

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

818B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 4, 2011

FIRST EXTENSION OF TIME for PUBLIC USE PERMIT NO. 890 - Applicant: Jaswant Jhawar - First Supervisorial District - Woodcrest Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Rabbit Scramble Trail, southerly of Mariposa Avenue, easterly of Gingercreek Drive and westerly of Armintrout Drive - 6.30 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a 12,460 sq. ft. facility for religious worship and private tutoring on 6.30 gross acres. The main worship building is 11,500 sq. ft. and includes a 5,000 square foot worship hall, a 3,250 square foot classroom, 1,125 square feet of office space, 812 square feet for restrooms and a 1,312 square foot kitchen. The proposal also includes a 960 square foot portable security office, 20,100 sq. ft. of landscaping, and 151 standard parking spaces with six (6) accessible parking spaces for persons with disabilities for a total of 157 spaces. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PUBLIC USE PERMIT NO. 890**, extending the expiration date to February 4, 2012.

RECOMMENDED MOTION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST for PUPLIC USE PERMIT NO. 890**, extending the expiration date to February 4, 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 Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: September 13, 2011
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: First

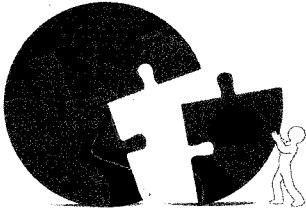
Agenda Number:

3.86

REVIEWED BY EXECUTIVE OFFICE

DATE *[Signature]*
Tina Grande
Departmental Concurrence

Consent Policy
Consent Policy



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: July 19, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FIRST EXTENSION OF TIME for PUBLIC USE PERMIT NO. 890
(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Need Director's signature by 9/1/11
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"

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Scott Arnold
Board of Supervisors: August 16, 2011

PUBLIC USE PERMIT NO. 890
FIRST EXTENSION OF TIME
Applicant: Jaswant Jhawar

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PUBLIC USE PERMIT NO. 890

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated June 22, 2011), substantial construction has not occurred within the required period of time because of delay in obtaining financing for the construction of the project.

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to amend (1) condition of approval and 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 and amended (1) condition 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 20, 2011) indicating the acceptance of the ten (10) recommended conditions and the correspondence from the Transportation Department amending the status of one (1) Condition of Approval and addition of three (3) conditions of approval.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PUBLIC USE PERMIT NO. 890**, extending the expiration date to February 4, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

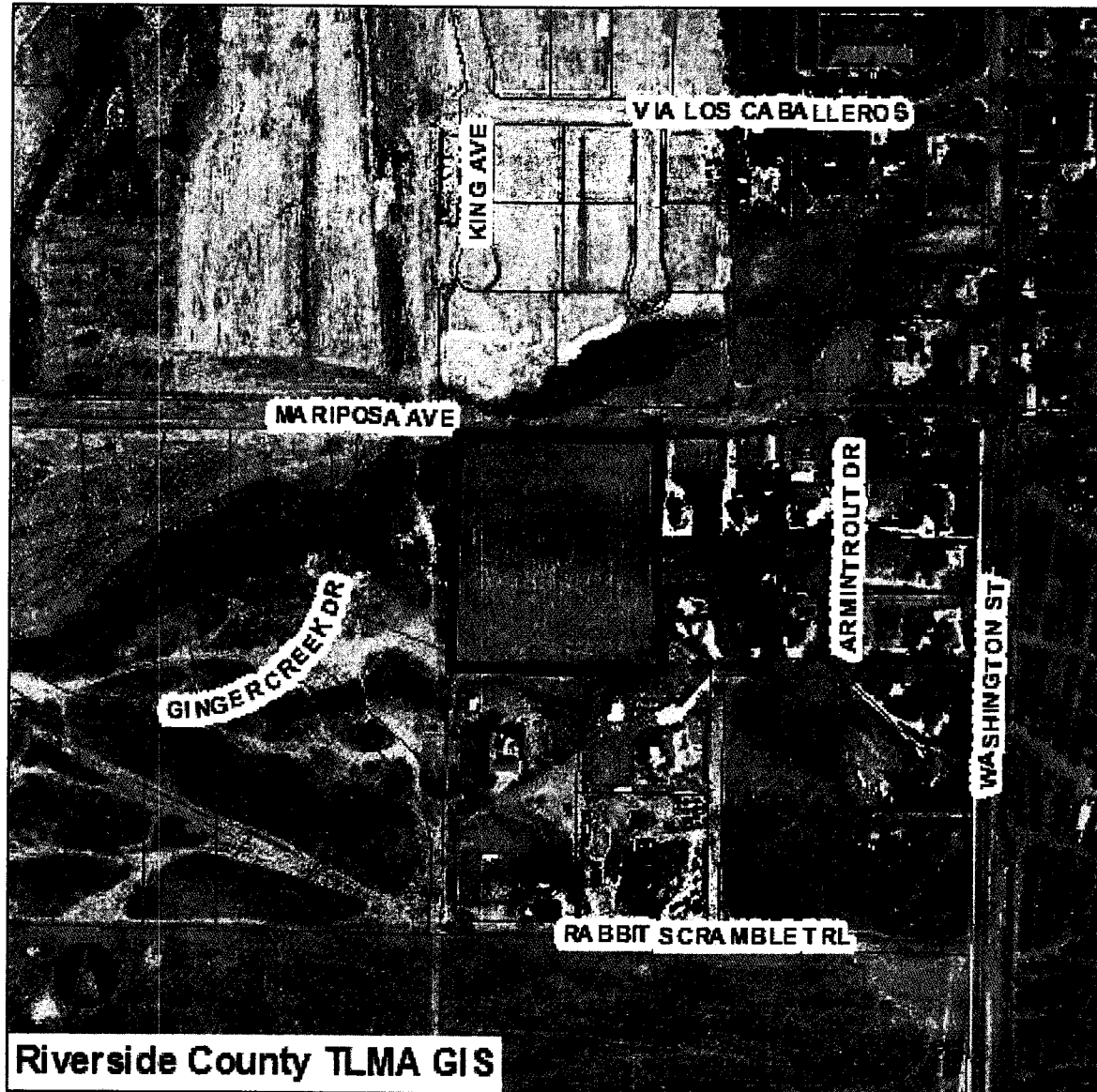
FIRST EXTENSION OF TIME for **PUBLIC USE PERMIT NO. 890** - Applicant: Jaswant Jhawar - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Rabbit Scramble Trail, southerly of Mariposa Avenue, easterly of Gingercreek Drive and westerly of Armintrout Drive – 6.30 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a 12,460 sq. ft. facility for religious worship and private tutoring on 6.30 gross acres. The main worship building is 11,500 sq. ft. and includes a 5,000 square foot worship hall, a 3,250 square foot classroom, 1,125 square feet of office space, 812 square feet for restrooms and a 1,312 square foot kitchen. The proposal also includes a 960 square foot portable security office, 20,100 sq. ft. of landscaping, and 151 standard parking spaces with six (6) accessible parking spaces for persons with disabilities for a total of 157 spaces. - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **PUBLIC USE PERMIT NO. 890**, extending the expiration date to February 4, 2012.

