: "Morales, Catherine" <CATMORAL@rctlma.org>
To: "Sshah5@netzero.com" <Sshah5@netzero.com>
Subject: First Extension of Time for PP23272
Date: Mon, 7 Mar 2011 16:50:07 -0800

Dear Applicant:

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **March 3, 2011**. The LDC 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 seven (7) 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 states 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.45
10.TRANS.3
60.TRANS.2
80.PLANNING.29
80.PLANNING.30

80.PLANNING.31
90.PLANNING.32
90.PLANNING.33
90.PLANNING.34
90.TRANS.11

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 the Board of Supervisor's as a Policy Item. 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.

Thank you,

Catherine D. Morales

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12th Floor

Riverside, CA 92502

951.955.1681

Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

Mortgage Rates Hit 2.99%

If you owe under \$729k you probably qualify for Gov't Refi Programs
SeeRefinanceRates.com

PLANNING PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 45 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. 3 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 #: PP23272

Parcel: 177-250-010

10. GENERAL CONDITIONS

10.TRANS. 3 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 GRDG PLAN/TRAN (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.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 29 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;

PERMIT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 29

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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

POST PLAN:TRANSMITTED Case #: PP23272

Parcel: 177-250-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 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. 31 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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 - LS LNDSCP INSPCTN RQMNTS RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - LS LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 11 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),

03/07/11
12:37

Riverside County LMS
CONDITIONS OF APPROVAL

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POST PLAN:TRANSMITTED Case #: PP23272

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE - IMP PLANS (EOT1) (cont.)

RECOMMND

please review the Street Improvement Plan Policies
and Guidelines from the Transportation Department
Web site: [www.rctlma.org/trans/land_dev_plan_](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html)
[check_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).



**COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY**



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

FAX TRANSMITTAL

To: Prominent Properties, LLC
Attn: Shailesh Shah
(951) 236-9566
Sshah5@netzero.com
Fax: (000) 000-0000

From: Farah Khorashadi
Engineering Division Manager

Date: March 8, 2011

Project: PP23272
Conditions of Approval (3/8/11, 10:28)
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Please be advised that Farah Khorashadi reviewed your project and has removed the conditions of approval for the traffic signal.

Changed to NOTAPPLY 80.TRANS.4 "Use - Traffic Signals 2"

Changed to NOTAPPLY 90.TRANS.10 "Use - Traffic Signals 2"

Enclosed are the Transportation conditions of approval for your review. If you have any concerns, please call my secretary Rebecca Gramlich at (951) 955-6769 or e-mail me at fkhorash@rctlma.org with a courtesy copy to my secretary at rgramlic@rctlma.org. It is essential that a copy of your e-mail be sent to my secretary so that I can be immediately notified of your concern to resolve it in a timely manner.

You can also call my secretary to make an appointment before the public hearing date to resolve any issues. The Planning Department will schedule the public hearing in the future and will notify you at that time.

FK:rg

Attached: Conditions of Approval

NOT PLAN:TRANSMITTED Case #: PP23272

Parcel: 177-250-010

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461)

INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 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 call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

INEFFECT

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

OT PLAN: TRANSMITTED Case #: PP23272

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE-SBMT GRDG PLAN/TRAN (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.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 INEFFECT

Sufficient public street right-of-way shall be provided along Mission Boulevard to establish a 60 foot half-width right-of-way including standard corner cutback if already not accepted.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I INEFFECT

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

80.TRANS. 3 USE - LANDSCAPING COMM/IND INEFFECT

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mission Boulevard and La Rue Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance

LOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPING COMM/IND (cont.) INEFFECT

District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS. 4 USE - TRAFFIC SIGNALS 2 NOTAPPLY

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, s directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS NOTAPPLY

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 project boundaries 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.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT INEFFECT

The street design, landscape plans, and improvement concept of this project shall be coordinated with EDA Project No. 04-0067 (MS4168). Contact Cathy Wampler at (951) 955-6803.

