

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

711B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 18, 2011

SUBJECT: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 23342 (FTA 2007-32) -  
Applicant: Davis Partners - First Supervisorial District

RECOMMENDED MOTION:

APPROVAL of the SECOND FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23342 (FTA 2007-32), extending the expiration date to October 28, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Symms Luna*  
Carolyn Symms Luna  
Planning Director

Initials:  
CSL:cm *D.M.*

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 8, 2011  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

3.16

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

☒ Policy

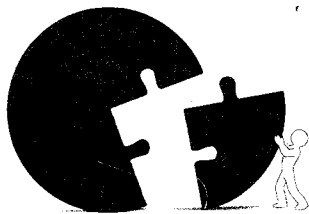
☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

711B

DATE: October 18, 2011

TO: Clerk of the Board of Supervisors

D.M.

FROM: Planning Department - Riverside Office

SUBJECT: SECOND EXTENSION OF TIME for PLOT PLAN NO. 23342 (FTA 2007-32)  
(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 | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <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                         |

Please schedule on the November 8, 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: Mead Valley  
Zoning District: North Perris  
Supervisory District: First  
Project Planner: David Mares  
Board of Supervisors: November 1, 2011

PLOT PLAN NO. 23342 (FTA 2007-32)  
SECOND EXTENSION OF TIME  
Applicant: Davis Partners

## **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. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy item.

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

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

### **REQUEST:**

**SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342 (FTA 2007-32)**

### **JUSTIFICATION FOR EXTENSION REQUEST:**

As per the correspondence from the applicant (dated August 17, 2011), substantial construction has not occurred within the required period of time because lenders waived as the absorption of buildings in the surrounding area slowed down due to the freeze in the financial markets.

### **BACKGROUND:**

On October 28, 2008, the Board of Supervisors approved Change of Zone No. 7648 and Plot Plan No. 23342 as recommended by the Planning Commission.

Upon approval of the subject case, an approval letter was issued to the applicant, together with the final conditions of approval, indicating an approval date of August 20, 2008. The Planning Department established an expiration date two (2) years after this approval date, which was based upon the Planning Commission's action. However, the indicated approval date was incorrect. In accordance with County Ordinances, the correct approval date should have been based upon the Board of Supervisors' approval decision on October 28, 2008. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of October 28, 2008.

*D.M.*

11/8/2011 3.16

**PLOT PLAN NO. 23342 (FTA 2007-32)**  
**SECOND EXTENSION OF TIME REQUEST**  
**Board of Supervisors: November 1, 2011**  
**Page 2 of 2**

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, determined it necessary to recommend the addition of eleven (11) 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 Building and Safety, Grading Division is recommending the addition of nine (9) Conditions of Approval and the Planning Department, Cultural Resources Division, is recommending the addition of two (2) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 4, 2011) indicating the acceptance of the eleven (11) conditions.

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342 (FTA 2007-32)**, extending the expiration date to October 28, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**SECOND EXTENSION OF TIME for PLOT PLAN NO. 23342 (FTA 2007-32)** - Applicant: Davis Partners - First Supervisorial District - North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 - 11.38 Gross Acres - Zoning: Manufacturing Heavy (M-H) and Manufacturing Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** Develop four buildings for future industrial use totaling 180,560 on 11.39 gross acres. Building 1 is 24,868 square feet: 4,548 square feet of office, 14,000 square feet of manufacturing and 6,320 square feet of warehouse. Building 2 is 61,804 square feet: 5,487 square feet of office, 56,317 square feet of manufacturing. Building 3 is 52,274 square feet: 4,581 square feet of office, 32,693 square feet of manufacturing and 15,000 square feet of warehouse. Building 4 is 41,614 square feet: 4,581 square feet of office, 30,000 square feet of manufacturing and 7,033 square feet of warehouse. The project proposes 104,437 square feet of landscaping that is approximately 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities and four van accessible spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342**, extending the expiration date to October 28, 2012.

# Extension of Time Environmental Determination

Project Case Number: PP23342 (FTA 2007-32)  
Original E.A. Number: EA41913  
Extension of Time No.: Second  
Original Approval Date: October 28, 2008  
Project Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215

Project Description: Develop four buildings for future industrial use totaling 180,560 on 11.39 gross acres. Building 1 is 24,868 square feet: 4,548 square feet of office, 14,000 square feet of manufacturing and 6,320 square feet of warehouse. Building 2 is 61,804 square feet: 5,487 square feet of office, 56,317 square feet of manufacturing. Building 3 is 52,274 square feet: 4,581 square feet of office, 32,693 square feet of manufacturing and 15,000 square feet of warehouse. Building 4 is 41,614 square feet: 4,581 square feet of office, 30,000 square feet of manufacturing and 7,033 square feet of warehouse. The project proposes 104,437 square feet of landscaping that is approximately 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities and four van accessible spaces.