Revised 6/23/10

Y:\Planning Case Files-Riverside office\PUP00890\1ST EOT\PUP00890 1ST EOT Staff Report (BOS).doc

SA
7/7/11

PUP00890 - AERIAL PHOTO



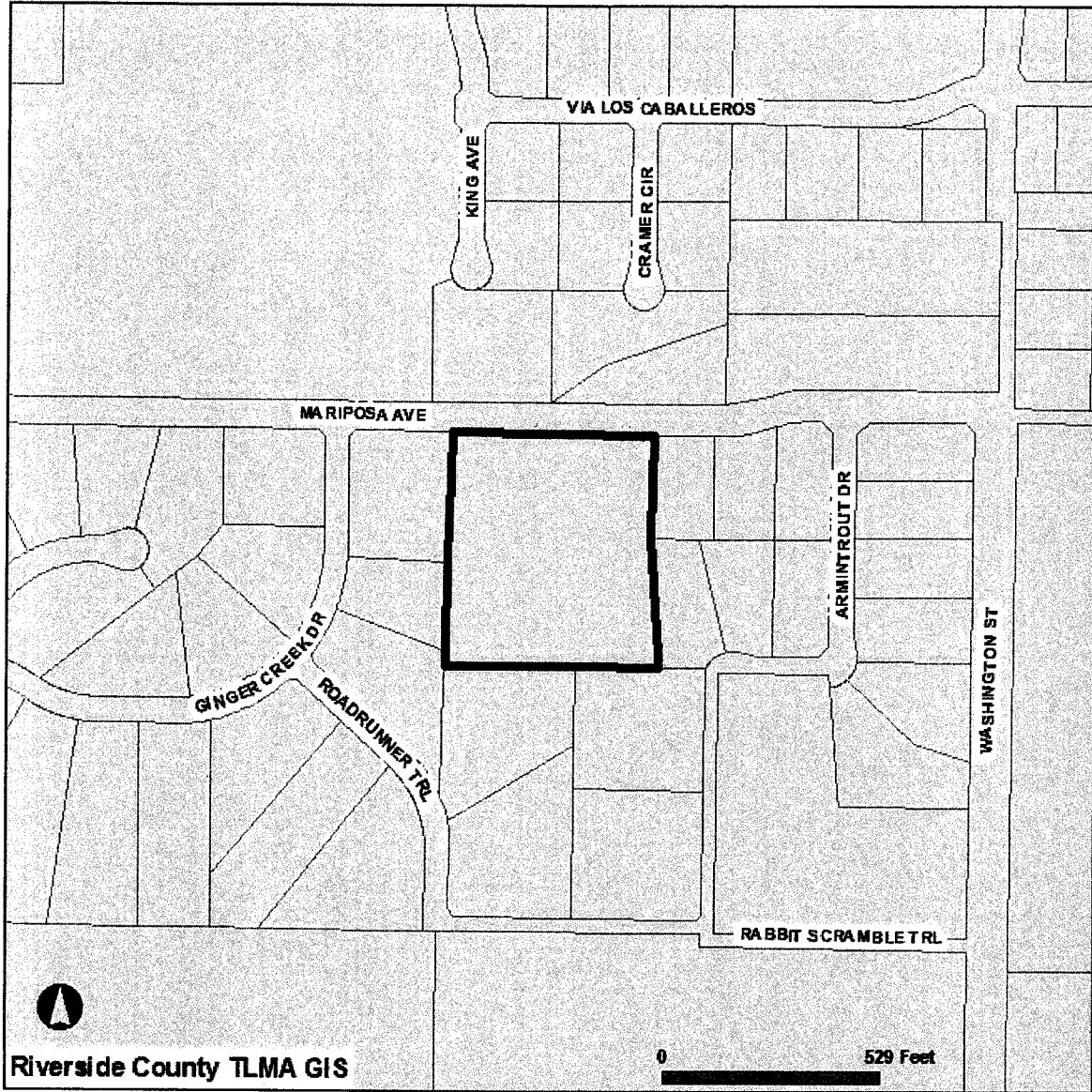
Selected parcel(s):
273-520-039

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...Tue Jun 21 07:37:03 2011
