

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

821B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 4, 2011

SUBJECT: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626 -  
Applicant: Coussoulis Development Co. - Second Supervisorial District - Location: Northerly of  
Bedford motorway, southerly of Weirick Road and westerly of Knabe Road.

REQUEST: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626,  
extending the expiration date to July 27, 2012.

RECOMMENDED MOTION:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the  
Planning Commission on July 6, 2011.

THE PLANNING COMMISSION:

**APPROVED** the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP  
NO. 30626, extending the expiration date to July 27, 2012, subject to all the previously  
approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Benoit and Ashley

Nays: None

Absent: Stone

Date: September 13, 2011

xc: [unclear] S: 2<sup>nd</sup> Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: Second

Agenda Number:

1.3

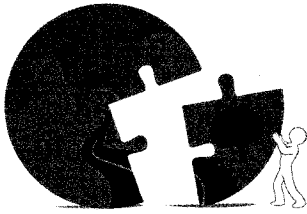
REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: August 1, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626  
(Charge your time to these case numbers)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input 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 8/29/11**  
Please schedule on the September 13, 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"*

**PLANNING COMMISSION  
MINUTE ORDER JULY 6, 2011  
CITY OF LA QUINTA BOARD CHAMBERS**

- I. **AGENDA ITEM 1.3: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626**  
- Applicant: Coussoulis Development Co. – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 FAR) - Location: Northerly of Bedford motorway, southerly of Weirick Road and westerly of Knabe Road – 8.7 Acres – Zoning: Industrial Park (IP) – APPROVED PROJECT DESCRIPTION: The land division hereby permitted is to subdivide an 8.7 acre lot into two (2) industrial lots. Parcel 1 will be 3 acres gross in area; Parcel 2 will be 5.1 acres gross in area. (Quasi-judicial)

- II. **PROJECT DESCRIPTION**  
**SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626**, extending the expiration date to July 27, 2012.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Scott Arnold at 951-955-3585 or e-mail [sarnold@rctlma.org](mailto:sarnold@rctlma.org).

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

- IV. **CONTROVERSIAL ISSUES**  
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0; Commissioner Petty absent:

**APPROVED of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 30626**, extending the expiration date to **July 27, 2012**, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No. 1.3  
Area Plan: Temescal Canyon  
Zoning District: El Cerrito  
Supervisorial District: Second  
Project Planner: Scott Arnold  
Planning Commission Hearing: July 6, 2011

TENTATIVE PARCEL MAP NO. 30626  
SECOND EXTENSION OF TIME  
Applicant: Coussoulis Development Co.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

### REQUEST:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 30626**

### BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of seventeen (17) 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 Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Building and Safety Department, Grading Division, is recommending the addition of nine (9) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of two (2) Conditions of Approval. The Transportation Department is recommending the addition of three (3) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 13, 2011) indicating the acceptance of the seventeen (17) conditions.

**ORIGINAL Approval Date:** July 27, 2004  
**ORIGINAL Expiration Date:** July 27, 2007

SA  
6/20/11

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, Governor Schwarzenegger signed into law AB333, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

On November 14, 2007, with the Planning Commission's approval of the First Extension of Time request and subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration became July 27, 2008 and automatically gained the benefits of SB1185 and AB333, which extended the expiration to July 27, 2011.

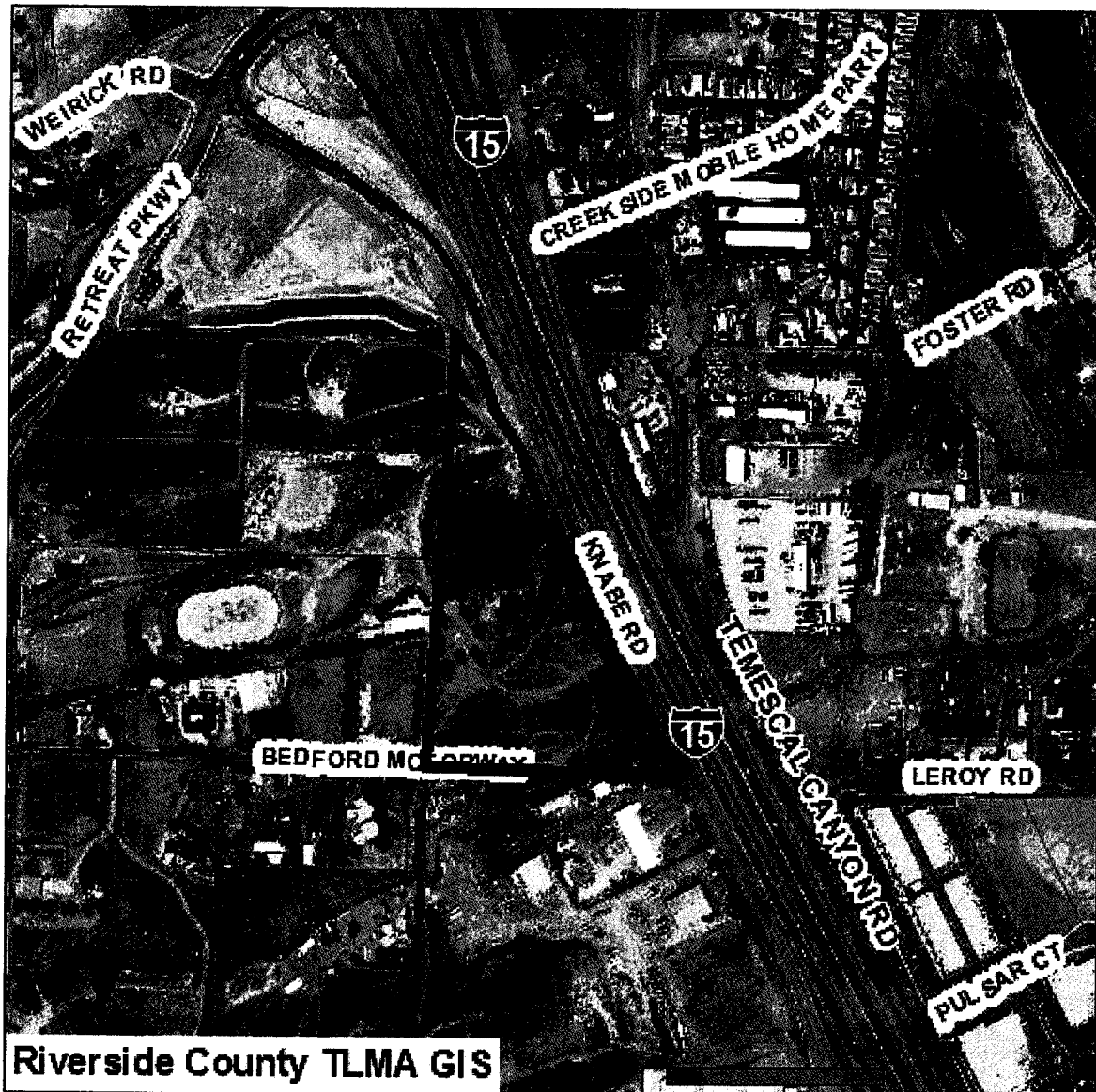
Therefore, with an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 27, 2012. If a final map has not been recorded prior to this date, a third extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 30626**, extending the expiration date to **July 27, 2012**, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

**SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626** - Applicant: Coussoulis Development Co. - Second Supervisorial District - El Cerrito Zoning District - Temescal Canyon Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 FAR) - Location: Northerly of Bedford motorway, southerly of Weirick Road and westerly of Knabe Road - 8.7 Acres - Zoning: Industrial Park (IP) - **APPROVED PROJECT DESCRIPTION:** The land division hereby permitted is to subdivide an 8.7 acre lot into two (2) industrial lots. Parcel 1 will be 3 acres gross in area; Parcel 2 will be 5.1 acres gross in area. - **REQUEST: SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30626**, extending the expiration date to July 27, 2012

## PM30626 - AERIAL PHOTO



**Selected parcel(s):**  
282-140-028 282-140-029

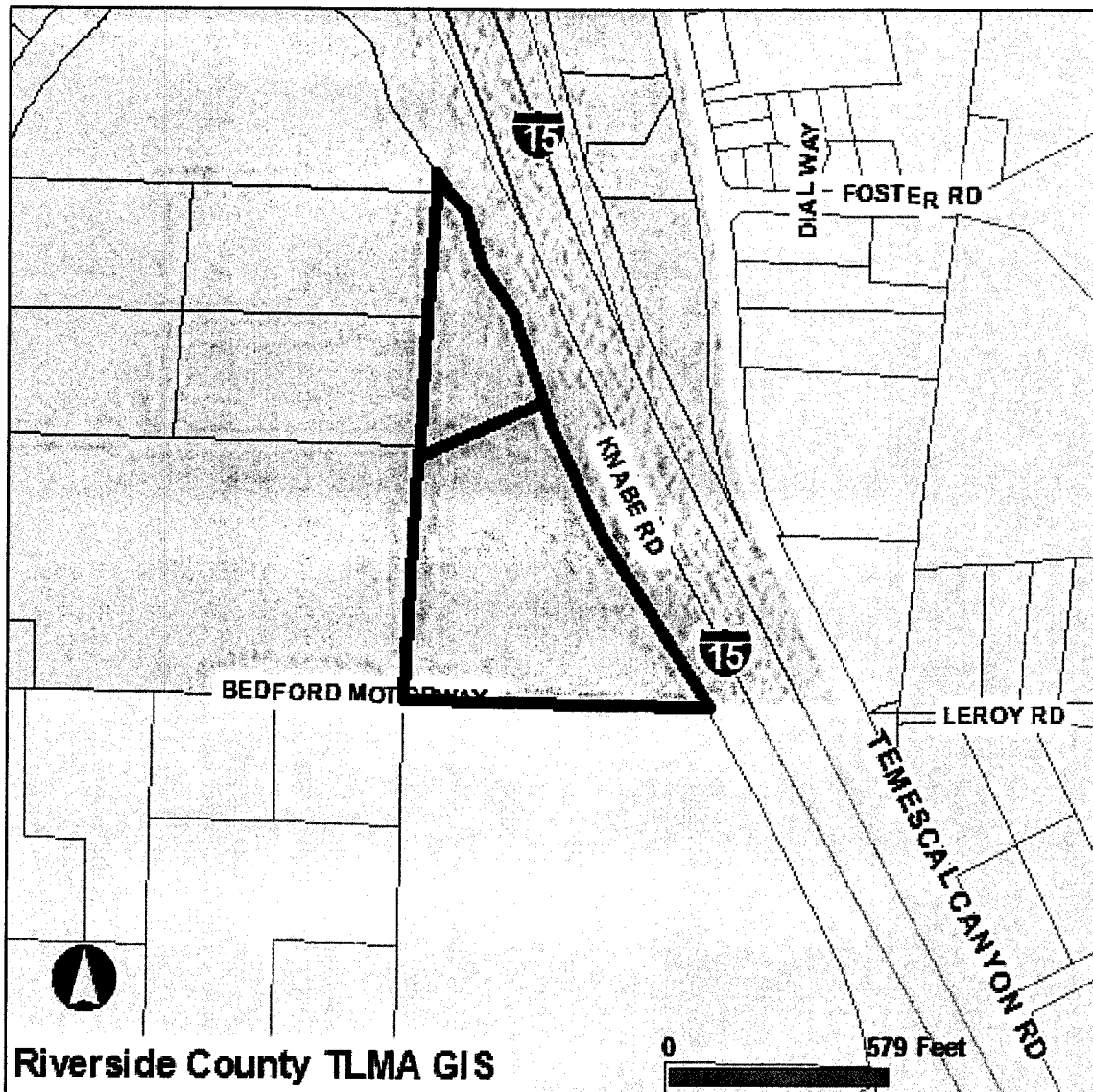
**\*IMPORTANT\***

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 Jun 20 08:52:26 2011

Version 110502

PM30626 - SUPERVISORIAL DISTRICT



Riverside County TLMA GIS

Selected parcel(s):

282-140-028 282-140-029

SUPERVISORIAL DISTRICTS

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- DISTRICT 1 SUPERVISOR BOB BUSTER
- DISTRICT 2 SUPERVISOR JOHN TAVAGLIONE
- CITY