On October 5, 2011, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

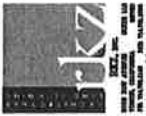
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: David Mares  
David Mares, Principal Planner

Date: October 5, 2011  
For Carolyn Syms Luna, Director

COUNTY OF KERN, CALIFORNIA

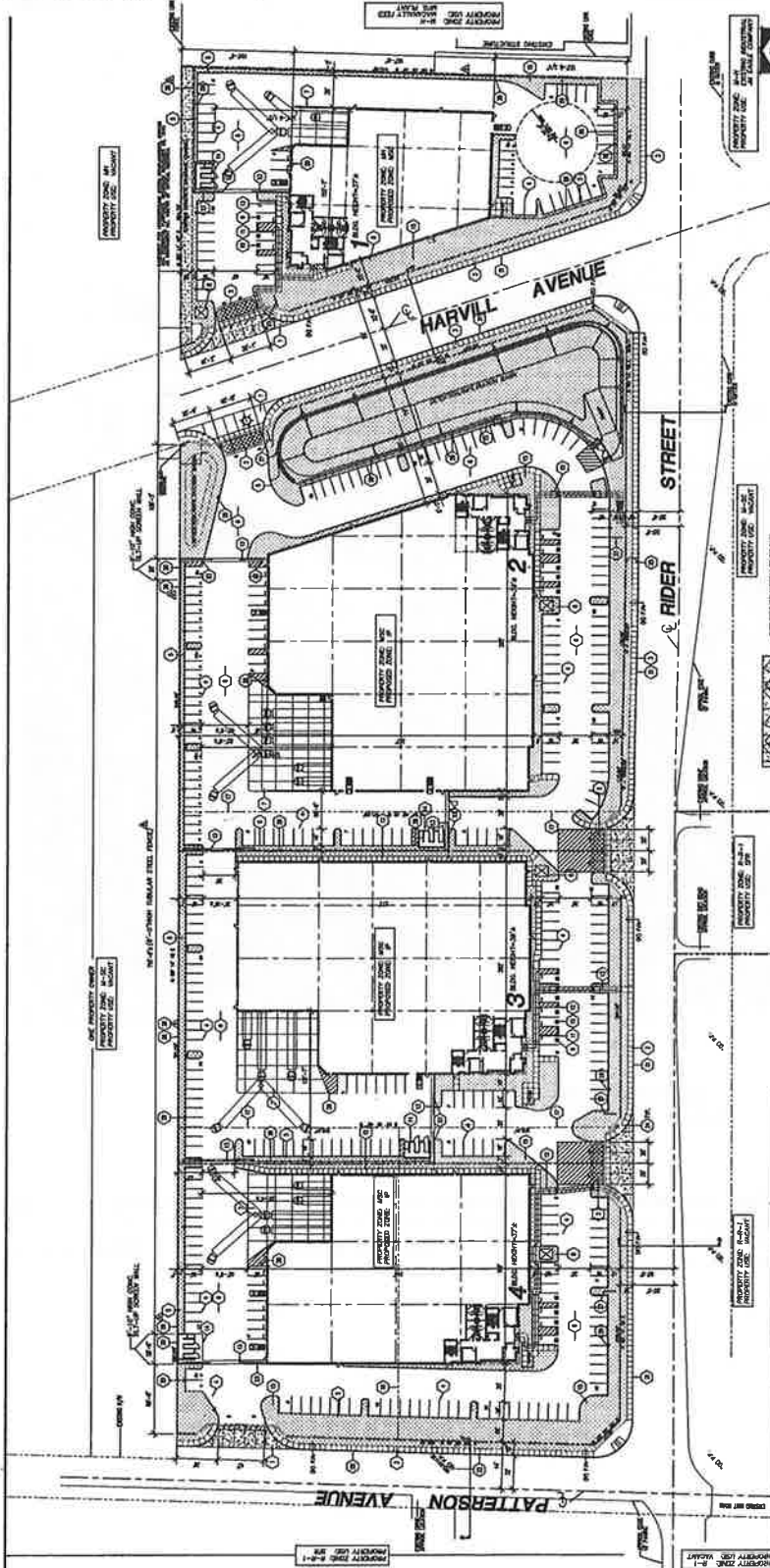
DAVIS PATTERSON PARTNERS, LLC  
1420 HUNTING STREET NORTH, SUITE 100  
NORFOLK, CALIFORNIA 92060  
TEL: 949/783-2008 FAX 949/782-8775



**संस्कृत / हिन्दी**

NEW INDUSTRIAL PARK.