Version 110502

PUP00890 - SUPERVISORIAL DISTRICT



Selected parcel(s):
273-520-039

SUPERVISORIAL DISTRICTS

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

IMPORTANT

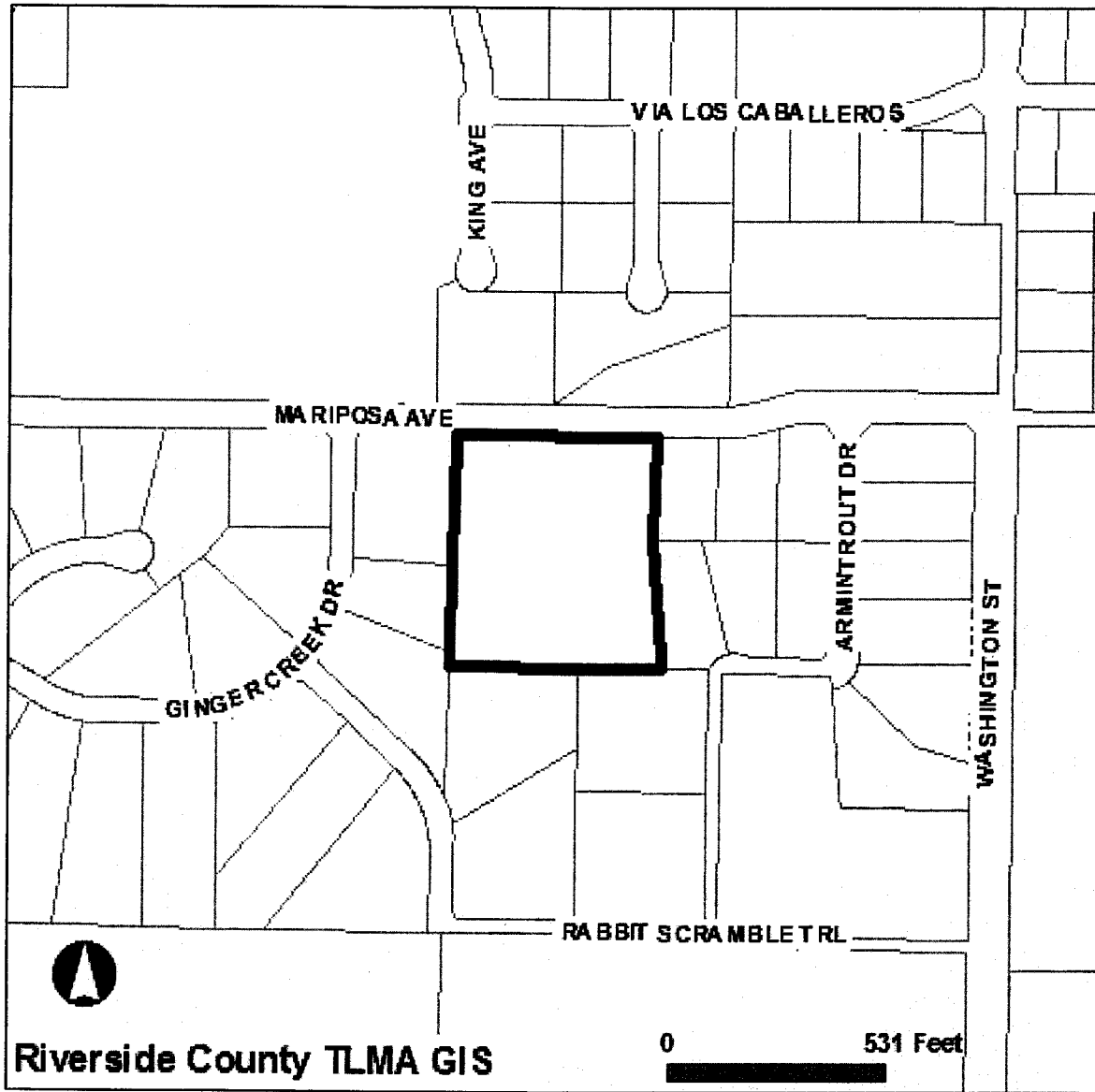
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STANDARD REPORT