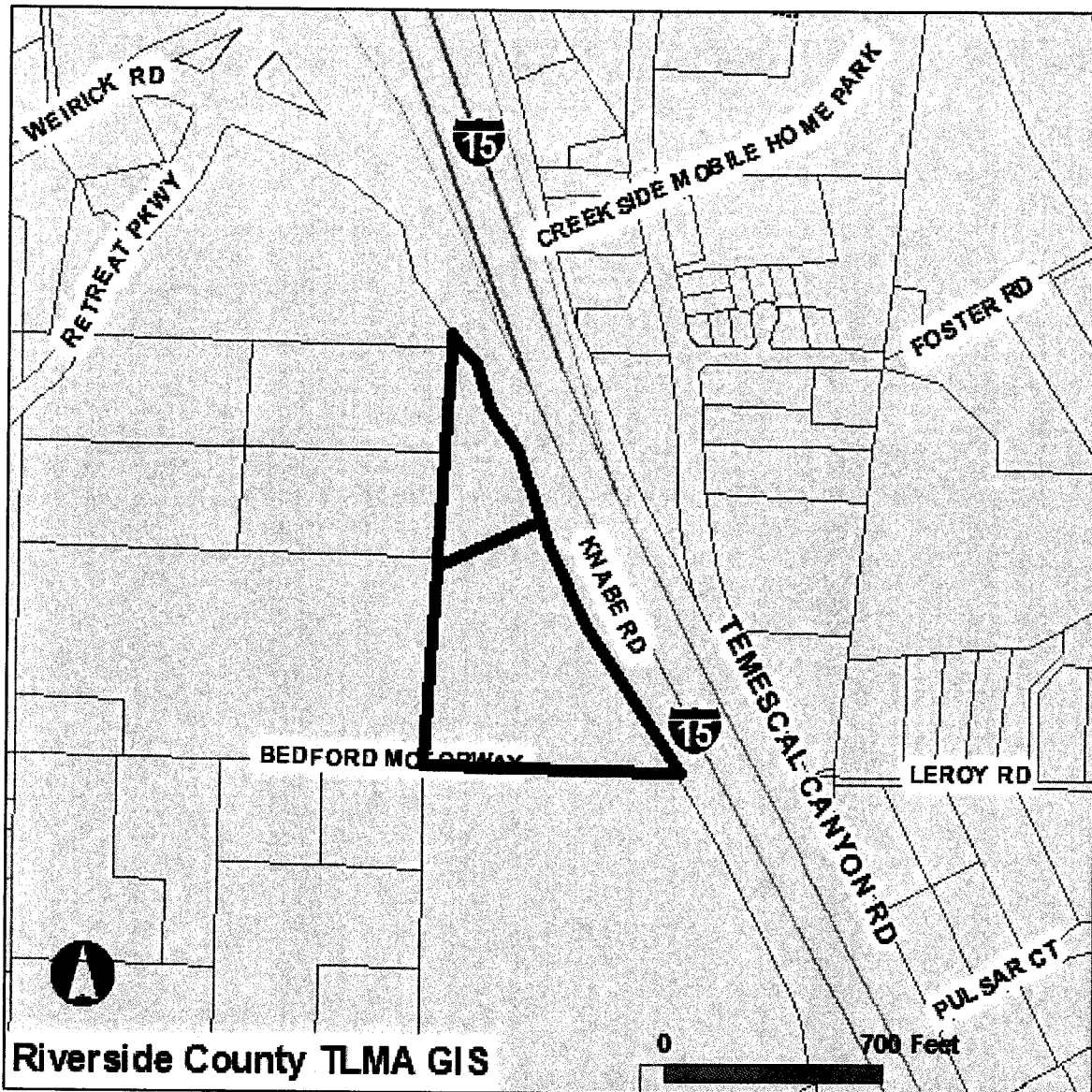
\*IMPORTANT\*

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

REPORT PRINTED ON...Mon Jun 13 16:04:37 2011

Version 110502

### PM30626 - AREA PLAN: TEMESCAL CANYON



Riverside County TLMA GIS

**Selected parcel(s):**  
282-140-028 282-140-029

**\*IMPORTANT\***

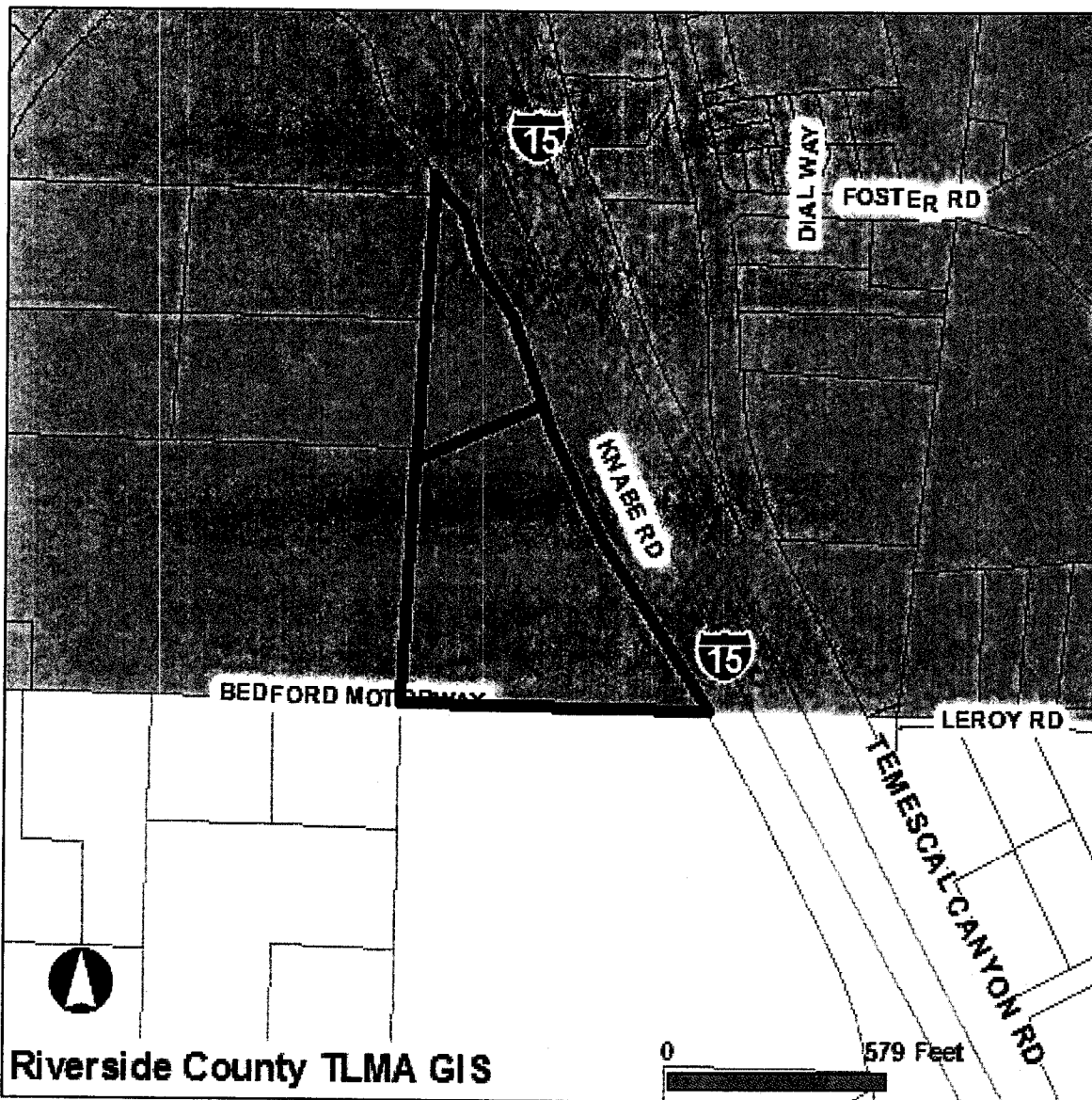
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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.