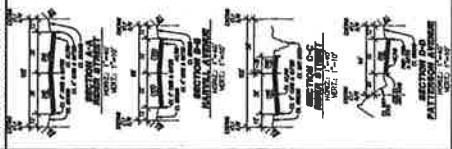
### PLOT PLAN



**BITE PLAN NOTES**

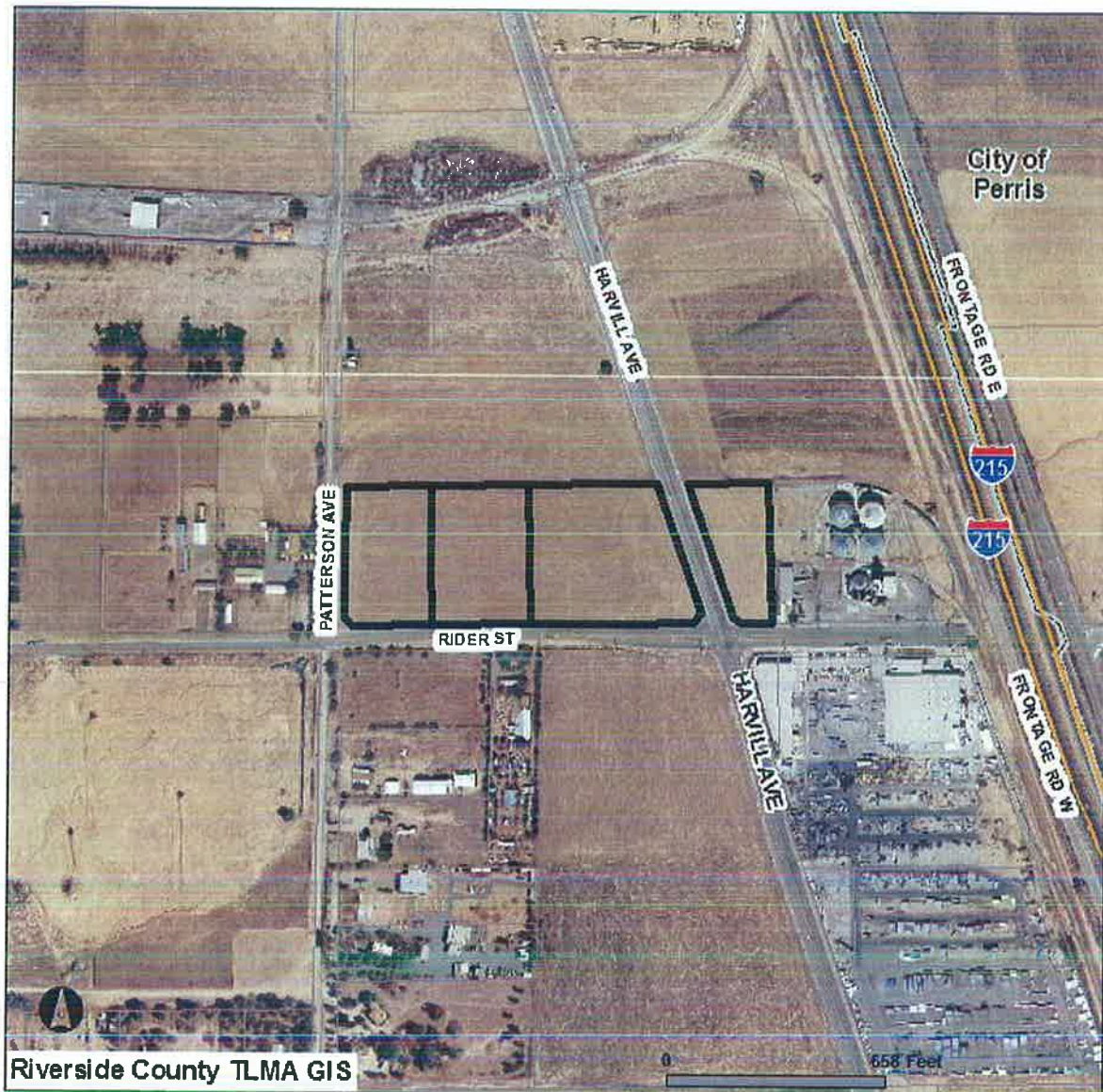
[illegible]

STREET CHOSE ELECTRONICS

[illegible]