APNs
273-520-039-7

OWNER NAME / ADDRESS
INLAND SIKH EDUCATION EMPIRE
ADDRESS NOT AVAILABLE

PUP00890 - AREA PLAN



Selected parcel(s):
273-520-039

AREA PLAN

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

LAKE MATHEWS / WOODCREST

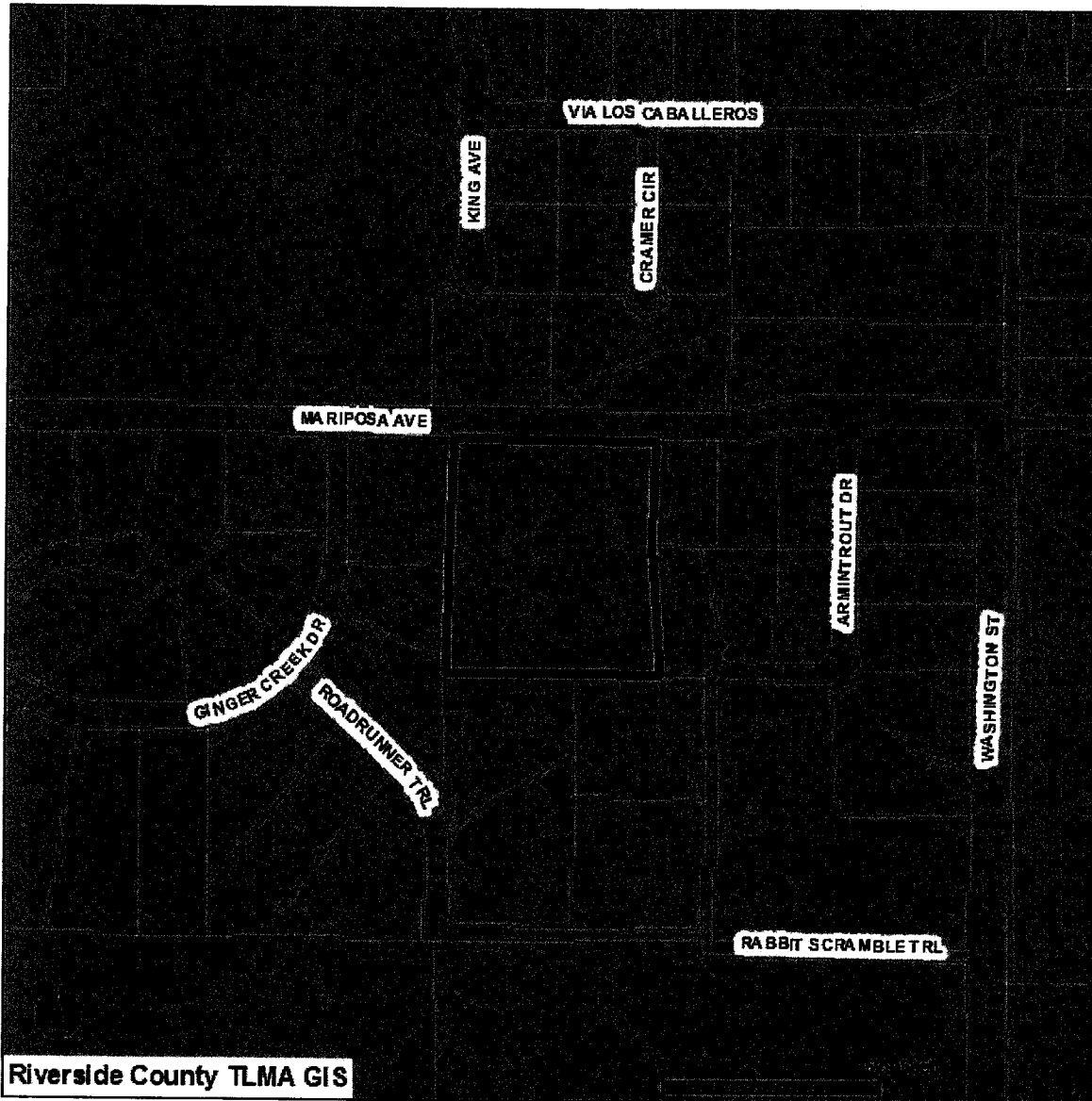
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REPORT PRINTED ON...Tue Jun 21 07:38:31 2011