90.TRANS. 3 USE - SIGNING & STRIPING INEFFECT

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 4 USE - WRCOG TUMF INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation

LOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - WRCOG TUMF (cont.) INEFFECT

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 USE - EXISTING CURB & GUTTER INEFFECT

On existing curb and gutter, new driveways per Standard No. 207A, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on La Rue Street shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

90.TRANS. 6 USE - UTILITY PLAN NOTAPPLY

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 7 USE - UTILITY INSTALL NOTAPPLY

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

PLOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

USE - LANDSCAPING COMM/IND

INEFFECT

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Mission Boulevard and La Rue Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

90.TRANS. 9

USE - EXISTING MAINTAINED

NOTAPPLY

Mission Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 49 feet from existing centerline to curb line, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (49'/60') (Modified for improvements and reduced right-of-way from 64' to 60'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Said improvements to be coordinated with EDA widening/beautification project per MS4168, IP070156.

90.TRANS. 10

USE - TRAFFIC SIGNAL 2

NOTAPPLY

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 11

USE - IMP PLANS (EOT1)

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile

03/08/11
10:28

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

USE - IMP PLANS (EOT1) (cont.)

RECOMMND

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

FAX TRANSMITTAL

To: Prominent Properties, LLC
Attn: Shailesh Shah
(951) 236-9566
Sshah5@netzero.com
Fax: (000) 000-0000

From: Farah Khorashadi
Engineering Division Manager

Date: March 2, 2011

Project: PP23272
Conditions of Approval (3/2/11, 15:27)
Page 1 of 7

In response to our review of the 1st extension of time request, the following changes were made:
Added 10.TRANS.3 "Use – County Web Site" (Informational condition.)
Added 60.TRANS.2 "Use – Submit Grading Plan" (Clarifies condition.)
Status change (INEFFECT to NOTAPPLY) 90.TRANS.1 "Use – IMP Plans"
Status change (INEFFECT to NOTAPPLY) 90.TRANS.6 "Use – Utility Plan"
Status change (INEFFECT to NOTAPPLY) 90.TRANS.7 "Use – Utility Install"
Status change (INEFFECT to NOTAPPLY) 90.TRANS.9 "Use – Existing Maintained"
Added 90.TRANS.11 "Use – IMP Plans" (New text.)

Enclosed are the Transportation conditions of approval for your review. If you have any concerns, please call my secretary Rebecca Gramlich at (951) 955-6769 or e-mail me at fkhorash@rctlma.org with a courtesy copy to my secretary at rgramlic@rctlma.org. It is essential that a copy of your e-mail be sent to my secretary so that I can be immediately notified of your concern to resolve it in a timely manner.

You can also call my secretary to make an appointment before the public hearing date to resolve any issues. The Planning Department will schedule the public hearing in the future and will notify you at that time.

FK:rg

Attached: Conditions of Approval

LOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 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 call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE INEFFECT

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

NOT PLAN:TRANSMITTED Case #: PP23272

Parcel: 177-250-010

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

USE-SBMT GRDG PLAN/TRAN (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.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - R-O-W DEDICATION 1

INEFFECT

Sufficient public street right-of-way shall be provided along Mission Boulevard to establish a 60 foot half-width right-of-way including standard corner cutback if already not accepted.

80.TRANS. 2

USE - MAP CORNER CUT-BACK I

INEFFECT

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 3

USE - LANDSCAPING COMM/IND

INEFFECT

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mission Boulevard and La Rue Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance

NOT PLAN:TRANSMITTED Case #: PP23272

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPING COMM/IND (cont.) INEFFECT

District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829.

80.TRANS. 4 USE - TRAFFIC SIGNALS 2 INEFFECT

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, s directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS NOTAPPLY

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 project boundaries 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.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT INEFFECT

The street design, landscape plans, and improvement concept of this project shall be coordinated with EDA Project No. 04-0067 (MS4168). Contact Cathy Wampler at (951) 955-6803.