PP23342 - AERIAL



**Selected parcel(s):**

317-170-024 317-170-040 317-170-041 317-170-042

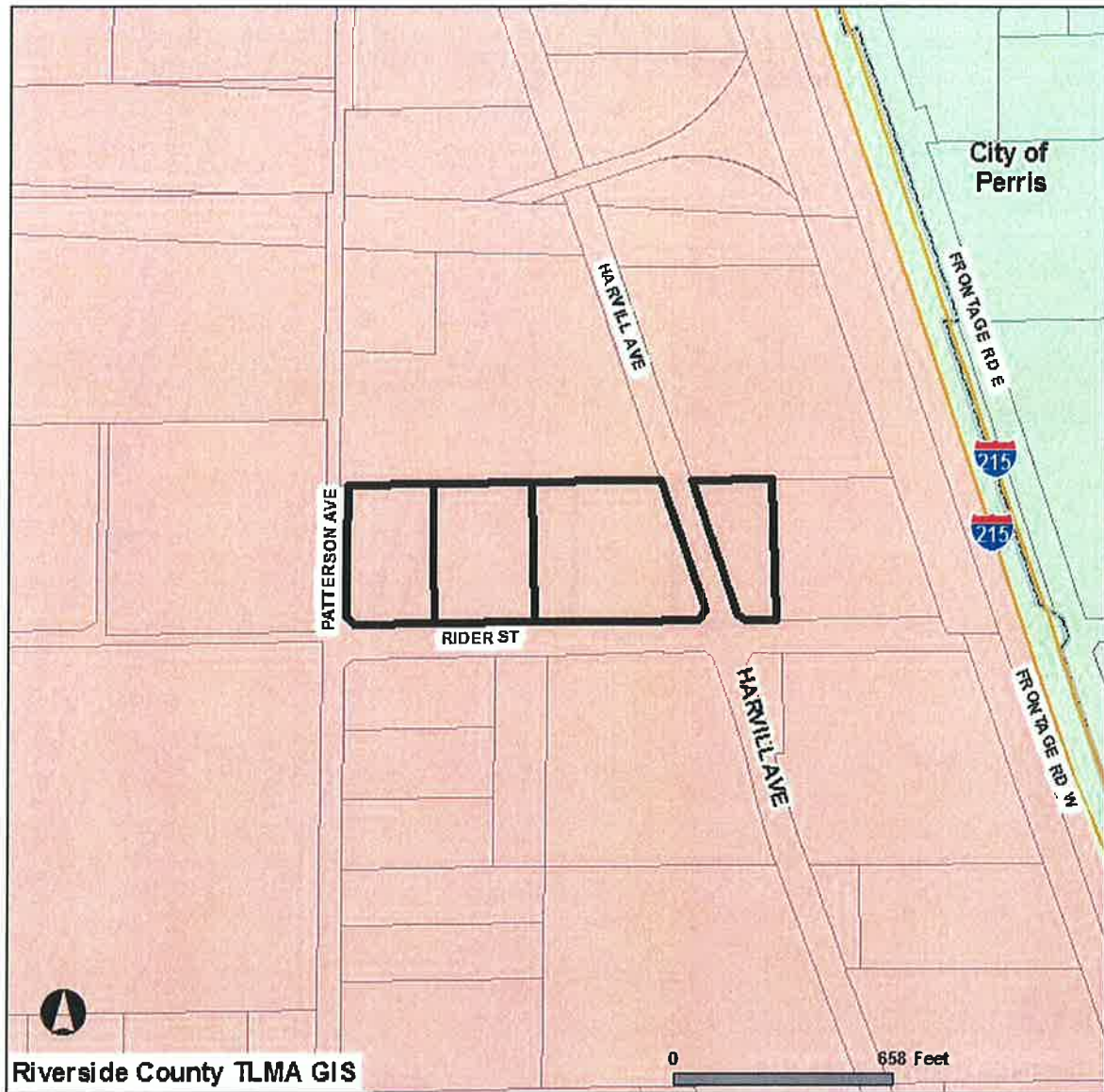
**\*IMPORTANT\***

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 110728



# PP23342 - SUPERVISORIAL DISTRICT







## Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

## SUPERVISORIAL DISTRICTS

 SELECTED PARCEL  