Version 110502

PUP00890 - ZONING DISTRICT & ZONING AREAS



Selected parcel(s):
273-520-039

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- WOODCREST DISTRICT
- INTERSTATES
- HIGHWAYS
- PARCELS

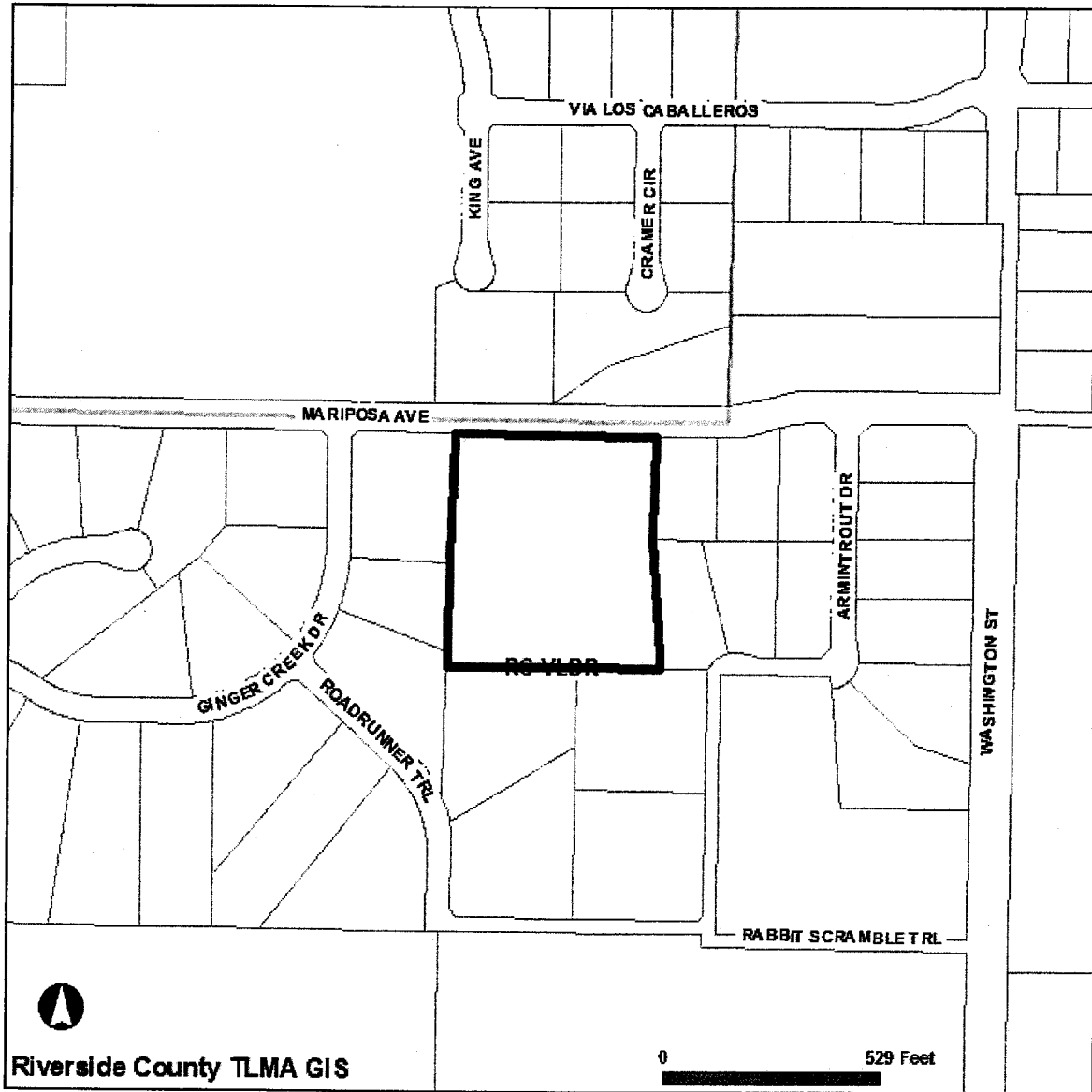
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REPORT PRINTED ON...Thu Jan 27 11:43:55 2011