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Version 110502



PM30626 - ZONING DISTRICT



**Selected parcel(s):**  
 282-140-028 282-140-029

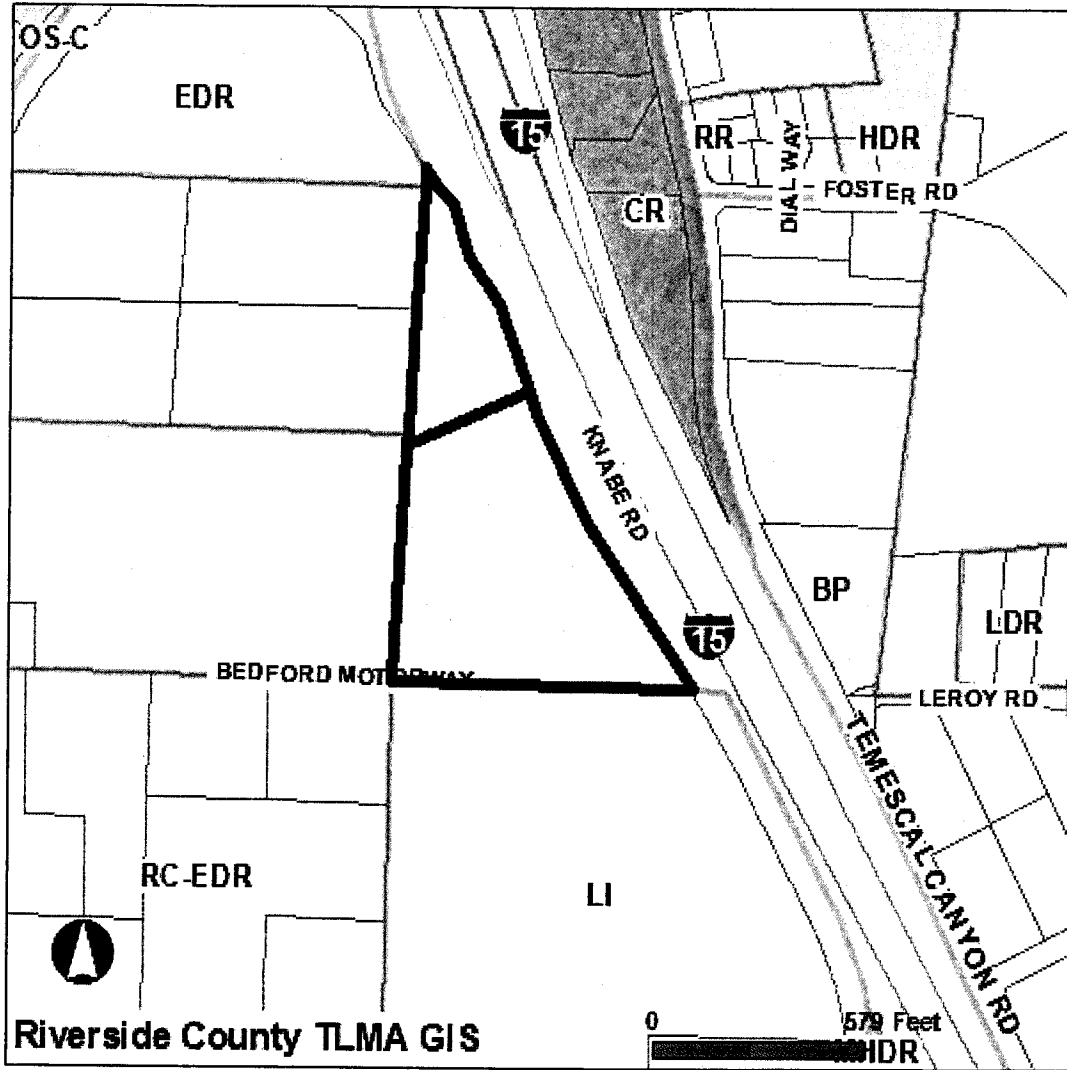
**ZONING DISTRICTS AND ZONING AREAS**

- SELECTED PARCEL
- EL CERRITO DISTRICT
- INTERSTATES
- GLEN IVY AREA
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***  
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REPORT PRINTED ON...Mon Jun 13 16:06:25 2011  
 Version 110502

PM30626 - LAND USE



Selected parcel(s):  
282-140-028 282-140-029

LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	BP - BUSINESS PARK	CR - COMMERCIAL RETAIL	EDR - ESTATE DENSITY RESIDENTIAL
HDR - HIGH DENSITY RESIDENTIAL	LDR - LOW DENSITY RESIDENTIAL	LI - LIGHT INDUSTRIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
OS-C - CONSERVATION	EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL	RR - RURAL RESIDENTIAL	

