

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



LEO2 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 10, 2012

SUBJECT: FIRST EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 3485 -  
Applicant: Peter Scognamillo - Fourth/Fourth Supervisorial District.

RECOMMENDED MOTION:

APPROVAL of the FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3485,  
extending the expiration date to July 14, 2013, 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:da *d.m.*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: July 31, 2012  
xc: Planning

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

Prev. Agn. Ref.

District: 4/4

Agenda Number:

3.62

REVIEWED BY EXECUTIVE OFFICE

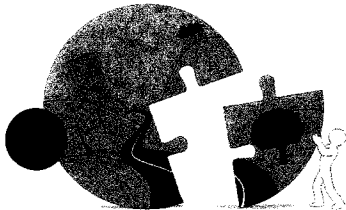
DATE

Departmental Concurrence

7/23/2012  
Tina Grande

Dept's Recomm.:  Policy  
Per Exec. Ofc.:  Policy  
 Consent  
 Consent





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

602B

DATE: July 5, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *o.m.*

SUBJECT: FIRST EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 3485

(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 July 31, 2012 BOS Agenda

3.62 7/31/12

5

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: Western Coachella Valley  
Zoning District: Pass and Desert  
Supervisory District: Fourth/Fourth  
Project Planner: Damaris Abraham  
Board of Supervisors: July 31, 2012

CONDITIONAL USE PERMIT NO. 3485  
FIRST EXTENSION OF TIME  
Applicant: Peter Scognamillo

## 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 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 CONDITIONAL USE PERMIT NO. 3485**

### JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated June 25, 2012), substantial construction has not occurred within the required period of time because the current economic conditions do not allow for the appropriate financing and the demand for new residential property in the Desert Hot Springs area has been very low over the past several years.

### BACKGROUND:

On September 14, 2010, the Board of Supervisors received and filed the Notice of Decision by the Planning Commission on July 14, 2010 to approve Conditional Use Permit No. 3485.

The County Planning Department, as part of the review of this Extension of Time request 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 Building Safety Department (Grading Division) is recommending the addition of nine (9) conditions of approval and the Planning Department (Landscaping Division) is recommending the addition of one (1) condition of approval.

**CONDITIONAL USE PERMIT NO. 3485  
FIRST EXTENSION OF TIME REQUEST  
BOARD OF SUPERVISORS: July 31, 2012  
Page 2 of 2**