 PARCELS

 INTERSTATES  
 DISTRICT 1  
SUPERVISOR BOB BUSTER

 HIGHWAYS  
 DISTRICT 5  
SUPERVISOR MARION ASHLEY

 CITY

### \*IMPORTANT\*

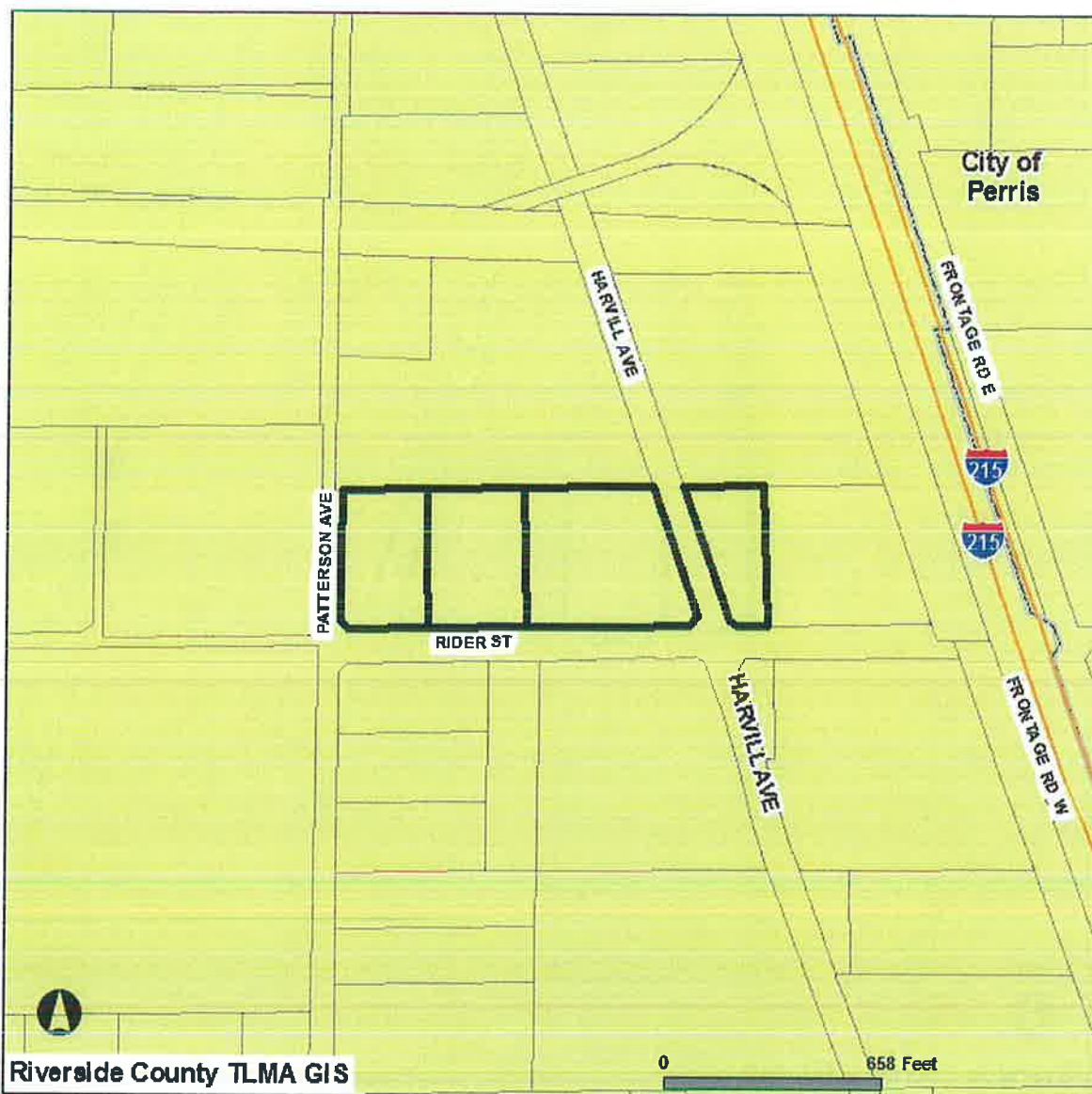
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

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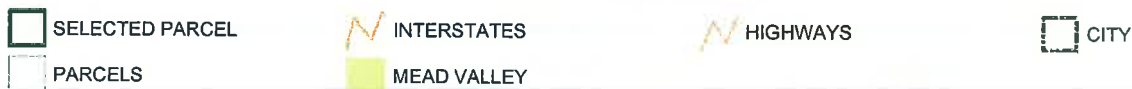
# PP23342 - AREA PLAN



## Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

## AREA PLAN



### \*IMPORTANT\*

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Version 110728

# PP23342 - ZONING AREA



**Selected parcel(s):**  
317-170-024 317-170-040 317-170-041 317-170-042

## ZONING DISTRICTS AND ZONING AREAS

 SELECTED PARCEL  
 PARCELS

 CASE  
 NORTH PERRIS AREA

 INTERSTATES

 HIGHWAYS

### **\*IMPORTANT\***

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

REPORT PRINTED ON...Thu Aug 18 11:26:37 2011

Version 110728

# PP23342 - LAND USE



## Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

### \*IMPORTANT\*

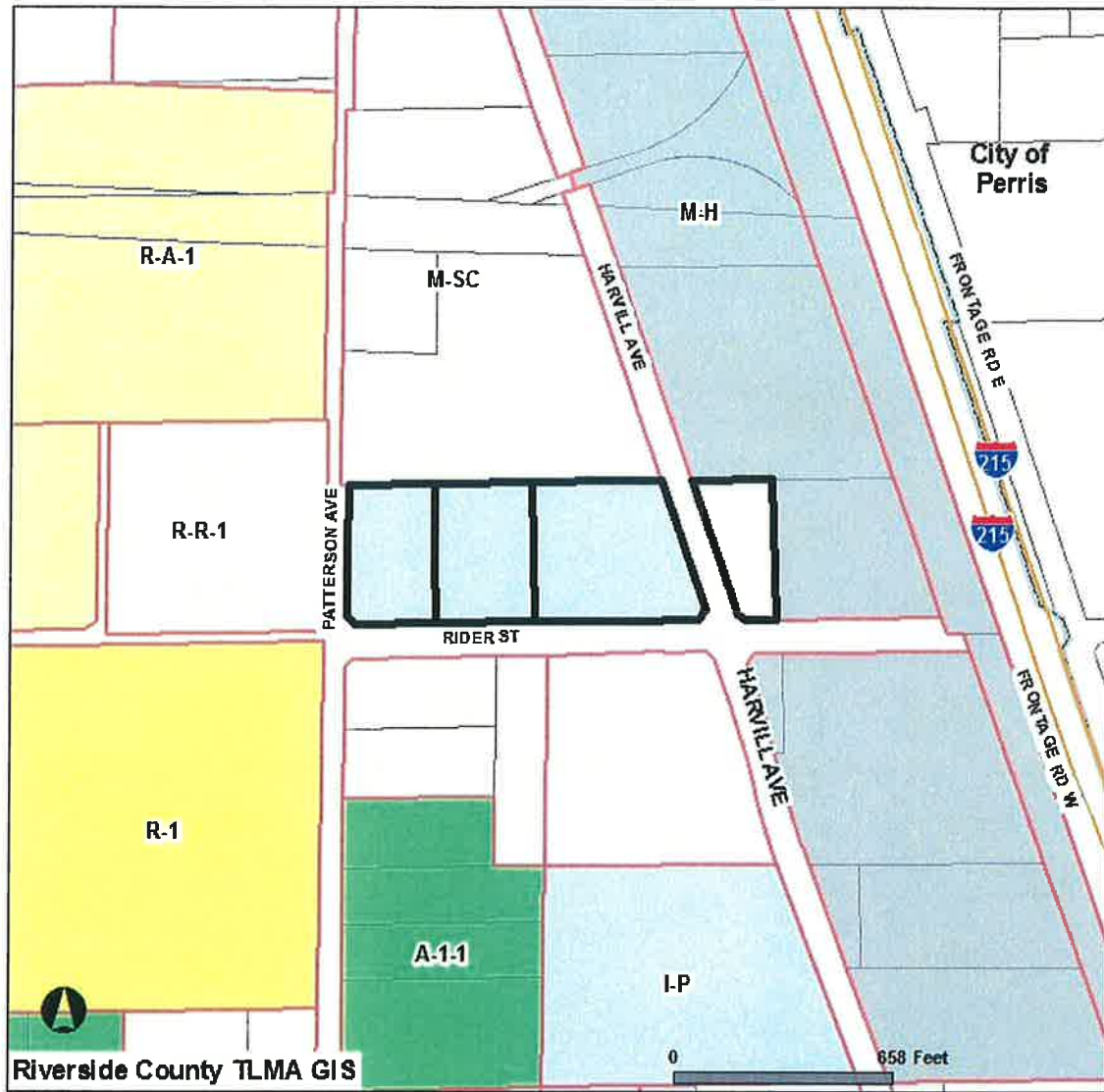
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 111003



# PP23342 - ZONING



## Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

## ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-1	I-P
M-H	M-SC	R-1	R-A-1
R-R-1			

### \*IMPORTANT\*

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

REPORT PRINTED ON...Thu Aug 18 11:24:52 2011

Version 110728



**Morales, Catherine**

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**Subject:** FW: 2nd Extension of Time for PP23342 - Conditions of Approval

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**From:** Daniel W. Karcher [<mailto:Daniel.Karcher@davispartners.com>]  
**Sent:** Tuesday, October 04, 2011 11:17 AM  
**To:** Morales, Catherine  
**Subject:** RE: 2nd Extension of Time for PP23342 - Conditions of Approval

Yes, we are accepting the conditions of approval for the 2<sup>nd</sup> EOT.

Thank you so much for your help in processing this.

**Daniel W. Karcher**

Director of Development | #01757903  
949.752.2066 off | 949.296.3560 dir | 949.291.8634 cell  
[daniel.karcher@davispartners.com](mailto:daniel.karcher@davispartners.com)  
1420 BRISTOL STREET NORTH, #100, NEWPORT BEACH, CA 92660

---

**From:** Morales, Catherine [<mailto:CATMORAL@rctlma.org>]  
**Sent:** Tuesday, October 04, 2011 11:16 AM  
**To:** Daniel W. Karcher  
**Subject:** RE: 2nd Extension of Time for PP23342 - Conditions of Approval

Hi Daniel,

Just want to clarify..you are accepting the recommended conditions of approval for the 2<sup>nd</sup> EOT, correct?

---

**m:** Daniel W. Karcher [<mailto:Daniel.Karcher@davispartners.com>]  
**Sent:** Monday, October 03, 2011 2:36 PM  
**To:** Morales, Catherine  
**Subject:** RE: 2nd Extension of Time for PP23342 - Conditions of Approval

Catherine,

These conditions are approved. Please let me know if you need anything else from us.