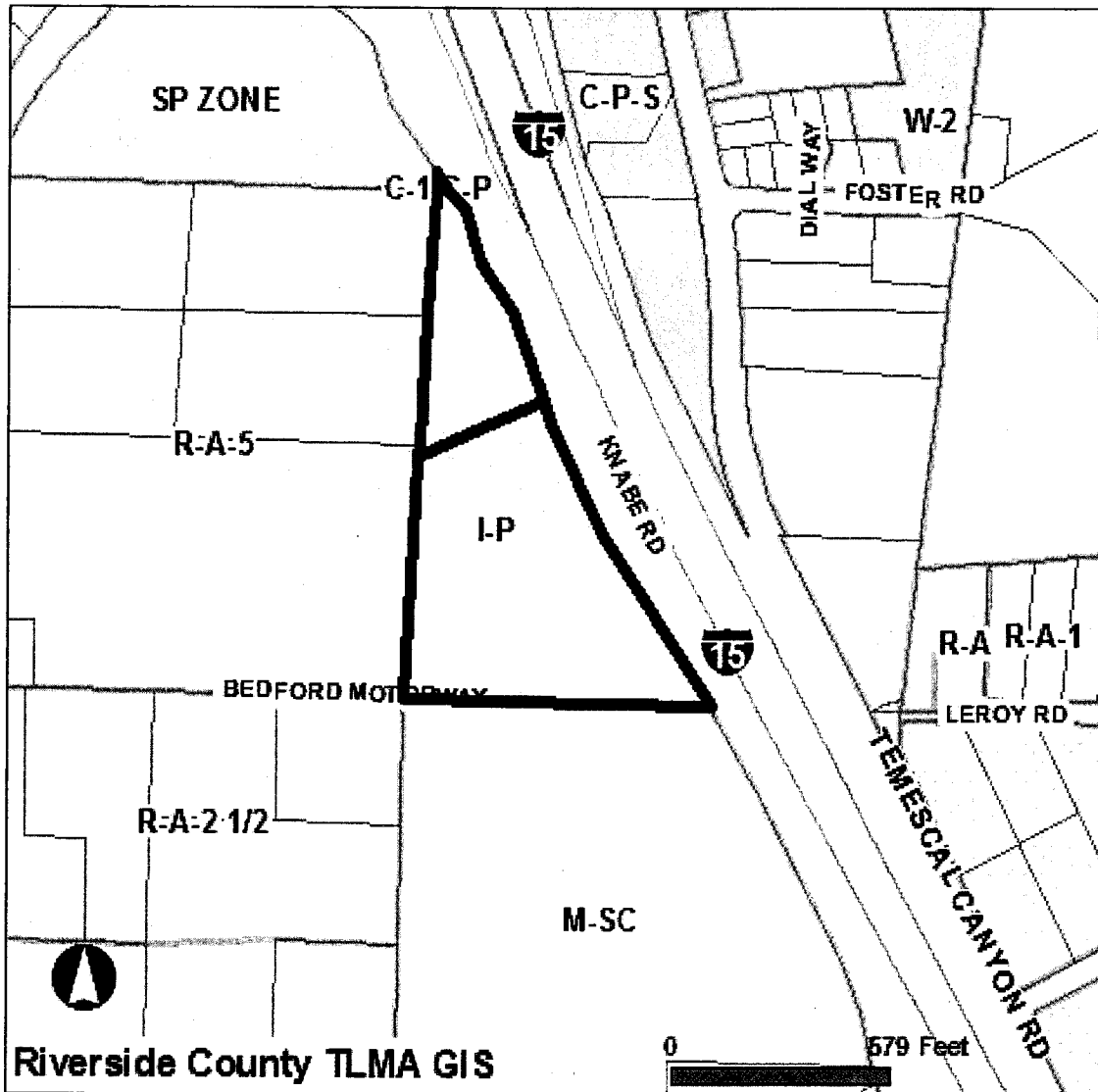
**\*IMPORTANT\***

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REPORT PRINTED ON...Mon Jun 13 16:05:46 2011

Version 110502

PM30626 - ZONING



Selected parcel(s):  
282-140-028 282-140-029

ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	C-P-S	I-P
M-SC	R-A, R-A-1, R-A-2 1/2, R-A-5	SP ZONE	W-2

**\*IMPORTANT\***

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REPORT PRINTED ON...Mon Jun 13 16:06:03 2011

Version 110502

# xtension of Time

Project Case Number: PM30626  
Original E.A. Number: 38742  
Extension of Time No.: Second  
Original Approval Date: July 27, 2004  
Project Location: Northerly of Bedford Motorway, southerly of Weirick Road, and westerly of Knabe Road.

Project Description: The land division hereby permitted is to subdivide an 8.7 acre lot into two (2) industrial lots. Parcel 1 will be 3 acres gross in area; Parcel 2 will be 5.1 acres gross in area. Schedule E subdivision of 8.7 acres into 2 industrial lots with lot size of 3.0 and 5.7 acres, respectively.

On 6/13/11, this Tentative Parcel Map 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: *Scott Arnold*  
Scott Arnold, Principal Planner

Date: 6/13/11  
For Carolyn Syms Luna, Planning Director

**Morales, Catherine**

---

**From:** joe carman [joecharger@yahoo.com]  
**Sent:** Monday, June 13, 2011 11:12 AM  
**To:** Morales, Catherine  
**Cc:** dbccoussoulis@earthlink.net  
**Subject:** Re: 2nd Extension of Time for PM30626

Miss Morales,

Old Stone Heights LLC., as the extension of time applicant for PM30626, hereby accepts the conditions identified as follows:

10.FLOOD RI.11	60.BS GRADE.6	90.BS GRADE.4
10.PLANNING.17	60.BS GRADE.7	90.BS GRADE.5
10.PLANNING.18	60.FLOOD RI.7	90.BS GRADE.6
10.TRANS.10	80.BS GRADE.2	90.BS GRADE.7
50.FLOOD RI.15	90.BS GRADE.2	90.TRANS.4
50.TRANS.28	90.BS GRADE.3	

Please let me know if you need anything else to move forward with the extension of time.

Thanks,

Joe Carman Jr.  
Project Manager  
Coussoulis Development Company  
909-381-0868 office  
909-772-4166 cell

--- On Thu, 5/19/11, Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)> wrote:

**From:** Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)>  
**Subject:** 2nd Extension of Time for PM30626  
**To:** "joe carman" <[joecharger@yahoo.com](mailto:joecharger@yahoo.com)>  
**Date:** Thursday, May 19, 2011, 12:09 PM

Attn: Applicant

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PACEL MAP NO. 30626**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on April 6, 2011. The LDC has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Control Department is recommending the addition of three (3) Conditions of Approval. The Building and Safety Department, Grading Division, is recommending the addition of nine (9) Conditions of Approval. The Planning Department, Cultural Resources Division, is recommending the addition of two (2) 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 the case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10.FLOOD RI.11	60.BS GRADE.6	90.BS GRADE.4
10.PLANNING.17	60.BS GRADE.7	90.BS GRADE.5
10.PLANNING.18	60.FLOOD RI.7	90.BS GRADE.6
10.TRANS.10	80.BS GRADE.2	90.BS GRADE.7
50.FLOOD RI.15	90.BS GRADE.2	90.TRANS.4
50.TRANS.28	90.BS GRADE.3	

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

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

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

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

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

Thank you,

*Catherine D. Morales*

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12<sup>th</sup> 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.*

CEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 11 MAP EOT WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the Parcel Map layout.

PLANNING DEPARTMENT

10.PLANNING. 17 GEN - IF HUMAN REMAINS EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 18 GEN - INADVERTANT ARCHAEO EOT2

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological



PARCEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

10. GENERAL CONDITIONS

10.PLANNING. 18

GEN - INADVERTANT ARCHAEO EOT2 (cont.)

RECOMMND

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 10

MAP - COUNTY WEB SITE (EOT2)

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.

50. PRIOR TO MAP RECORDATION

CEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 15 MAP EOT WQMP REQUIREMENTS

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

TRANS DEPARTMENT

50.TRANS. 28 MAP - UTILITY PLAN (EOT2)

RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6 MAP - APPROVED WQMP EOT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 7 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

PARCEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    MAP - PRE-CONSTRUCTION MTG (cont.)                    RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

FLOOD RI DEPARTMENT

60.FLOOD RI. 7                    MAP EOT WQMP REQUIREMENTS                    RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2                    MAP-ROUGH GRADE APPRVL EOT                    RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all

CEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                    MAP-ROUGH GRADE APPRVL EOT (cont.)                    RECOMMND

sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2                    MAP - WQMP BMP INSP EOT                    RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 3                    MAP-WQMP BMP CERT REQ'D EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 4                    MAP-BMP GPS COORDINATES EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 5                    MAP-WQMP REGISTRATION EOT                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety

PARCEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                    MAP-WQMP REGISTRATION EOT (cont.)                    RECOMMND

Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S EOT                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    MAP-PRECISE GRD'G APRVL EOT                    RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

05/19/11  
11:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CEL MAP Parcel Map #: PM30626

Parcel: 282-140-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP-PRECISE GRD'G APRVL EOT (cont.)                    RECOMMND  
and Safety Department clearance.