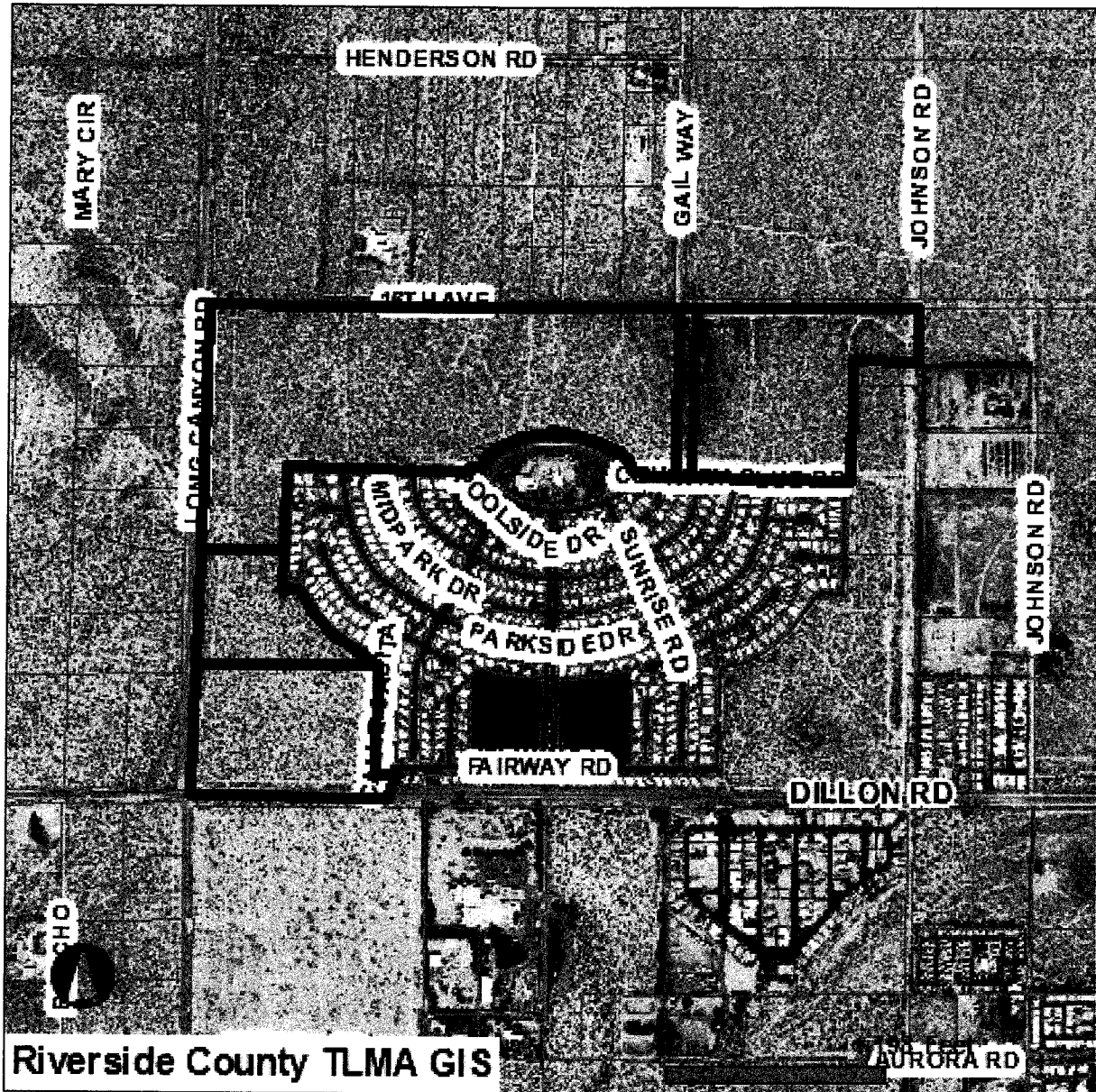
The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 22, 2012) indicating the acceptance of the ten (10) recommended conditions.

**RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3485, extending the expiration date to July 14, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

**FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3485 – Applicant: Peter Scognamillo – Fourth/Fourth Supervisorial District – Pass and Desert Zoning District – western Coachella Valley Area Plan – Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) / Rural: Rural Residential (R:RR) (5 acre min.) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road – 109.5 Gross Acres - Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) Zone – APPROVED PROJECT DESCRIPTION: Construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12”) to twenty-five inch (25”) sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill. – REQUEST: **FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3485, extending the expiration date to July 14, 2013.****

CUP03485 - AERIAL PHOTO



Selected parcel(s):