Thanks,

**Daniel W. Karcher**

Director of Development | #01757903  
949.752.2066 off | 949.296.3560 dir | 949.291.8634 cell  
[daniel.karcher@davispartners.com](mailto:daniel.karcher@davispartners.com)  
1420 BRISTOL STREET NORTH, #100, NEWPORT BEACH, CA 92660

---

**From:** Morales, Catherine [<mailto:CATMORAL@rctlma.org>]  
**Sent:** Thursday, September 29, 2011 5:01 PM  
**To:** Daniel W. Karcher  
**Subject:** 2nd Extension of Time for PP23342 - Conditions of Approval

Attn: Applicant

**SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342**

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **September 15, 2011**. The LDC has determined it necessary to recommend the addition of eleven (11) 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 Building and Safety, 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.

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.47	90.BS GRADE.3
10.PLANNING.48	90.BS GRADE.4
60.BS GRADE.11	90.BS GRADE.5
60.BS GRADE.12	90.BS GRADE.6
80.BS GRADE.2	90.BS GRADE.7
90.BS GRADE.2	

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 Board of Supervisors. 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  
Office: (951)955-1681  
Fax: (951)955-1811

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

09/29/11  
16:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLAN: TRANSMITTED Case #: PP23342

Parcel: 317-170-028

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 47

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. 48

GEN - INADVERT 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 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

09/29/11  
16:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

10. GENERAL CONDITIONS

10.PLANNING. 48

GEN - INADVERT ARCHAEO EOT2 (cont.)

RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11

USE - APPROVED WQMP EOT2

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 control BMPs have been included on the grading plan.

60.BS GRADE. 12

USE - PRE-CONSTR MTG EOT2

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

80. PRIOR TO BLDG PRMT ISSUANCE



09/29/11  
16:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

1 PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all 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 USE - WQMP BMP INSP EOT2

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP23342

Parcel: 317-170-028

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                      USE - WQMP BMP INSP EOT2 (cont.)                      RECOMMND

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                      USE - WQMP CERT REQ'D EOT2                      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                      USE - GPS COORDINATES EOT2                      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                      USE - BMP REGISTRATION EOT2                      RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 6                      USE - REQ'D GRDG INSP'S EOT2                      RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

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CONDITIONS OF APPROVAL

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Parcel: 317-170-028

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRD APPRVL EOT2

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 and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

DATE: August 18, 2010

**TO:**

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

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

**SECOND EXTENSION OF TIME for PLOT PLAN NO. 23342** - Applicant: Davis Partners - First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.38 Gross Acres - Zoning: Industrial Park (I-P) and and Manufacturing Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** The use hereby permitted is for four (4) buildings for future industrial use totaling 180,560 on 11.39 gross acres: Building 1 is 24,868 s.f.: 4,548 s.f. of office, 14,000 s.f. of manufacturing and 6,320 s.f. of warehouse. Building 2 is 61,804 s.f.: 5,487 s.f. of office and 56,317 s.f. of manufacturing. Building 3 is 52,274 s.f.: 4,581 s.f. of office, 32,693 s.f. of manufacturing and 15,000 s.f. of warehouse. Building 4 is 41,614 s.f.: 4,581 s.f. of office, 30,000 s.f. of manufacturing and 7,033 s.f. of warehouse. The project proposes 104,437 s.f. of landscaping that is approximately 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities and four (4) van accessible spaces. - **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342, extending the expiration date to August 20, 2012.**

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **September 15, 2011 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

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

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

Should you have any questions regarding this item, please do not hesitate to contact Catherine Morales at micro 5-1681 or via e-mail at [catmoral@rctlma.org](mailto:catmoral@rctlma.org). You can also send documents to **MAILSTOP# 1070**.





August 17, 2011

Carolyn Syms Luna  
Riverside County Planning Director  
4080 Lemon Street  
Riverside, CA 92502

RE: Extension of Time Request for PP 23342

Dear Ms. Luna,

We have recently requested our second 1 year extension to the referenced approved Plot Plan. We originally purchased the 11.4 acre site in the Mead Valley area in 2007 and were excited to proceed with our development plan to construct four buildings within the County bounds. We worked diligently with the planning department, economic development agency to get our Fast Tracked project approved. We received final approval from the Board of Supervisors in October of 2008 and proceeded to prepare construction documents. We even received our first round of plan check comments.

Around the same time we received Plan Check comments our lender began to waiver as they saw absorption of buildings in the surrounding area to slowdown as a result of impacts from the freeze in the financial markets. We appreciate your consideration to provide us an extension, and we look forward to the day that we are able to proceed with constructing the 4 building project.

Please give me a call at 949.296.3560 if your need any further clarification or have any questions regarding our project.

Respectfully,

A handwritten signature in blue ink that reads "Daniel Karcher".