Version 101221

PUP00890 - LAND USE



Selected parcel(s):
273-520-039

LAND USE

SELECTED PARCEL

INTERSTATES

HIGHWAYS

CITY

PARCELS

RC-VLDR - RURAL COMMUNITY
- VERY LOW DENSITY
RESIDENTIAL

IMPORTANT

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STANDARD REPORT

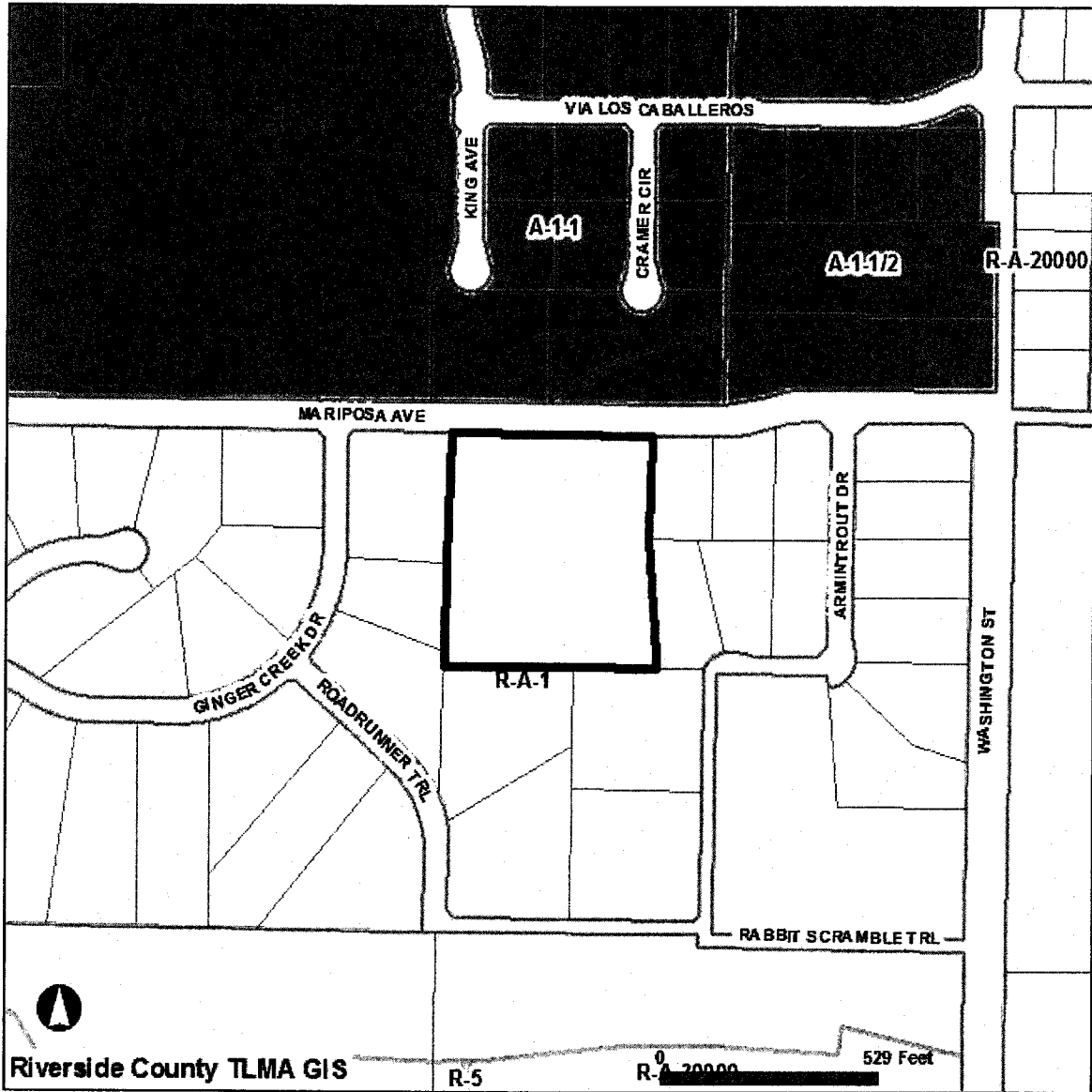
APNs

273-520-039-7

OWNER NAME / ADDRESS

INLAND SIKH EDUCATION EMPIRE
ADDRESS NOT AVAILABLE

PUP00890 - ZONING



Selected parcel(s):
273-520-039

ZONING

- | | | | |
|---|--|--|-------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | <input type="checkbox"/> ZONING BOUNDARY | <input checked="" type="checkbox"/> A-1-1, A-1-1/2 | <input type="checkbox"/> R-5 |
- R-A-1, R-A-20000, R-A-30000

IMPORTANT

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STANDARD REPORT

APNs
273-520-039-7

OWNER NAME / ADDRESS
INLAND SIKH EDUCATION EMPIRE

Extension of Time Environmental Determination

Project Case Number: PUP00890
Original E.A. Number: EA41466
Extension of Time No.: First
Original Approval Date: February 4, 2009

Project Location: Northerly of Rabbit Scramble Trail, southerly of Mariposa Avenue, easterly of Gingercreek Drive and westerly of Armintrout Drive

Project Description: The use hereby permitted is for a 12,460 sq. ft. facility for religious worship and private tutoring on 6.30 gross acres. The main worship building is 11,500 sq. ft. and includes a 5,000 square foot worship hall, a 3,250 square foot classroom, 1,125 square feet of office space, 812 square feet for restrooms and a 1,312 square foot kitchen. The proposal also includes a 960 square foot portable security office, 20,100 sq. ft. of landscaping, and 151 standard parking spaces with six (6) accessible parking spaces for persons with disabilities for a total of 157 spaces.