654-070-003 654-100-001 654-100-002 654-150-010 654-150-017

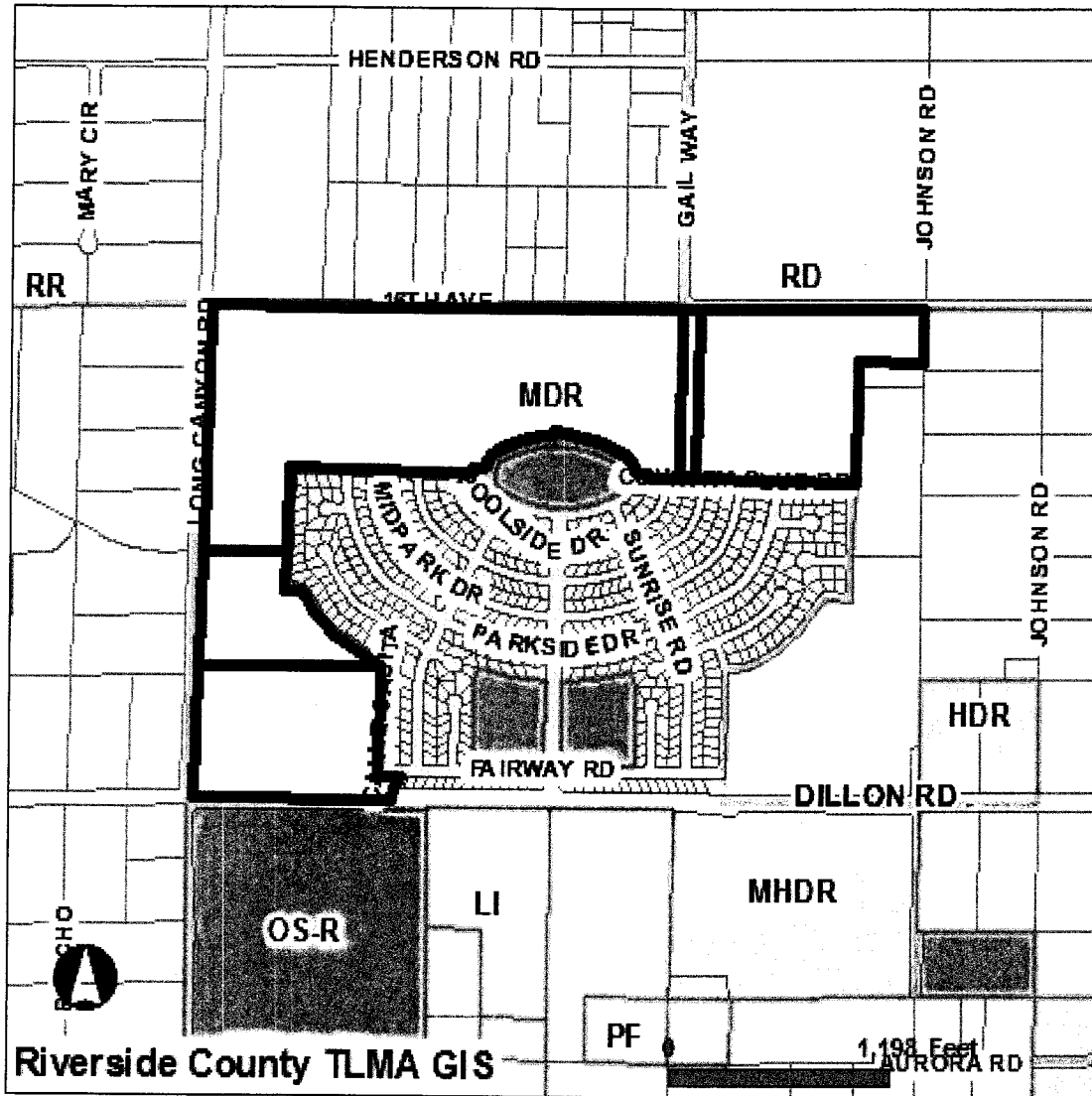
**\*IMPORTANT\***

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 May 03 08:34:06 2012

Version 120118

CUP03485 - LAND USE



Riverside County TLMA GIS

Selected parcel(s):

654-070-003 654-100-001 654-100-002 654-150-010 654-150-017

LAND USE

- |  |                                |                        |                                  |
|--|--------------------------------|------------------------|----------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES                    | HIGHWAYS               | <input type="checkbox"/> CITY    |
| <input type="checkbox"/> PARCELS         | HDR - HIGH DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL  | MDR - MEDIUM DENSITY RESIDENTIAL |
| MHDR - MEDIUM HIGH DENSITY RESIDENTIAL   | OS-R - OPEN SPACE RECREATION   | PF - PUBLIC FACILITIES | RD - RURAL DESERT                |
| RR - RURAL RESIDENTIAL                   |                                |                        |                                  |