TRANS DEPARTMENT

90.TRANS. 4                    MAP - UTILITY INSTALL (EOT2)                    RECOMMND

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.

**Morales, Catherine**

---

**From:** Morales, Catherine  
**Sent:** Monday, March 21, 2011 3:14 PM  
**To:** Baez, Ken; Brewer, Marc; Early, Kristina; Evenson, Dale; Fairhurst, Richard; Gonzalez, Sam; Gramlich, Rebecca; Jones, David; Khorashadi, Farah; Lovelady, Kristi; Mooman, Shaheen; Morales, Catherine; Neal, Greg; Salhab, Marwan; Tadesse, Tesfu; Tsang, Kevin; Wagner, Dan; Watkins, Timothy  
**Subject:** 2nd EOT for PM30626  
**Attachments:** EOT LDC Transmittal Form\_KS.doc

Good afternoon,

This EOT went to LDC on July 9, 2009 (see attached copy of original transmittal letter). I am sending the request once again to ensure that the conditions of approvals are up to date. Please have your comments, if applicable, in LMS by **April 6, 2011**.

Thank you,

*Catherine D. Morales*  
Planning Technician II  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502  
951.955.1681

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

DATE: June 2, 2009

**TO:**

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

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator – J. Jolliffe  
P.D. Landscaping Section - Kristi Lovelady

**SECOND EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 30626** - Applicant: Robin Knowlton - Second Supervisorial District – El Cerrito District Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (BP) (0.25-0.60 FAR) - Location: northerly of Bedford motorway, southerly of Weirick Road and westerly of Knabe Road – 8.7 Acres - Zoning: Industrial Park (IP) (20,000 sq. ft. minimum) Approved Project Description - Schdule E - subdivide 8.7 acres into four industrial parcels - **REQUEST: EXTENSION OF TIME TO July 27, 2009 – SECOND EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **July 9, 2009 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed the review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

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

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map, 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 Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or email at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org) / **MAILSTOP# 1070.**



**Morales, Catherine**

---

**From:** joe carman [joecharger@yahoo.com]  
**Sent:** Wednesday, March 23, 2011 10:11 AM  
**To:** Morales, Catherine  
**Subject:** RE: PM 30626 expiration date

just FYI

I am the project manager for Coussoulis Development Company.  
Coussoulis Development Company is the Managing Member of Old Stone Heights LLC.  
If you need anything else please let me know.

Thanks,

Joe Carman Jr.  
Project Manager  
Coussoulis Development Company  
909-381-0868 office  
909-772-4166 cell

--- On Tue, 3/22/11, Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)> wrote:

**From:** Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)>  
**Subject:** RE: PM 30626 expiration date  
**To:** "joe carman" <[joecharger@yahoo.com](mailto:joecharger@yahoo.com)>  
**Date:** Tuesday, March 22, 2011, 2:39 PM

Hi Joe,

You can go ahead and bring them to me. Can also you provide a copy of grant deed showing the new property owner.

Thanks,

Catherine

**From:** joe carman [mailto:[joecharger@yahoo.com](mailto:joecharger@yahoo.com)]  
**Sent:** Tuesday, March 22, 2011 2:09 PM  
**To:** Morales, Catherine  
**Subject:** RE: PM 30626 expiration date

Miss Morales,

I have found copies of the EOT applications. Should I bring those to you or do you need me to fill out new ones? Please let me know.

Thanks,

Joe Carman Jr.  
Project Manager  
Coussoulis Development Company  
909-381-0868 office  
909-772-4166 cell

--- On Mon, 3/21/11, Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)> wrote:

From: Morales, Catherine <[CATMORAL@rctlma.org](mailto:CATMORAL@rctlma.org)>  
Subject: RE: PM 30626 expiration date  
To: "joe carman" <[joecharger@yahoo.com](mailto:joecharger@yahoo.com)>  
Cc: "Calderas, Vanessa" <[VCALDERA@rctlma.org](mailto:VCALDERA@rctlma.org)>  
Date: Monday, March 21, 2011, 3:02 PM

Joe,

Yes, the expiration date for PM30626 will be extended to 7/27/2013 if the 3<sup>rd</sup> EOT is approved. However, the 2<sup>nd</sup> EOT is still in process.

I will be transmitting the 2<sup>nd</sup> EOT to the LDC (Land Development Committee) for their comments/proposed conditions of approvals. I intend to forward these to you, for your acceptance, by 4/14/11. I can process the 3<sup>rd</sup> EOT, once the 2<sup>nd</sup> EOT is approved.

Where you able to find copies of the EOT applications? If not, please fill out the attached forms and mail back to me.

7/27/04 - Approved at BOS

7/27/07 - Original Expiration Date

7/27/08 - EOT #1 Approved

7/27/11 - SB1185 & AB333 Applied (Current expiration date).

**7/27/12 - EOT #2 pending**

**7/27/13 - EOT #3 pending**

Please let me know if you have any other questions.

Thank you,

*Catherine D. Morales*

Planning Technician II

Riverside County Planning Department

4080 Lemon St., 12<sup>th</sup> 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:** joe carman [<mailto:joccharger@yahoo.com>]  
**Sent:** Thursday, March 17, 2011 10:53 AM  
**To:** Morales, Catherine  
**Cc:** Calderas, Vanessa  
**Subject:** PM 30626 expiration date

Miss Morales or Caldera,

I am trying to get a definitive answer regarding the expiration date for PM 30626. I have a copy of an e-mail dated Nov. 2, 2009 from [vcaldera@rctlma.org](mailto:vcaldera@rctlma.org) to dennis bushore ([dbccoussoulis@earthlink.net](mailto:dbccoussoulis@earthlink.net)) stating that the expiration date would be extended to 7-27-2013 pending the approval of the third EOT. Is that correct? Please let me know if you need any additional info.

Thanks,

Joe Carman Jr.  
Project Manager  
Coussoulis Development Company  
909-381-0868 office  
909-772-4166 cell

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:

VARNER & BRANDT LLP  
Attn: Sean S. Varner, Esq.  
3750 University Avenue, Suite 610  
Riverside, CA 92501

DOC # 2006-0682747

09/14/2006 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			5						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									002

DOCUMENTARY TRANSFER TAX \$ NONE - LLA Conveyance

Unincorporated Area  City of \_\_\_\_\_

Parcel No. 282-140-006-9 (Portion)

.....Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances remaining at time of sale.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

20



Conveyance changes the manner in which title is held, grantors and grantees remain the same and continue to hold the same proportionate interest, R & T 11923

Signature of Declarant or Agent determining tax - Firm Name

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WEIRICK 12, LLC, a California limited liability company does hereby GRANT to OLD STONE HEIGHTS, LLC, a California limited liability company the real property in the Unincorporated Area of the County of Riverside, State of California, described as

See Exhibits "A" and "B" attached hereto and made a part hereof.