On July 6, 2011, this Public Use Permit 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: July 6, 2011
For Carolyn Syms Luna, Director

Morales, Catherine

From: jesse jhawar [jmcompound@att.net]
Sent: Wednesday, June 22, 2011 5:08 PM
To: Morales, Catherine
Subject: RE: Extension of time for PUP890

To: Carolyn Syms Luna,
Planning Director
Riverside County Planning Department
Riverside, Ca.92502

Reference: PUP00890
Subject: Time extension

We have applied for extensin of time because due to recession the loan market has died up for the churches. We are hoping that it will open up soon so can start up our project.

Also tract No. 27887 Gallery Homes are running behind schedule and they were supposed to build the road in front of the property and behind their tract. Hopefully Gallery Homes will come through with their promises and finish the road soon.

We will appreciate your extension of time so can complete the project.

Thanks.

Jesse Jhawar (323-356-4753)

Morales, Catherine

From: jesse jhawar [jmcompound@att.net]
Sent: Monday, June 20, 2011 3:14 PM
To: Morales, Catherine
Subject: Extension of time for PUP890

Hi Catherine Morales,

I have recieved your letter dated June 15,2011.

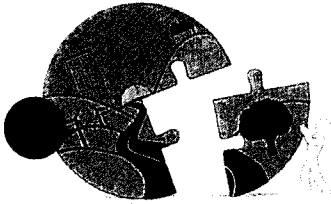
I have reviewed the additional conditions imposed on the project and I accept these conditions of planning department and transportation department.

Thanks for your consideration.

Jaswant Jhawar.

jmcompound@att.net

6-20-2011



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Date: June 15, 2011

Jaswant Jhawar
9559 Equestrian Dr.
Riverside, CA 92503

RE: EXTENSION OF TIME REQUEST for PUBLIC USE PERMIT NO. 890.

Dear Applicant:

Your proposal was scheduled for a Land Development Committee (LDC) Meeting on March 3, 2011, and a letter/e-mail was sent to you advising you of the recommended conditions of approval on March 7, 2011 requesting your consent. It has been over 30 days since the Planning Department has had any correspondence with you regarding the recommended conditions.

If we have not received a response within fourteen (14) days of the date of this letter, the Planning Department will presume that the recommended conditions are not acceptable. On that basis, we will move the extension of time request forward with a recommendation of denial. Remember, if the hearing body concurs with staff's recommendation and denies the extension of time request, you have the right to appeal and have the Board of Supervisors hear the matter. Whatever decision the Board makes will be final.

If you have any questions, please contact me at 951-955-1681 or via email at catmoral@rctlma.org, or my supervisor Scott Arnold at 951-955-3585 or via email at sarnold@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director

Catherine Morales, Planning Technician II

Attached: E-mail dated March 7, 2011 (Initial Correspondence Requesting the Acceptance of Conditions)
Recommended Conditions of Approval 3/7/11, 15:44 (Pages 1-6)

Revised: 6/23/10
Y:\Planning Case Files-Riverside office\PUP00890\1ST EOT\PUP00890 30 Day EOT Letter.doc

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

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

PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

10. GENERAL CONDITIONS

10.TRANS. 3 USE - COUNTY WEB SITE (EOT1) (cont.)

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 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;

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,

03/07/11
15:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

NOTE:

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

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

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

EOT1

80.PLANNING. 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

PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

EOT1

80.PLANNING. 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.

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

PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 34 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. 35 USE - LC LNDSCP INSPCT RQMNTS

RECOMMND

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

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

EOT1

PUBLIC USE PERMIT Case #: PUP00890

Parcel: 273-520-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 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. 12 USE-R-O-W DEDICATION 1 (EOT1) RECOMMND

Sufficient public street right-of-way along Mariposa Avenue shall be conveyed for public use to provide for a 37 foot half-width right-of-way.