Daniel Karcher



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: PP23342 DATE SUBMITTED: August 15, 2011

Assessor's Parcel Number(s): 317-170-024, 317-170-040, 317-170-041, 317-170-042

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: August 20, 2008

Applicant's Name: Davis Partners E-Mail: daniel.karcher@davispartners.com

Mailing Address: 1420 Bristol Street North, Suite 100  
Newport Beach Street CA 92660

City State ZIP

Daytime Phone No: ( 949 ) 623-1235 Fax No: (        )                     

Property Owner's Name: Granite Patterson LP E-Mail: gavin.sacks@blackrock.com

Mailing Address: 4400 MacArthur Boulevard, Suite 700  
Newport Beach Street CA 92660

City State ZIP

Daytime Phone No: ( 949 ) 623-1235 Fax No: (        )                     

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

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

"Planning Our Future... Preserving Our Past"

## APPLICATION FOR EXTENSION OF TIME

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

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

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

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

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

Daniel W. Karcher

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.

Daniel Karcher as Agent for Granite Patterson LP

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**Granite Patterson LP**  
**4400 MacArthur Boulevard, Suite 700**  
**Newport Beach, CA 92660**

July 13, 2010

COUNTY OF RIVERSIDE  
LAND USE SERVICES DEPARTMENT  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

Subject: PP23342  
11.4 +/- acres  
APN's: 317-170-024, 317-170-040, 317-170-041, 317-170-042

To Whom It May Concern:

I hereby certify that I am the Owner of property located north of Rider Street, east of Patterson Avenue in the County of Riverside, consisting of approximately 11.4 +/- acres. As legal owner of the property reference above, I hereby give my consent to Daniel Karcher of Davis Partners, LLC located at 1420 Bristol Street North, Suite 100 Newport Beach, CA 92660 to act as Agent on our behalf. Mr. Karcher will be responsible for working with the Planning department and related agencies, and has the authority to submit any necessary applications for subject property.

"LANDOWNER(s)"

**Granite Patterson LP,**  
a Delaware limited partnership

By: Granite CA Holding Company, LLC  
a Delaware limited liability company,  
its general partner


By: BlackRock Granite Property Fund, L.P.,  
a Delaware limited partnership,  
its sole member

By: BlackRock Granite Property Fund, LLC,  
a Delaware limited liability company,  
its general partner

By: Blackrock Granite Property Fund, Inc.,  
a Maryland corporation,  
its sole member

By: BlackRock Realty Advisors, Inc.,  
a Delaware corporation,  
its Investment Manager

By:

  
Gavin Sacks, Vice President

ALL SIGNATURES MUST BE NOTARIZED



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On July 14, 2010 before me, Ryan Snow, Notary Public  
personally appeared Gravin Sacks



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Ryan Snow  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Letter to Riverside County Land Use Services Dept.  
Document Date: July 13, 2010 Number of Pages: 1 (not including acknowledgment)  
Signer(s) Other Than Named Above: N/A

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Gravin Sacks

- ☐ Individual  
☒ Corporate Officer — Title(s): Vice President  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here:

Signer Is Representing:

Granite Patterson LP.

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here:

Signer Is Representing: \_\_\_\_\_

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Goodwin Procter LLP  
Three Embarcadero Center, 24<sup>th</sup> Floor  
San Francisco, California 94111  
Attn: Philip H. Ebling

MAIL TAX STATEMENTS TO:

Granite Patterson LP  
c/o BlackRock Realty Advisors, Inc.  
4400 MacArthur Blvd. #700  
Newport Beach, California 92660  
Attention: Mr. Gavin Sacks

FIRST AMERICAN TITLE COMPANY  
HEREBY CERTIFIES THAT THIS IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL DOCUMENT

BY: \_\_\_\_\_

RECORDED: \_\_\_\_\_

SERIES NO.: \_\_\_\_\_

9/10/2009

2009-0470349

APN: 317-170-024-3, 317-170-025-4, 317-170-026-5, 317-170-027-6 and 317-170-028-7.

FILOR REQUESTS THAT TAX NOT BE SHOWN PER R&TC 11932-11933.

**GRANT DEED**

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Davis Patterson Partners, a California general partnership ("Grantor"), HEREBY GRANTS to Granite Patterson LP, a Delaware limited partnership ("Grantee"), all that real property in the unincorporated portion of Riverside County, State of California, described as follows (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO**

Notwithstanding Grantee's acquisition of the Property, the indebtedness evidenced by that certain Promissory Note dated June 21, 2007 made by Grantor, as maker, in favor of Grantee, as payee, in the face principal amount of Three Million, Two Hundred Thirty-Two Thousand, Nine Hundred Twenty and 00/00 Dollars (\$3,232,920.00), and amended by that certain First Amendment to Promissory Note dated March 22, 2009 (as amended, the "Note"), which Note is secured by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 21, 2007 made by Grantee, as trustor, in favor of First American Title Insurance Company, as trustee ("Trustee"), for the benefit of Grantor, as beneficiary, recorded in the real property records of Riverside County, State of California as Document No. 0407995, as may have been amended by that certain First Amendment to Deed of Trust, Assignment, Security Agreement and Fixture Filing dated March 22, 2009 that may or may not have been executed and that was not recorded in the real property records of Riverside County, State of California (as the same may have been amended, the "Deed of Trust"), and the related loan