NOTE: This conveyance is pursuant to Lot Line Adjustment No. 05041, approved by the Riverside County Planning Department on June 12, 2006, a copy of which was recorded on 6-30-06 as Instrument No. 476609, of Official Records of Riverside County, California.

Dated 9/12/06, 2006

WEIRICK 12, LLC,  
a California limited liability company

By: Coussoulis Development Company  
a California corporation  
Its: Manager

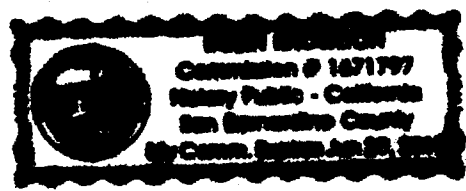
By:   
Nicholas J. Coussoulis  
Its: President

MAIL TAX STATEMENTS TO:  
Old Stone Heights, LLC  
Attention:  
341 W. Second Street, Suite 1  
San Bernardino, CA 92401

STATE OF CALIFORNIA }  
COUNTY OF SAN BERNARDINO } ss  
}

On September 12, 2006, before me, Robin Knowlton, personally appeared NICHOLAS J. COUSSOULIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Signature Robin Knowlton

**EXHIBIT "A" - LEGAL DESCRIPTION**  
**LOT LINE ADJUSTMENT NO. 05041**

Parcel 2

That portion of Government Lot 12, Section 21, Township 4 South, Range 6 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the southwest corner of said Government Lot 12 as shown on the Riverside County Surveyor's Map No. 204-407; thence North 3°41'35" East 623.91 feet along the westerly line of said Lot 12; thence leaving said westerly line North 66°37'39" East 356.25 feet to the westerly line of Knabe Road (Temescal Frontage Road) as shown on said Riverside County Surveyor's Map; thence along said westerly line the following described three courses:

1. South 19°23'53" East 65.47 feet;
2. South 26°14'55" East 297.89 feet;
3. South 33°48'10" East 546.68 feet to the southerly line of said Lot 12;

thence North 88°39'47" West 825.06 feet along said southerly line to said Point of Beginning.

The above-described parcel contains 401,243 square feet or 9.21 acres, more or less.

Prepared under the direction of:

Jeremy L. Evans

4-17-06

Jeremy L. Evans, P.L.S. 5282

Date

Expires 12/31/07



Scale: None

Assessor's Parcel Number(s): 282-140-006, 282-121-001  
Section 21, Township 4S and Range 6W, SBM

Date Exhibit Prepared: 4-17-06

Page 2 of 2

# EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. 05041

FD 2" Brass Disk in Well "B34-94.14-BC" per Riv. Co. Map No.204-407 dated 5/15/64

GOV'T LOT 9 SECTION 21 T.4.S. R.6.W. S.B.M.

OLD LOT LINE

Blanket easement for tree trimming within Gov't Lot 9 per D.R. 518/276. COUSSOULIS DEVELOPMENT CO. APN 282-121-001

SEE DETAIL "A"  
POB - PARCEL 1 Found 1" I.P. Tagged "LS 4218-C.W. HEILIG".

POB - PARCEL 1 Found 1" I.P. Tagged "LS 4218-C.W. HEILIG".

GOV'T LOT 11

GOV'T LOT 12

Blanket easement for tree trimming within Gov't Lot 9 per D.R. 518/276.

Centerline of unknown width easement for public utility purposes per D.R. 73010 recorded 8/21/59.

20' wide road easement per D.R. 138443 recorded 11/18/64.

GOV'T LOT 11 SECTION 21 T.4.S. R.6.W. S.B.M.

PARCEL 1

AREA:  
2.85 ACRES  
123,957 SQ.FT.

GOV'T LOT 12 SECTION 21 T.4.S. R.6.W. S.B.M.

FD 2" Brass Disk in Well "B27-B1.08 EC" per Riv. Co. Map No.204-407 dated 5/15/64

**LEGEND**

- Found Monument as described
- Boundary Line
- - - Original Lot Line to be Adjusted
- Adjusted Lot Line
- - - Easement Line

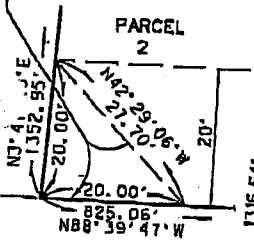
**RECORD REFERENCES**

- R1: Riverside County Map 204-407 dated May 15, 1964
- R2: Record of Survey 88/7 dated April 10, 1991

**SLOPE / DRAINAGE NOTE:**

The proposed lot line will not laterally intersect a graded manufacture slope. No drainage from the tributary area above a manufactured slope will sheet flow over the slope face.

Easement for communication systems per the grant of easement recorded October 15, 1974 as Instrument No. 131959, D.R.



DETAIL "B" NOT TO SCALE

COUSSOULIS DEVELOPMENT CO. APN 282-140-006

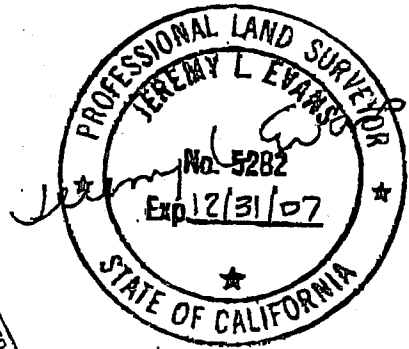
PARCEL 2 AREA: 9.21 ACRES 401,243 SQ.FT.

FD 2" Brass Disk in Well "B23-B9.85 BC" per Riv. Co. Map No.204-407 dated 5/15/64

Easements for aerial and underground electric systems per the grant of easement recorded June 25, 1965 as Instrument No. 73985, D.R.

GOV'T LOT 12 SECTION 21 T.4.S. R.6.W. S.B.M.

Centerline of unknown width easement for public utilities and incidental purposes per document recorded October 19, 1950 in Book 1212, Page 403, D.R.



FD 1/2" I.P. & TAG ACCEPTED AS N1/4 COR. SEC. 28 14S. 6W. S.B.M.

FD 1/2" I.P. W/ NAIL IN CONC. COLLAR, NO REF. ACCEPTED AS SE COR. SECTION 21.

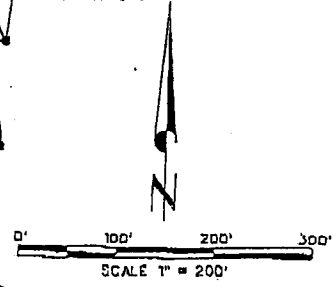
SEE DETAIL "B"

Easement for road and access purposes per the grant of easement recorded February 4, 1960 as Instrument No. 9745, D.R.