90.TRANS. 13 USE - IMP PLANS (EOT1) RECOMMND

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

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

Morales, Catherine

From: Gramlich, Rebecca
Sent: Thursday, March 03, 2011 12:45 PM
To: Morales, Catherine
Cc: Gramlich, Rebecca
Subject: RE: 1st EOT for PUP00890 - 3/3/11 LDC

In response to our review of the 1st EOT, the following changes were made:

*Added 10.TRANS.3 "Use – County Web Site" (Informational condition.)
Status change from INEFFECT to NOTAPPLY 90.TRANS.1 "Use – IMP Plans"
Added 90.TRANS.12 "Use – R-O-W Dedication 1" (Time sensitive condition.)
Added 90.TRANS.13 "Use – IMP Plans" (Updated text.)*

Rebecca Gramlich
Secretary I
Riverside County Transportation Department
4080 Lemon Street, Riverside, CA 92501
Tel: (951) 955-6769 / Fax: (951) 955-0049
rgramlic@rctlma.org

From: Morales, Catherine
Sent: Tuesday, February 08, 2011 4:57 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; Barber-Tyars, Felicia
Subject: 1st EOT for PUP00890 - 3/3/11 LDC

Good afternoon,

This extension of time is being scheduled for the 3/3/11 LDC Comment agenda. Please ensure that you have completed your review and/or application of any recommended conditions on or before the 3/3/11 date.

The applicant's information is as follows:

Jaswant Jhavar
9559 Equestrian Dr.
Riverside, CA 92503
Ph: 323-356-4753
Fax: 951-789-4449
jmcompound@att.net

Thank you,

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

Morales, Catherine

From: Morales, Catherine
Sent: Monday, March 07, 2011 4:00 PM
To: 'jmcompound@att.net'
Subject: First Extension of Time for PUP00890
Attachments: PUP00890 1ST EOT COAs.pdf

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PUP00890

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 state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10.PLANNING.45	90.PLANNING.34
10.TRANS.3	90.PLANNING.35
80.PLANNING.29	90.PLANNING.36
80.PLANNING.30	90.TRANS.12
80.PLANNING.31	90.TRANS.13

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 or Supervisor's. 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., 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.

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 PUBLIC USE PERMIT NO. 890 - Applicant: Jaswant Jhavar - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/ Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Rabbit Scramble Trail, southerly of Mariposa Avenue, and westerly of Armintrout Drive – 6.30 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for a 12,460 sq. ft. facility for religious worship and private tutoring on 6.30 gross acres. The main worship building is 11,500 sq. ft. and includes a 5,000 square foot worship hall, a 3,250 square foot classroom, 1,125 square feet of office space, 812 square feet for restrooms and a 1,312 square foot kitchen. The proposal also includes a 960 square foot portable security office, 20,100 sq. ft. of landscaping, and 151 standard parking spaces with six (6) accessible parking spaces for persons with disabilities for a total of 157 spaces. - **REQUEST: FIRST EXTENSION OF TIME REQUEST for PUBLIC USE PERMIT NO. 890**, extending the expiration date to February 4, 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.

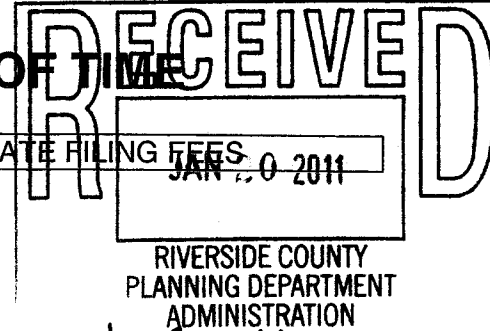
LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

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 Use Permit, 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**.

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: PIP00890 DATE SUBMITTED: 1-20-11

Assessor's Parcel Number(s): 27 35-200-39

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: 2-4-2009

Applicant's Name: JASWANT DHAWAR E-Mail: JM.COMPOUND@ATT.NET

Mailing Address: 9559 EQUESTRIAN DR.
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (323) 356-4753 Fax No: (951) 789-4449

Property Owner's Name: INLAND SIKH EDUCATION E-Mail: _____
EMPIRE

Mailing Address: 9559 EQUESTRIAN DR.
RIVERSIDE CA 92503
City State ZIP

Daytime Phone No: (323) 356-4753 Fax No: (951) 789-4449

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.

JASWANT S. JHAWAR

PRINTED NAME OF APPLICANT

Jhawan J

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.

INLAND SIKH EDUCATION EMPIRE

PRINTED NAME OF PROPERTY OWNER(S)

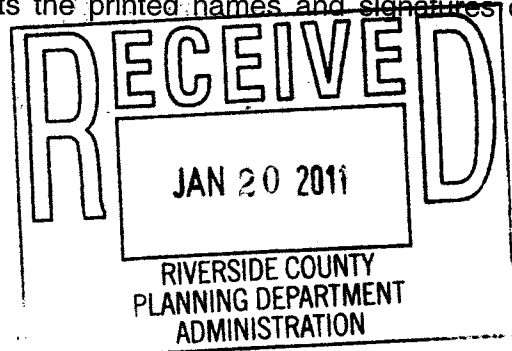
Jhawan J Pres

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.



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JASWANT S. JHAWAR
PRINTED NAME OF APPLICANT

Jhawar J
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INLAND SIGN EDUCATION EMPIRE
PRINTED NAME OF PROPERTY OWNER(S)

Jhawar J Pres.
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