90.TRANS. 3 USE - SIGNING & STRIPING INEFFECT

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 4 USE - WRCOG TUMF INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation

NOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - WRCOG TUMF (cont.) INEFFECT

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 USE - EXISTING CURB & GUTTER INEFFECT

On existing curb and gutter, new driveways per Standard No. 207A, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on La Rue Street shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

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Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

NOT PLAN: TRANSMITTED Case #: PP23272

Parcel: 177-250-010

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

USE - LANDSCAPING COMM/IND

INEFFECT

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Mission Boulevard and La Rue Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlund, Transportation Department at (951) 955-6829.

90.TRANS. 9

USE - EXISTING MAINTAINED

NOTAPPLY

Mission Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 49 feet from existing centerline to curb line, 8" curbed edge of pavement landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot half-width dedicated right-of-way in accordance with County Standard No. 92. (49'/60') (Modified for improvements and reduced right-of-way from 64' to 60'.)

NOTE: 1. A 5' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Said improvements to be coordinated with EDA widening/beautification project per MS4168, IP070156.

90.TRANS. 10

USE - TRAFFIC SIGNAL 2

INEFFECT

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 11

USE - IMP PLANS (EOT1)

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile

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

DATE: February 8, 2011

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section

FIRST EXTENSION OF TIME for PLOT PLAN NO. 23272 - Applicant: Prominent Properties, LLC - Second Supervisorial District - Rubidoux Zoning District - Jurupa Area Plan: Community Development: Highest Density Residential (CD:H'TDR) (20+ DU/AC) - Location: Northerly of Mission Boulevard and westerly of La Rue Street - 0.36 Gross Acres - Zoning: General Commercial (C-1/C-P) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for the construction of a Community Shopping Center on a 0.36 gross acre lot (0.35 net acres). The proposal includes a 4,359 sq. ft. structure consisting of four (4) suites, 4,637 sq. ft. of landscaping (31%), and twenty (20) parking spaces including one (1) accessible parking space for persons with disabilities. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23272**, extending the expiration date to March 31, 2012.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **March 3, 2011 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.

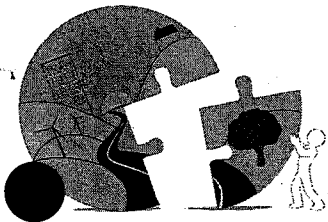
Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition 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 Morales** at micro **5-1681** or via e-mail at **CATMORAL@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.

RIVERSIDE COUNTY
PLANNING DEPARTMENT



Carolyn Syms Luna
Director



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FEE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP 23272 DATE SUBMITTED: 1/25/11

Assessor's Parcel Number(s): 179-250-010

EXTENSION REQUEST First Second Third Fourth Fifth

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

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

Date of Original Approval: 3/31/2009

Applicant's Name: Prominent Properties LLC E-Mail: _____

Mailing Address: 14082 ANDY PL
RIVERSIDE Street CA 92508
City State ZIP

Daytime Phone No: (951) 236-9566 Fax No: (____) _____

Property Owner's Name: Shailesh Shah E-Mail: _____
Prominent Properties LLC

Mailing Address: 14082, ANDY PL
Riverside Street CA 92508
City State ZIP

Daytime Phone No: (951) 236-9566 Fax No: (____) _____

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

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

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

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

SHALESH SHAH FOR

SIGNATURE OF APPLICANT

PRINTED NAME OF APPLICANT

Prominent Properties LLC

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.

S.R. Shah for
Prominent Properties LLC

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.

**Riverside County Board of Supervisors
Request to Speak**



Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARRY GRANT

Address: 97068 JARVIS ST.
(only if follow-up mail response requested)

City: PERDUE **Zip:** _____

Phone #: _____

Date: APRIL 12TH 011 **Agenda #** 3-26

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** ~~_____ **Oppose**~~ _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____