SECTION 2B BEDFORD (PUBLIC ACCESS EASEMENT - MOTORWAY NOT COUNTY MAINTAINED)

SECTION 2B R.6.W. S.B.M.

FD 2" CDH BRASS DISK STAMPED "B11-62.31 EC" DOWN 1.0' IN WELL PER R1.



1" = 200'  
lessor's Parcel Number(s): 282-140-006, 282-121-001  
Section 21, Township 4S and Range 6W, SBM  
Date Exhibit Prepared: 4-17-06





LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: ROBIN KNEWTON

Commission #: 1671797

Place of Execution: SAN BERNARDINO COUNTY

Date Commission Expires: JAN 29 2011

Date: 9/14/06

Signature: Orbel Daley

Print Name: ORBEL DALEY

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:

VARNER, SALESON & BRANDT LLP  
Attn: Sean S. Varner, Esq.  
3750 University Avenue, Suite 610  
Riverside, CA 92501

**DOC # 2006-0174153**  
03/10/2006

Conformed Copy

Has not been compared with original

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

.....Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances

remaining at time of sale.

Conveyance changes the manner in which title is held, grantors and grantees remain the same and continue to hold the same proportionate interest, R & T 11923

\_\_\_\_\_  
Signature of Declarant or Agent determining tax - Firm Name

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUSSOULIS DEVELOPMENT COMPANY, a California corporation does hereby GRANT to WEIRICK 12, LLC, a California limited liability company, the real property in the County of Riverside, State of California, described as

See EXHIBIT "A"

Dated MARCH 6<sup>TH</sup>, 2006

COUSSOULIS DEVELOPMENT COMPANY,  
a California corporation

By: 

Nicholas J. Coussoulis

Its: President

By: 

Ted G. Theodorou

Its: Secretary

### MAIL TAX STATEMENTS TO:

Weirick 12, LLC  
Attention: Nicholas J. Coussoulis  
341 W. Second Street, Suite 1  
San Bernardino, CA 92401

STATE OF CALIFORNIA

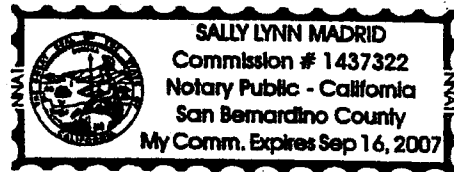
COUNTY OF SAN BERNARDINO

} SS

On March 6, 2006, before me, Sally Lynn Madrid, Notary Public, personally appeared **NICHOLAS J. COUSSOULIS**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sally Lynn Madrid



STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

} SS

On March 6, 2006, before me, Sally Lynn Madrid, Notary Public, personally appeared **TED G. THEODOROU**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sally Lynn Madrid

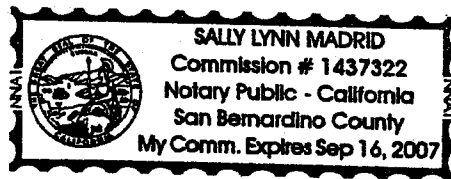


EXHIBIT "A"

LEGAL DESCRIPTION

**PARCEL A:**

ALL THAT PORTION OF GOVERNMENT LOT 12 BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH LIES WESTERLY OF THE WESTERLY LINE OF THAT PORTION OF GOVERNMENT LOT 12 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED ON NOVEMBER 18, 1964 AS INSTRUMENT NO. 138440, IN BOOK 3855, PAGE 249, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL B:**

THAT PORTION OF THAT CERTAIN PARCEL OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 10, 1964, IN BOOK 3873, OF OFFICIAL RECORDS, PAGE 350, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF GOVERNMENT LOT 9 IN FRACTIONAL SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT DISTANT 80.37 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM ENGINEER'S STATION 833+18.68 IN THE MONUMENTED CENTERLINE OF TEMESCAL FRONTAGE ROAD, AS SHOWN ON COUNTY SURVEYOR'S FILED MAPS NO. 204-407, AND 204-408, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY;

THENCE ALONG THE WESTERLY LINE OF SAID ROAD, AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY INSTRUMENT RECORDED OCTOBER 4, 1966, AS INSTRUMENT NO. 98305, IN SAID RECORDER'S OFFICE, NORTH 30°04'14" WEST 333.99 FEET TO A POINT DISTANT 143.01 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM ENGINEER'S STATION 836+60 IN SAID MONUMENTED CENTERLINE.

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

**APPLICATION FOR EXTENSION OF TIME**

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

CASE NUMBER: PM 30626 DATE SUBMITTED: 5/29/2008

Assessor's Parcel Number(s): 282-140-028 282-140-029

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: June 23, 2004

Applicant's Name: Robin Knowlton E-Mail: RJKnowltn@aol.com

Mailing Address: 341 W. 2nd St., Suite 1  
Street  
San Bernardino, CA 92401  
City State ZIP

Daytime Phone No: (909) 381-0868 Fax No: (909) 381-9068

Property Owner's Name: Old Stone Heights, LLC E-Mail: RJKnowltn@aol.com

Mailing Address: as above  
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**

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.

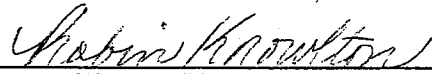
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*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.

Robin Knowlton

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

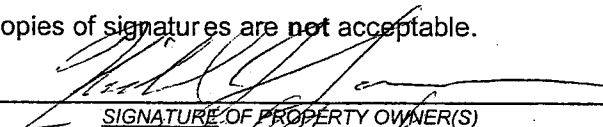
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Old Stone Heights, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Weirick 12, LLC

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.

**OLD STONE HEIGHTS, LLC**  
341 WEST 2ND STREET SUITE 1  
SAN BERNARDINO, CA 92401  
(909) 381-0868



SECURITY BANK OF CALIFORNIA  
344 WEST 2ND STREET  
SAN BERNARDINO, CA 92401

0144

90-4401/1222

6/1/2008

PAY TO THE ORDER OF County of Riverside

\$ \*\*339.66

Three Hundred Thirty-Nine and 66/100\*\*\*\*\* DOLLARS

County of Riverside

*Peter Schroder*

MEMO  
Ext. of Parcel Map 30626

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈000144⑈ ⑆122244016⑆ 145500138⑈

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R0806011

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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\*\*\*\*\*

Received from: COUSSOULIS DEV CO \$339.66  
paid by: CK 0144  
paid towards: PM30626 COMMERCIAL/INDUSTRIAL SEWERED  
at parcel #:  
appl type: PM01

By CB Jun 10, 2008 14:42  
MBRASWEL posting date Jun 10, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$23.00
25400931104771870	COUNTY PARKS	\$82.00
202033100200772210	LMS SURCHARGE	\$6.66
100003120100777180	PLANNING: EXT OF TIME	\$228.00

Overpayments of less than \$5.00 will not be refunded!  
Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COPY 1-CUSTOMER

Ext of Time of PM 30626