\*IMPORTANT\*

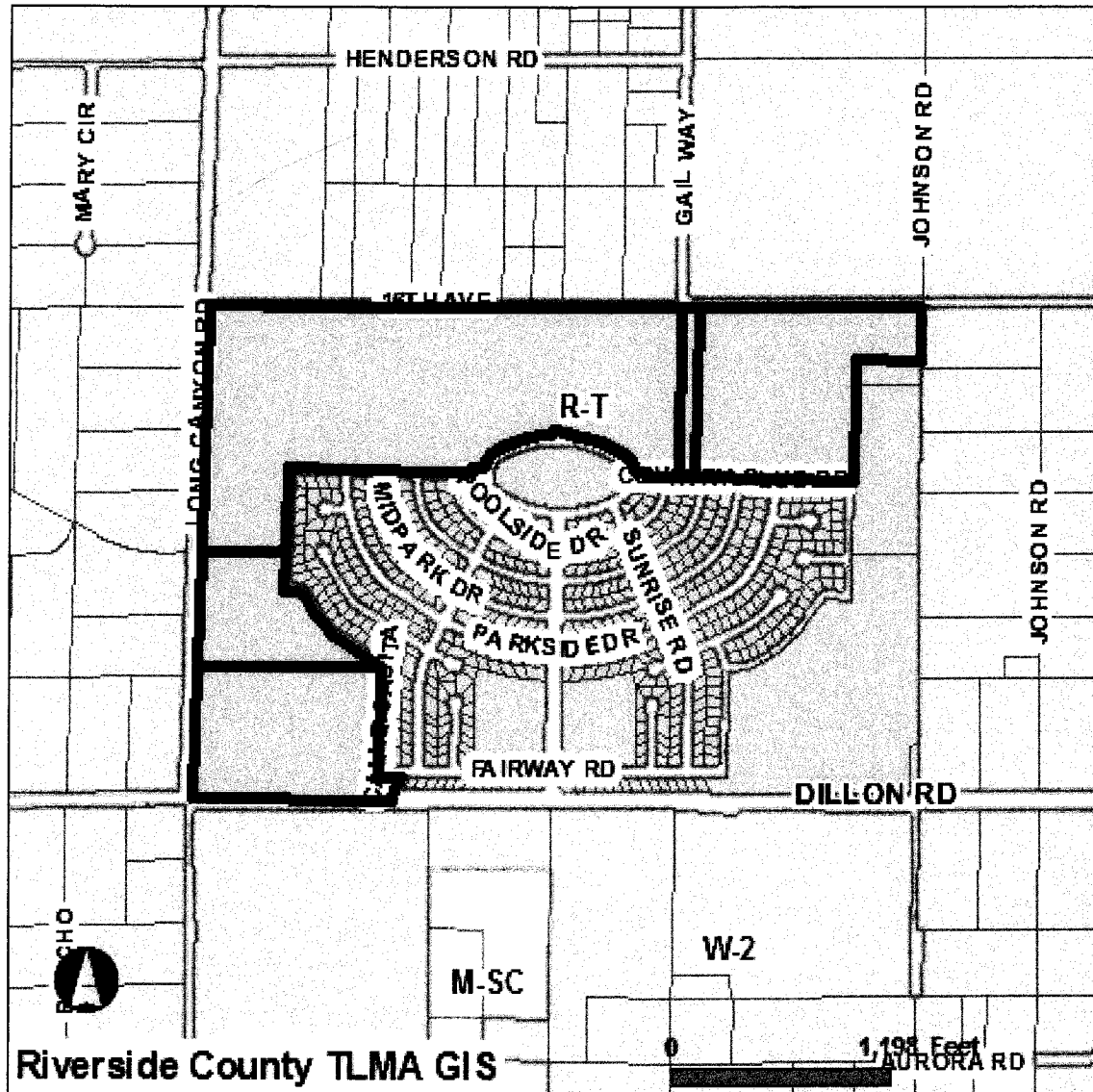
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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 May 03 08:24:08 2012

Version 120118



CUP03485 - ZONING



Selected parcel(s):

654-070-003 654-100-001 654-100-002 654-150-010 654-150-017

ZONING

- SELECTED PARCEL
  - PARCELS
  - INTERSTATES
  - ZONING BOUNDARY
  - HIGHWAYS
  - M-SC
  - CITY
  - R-T
- W-2

**\*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 120118

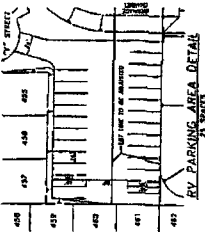
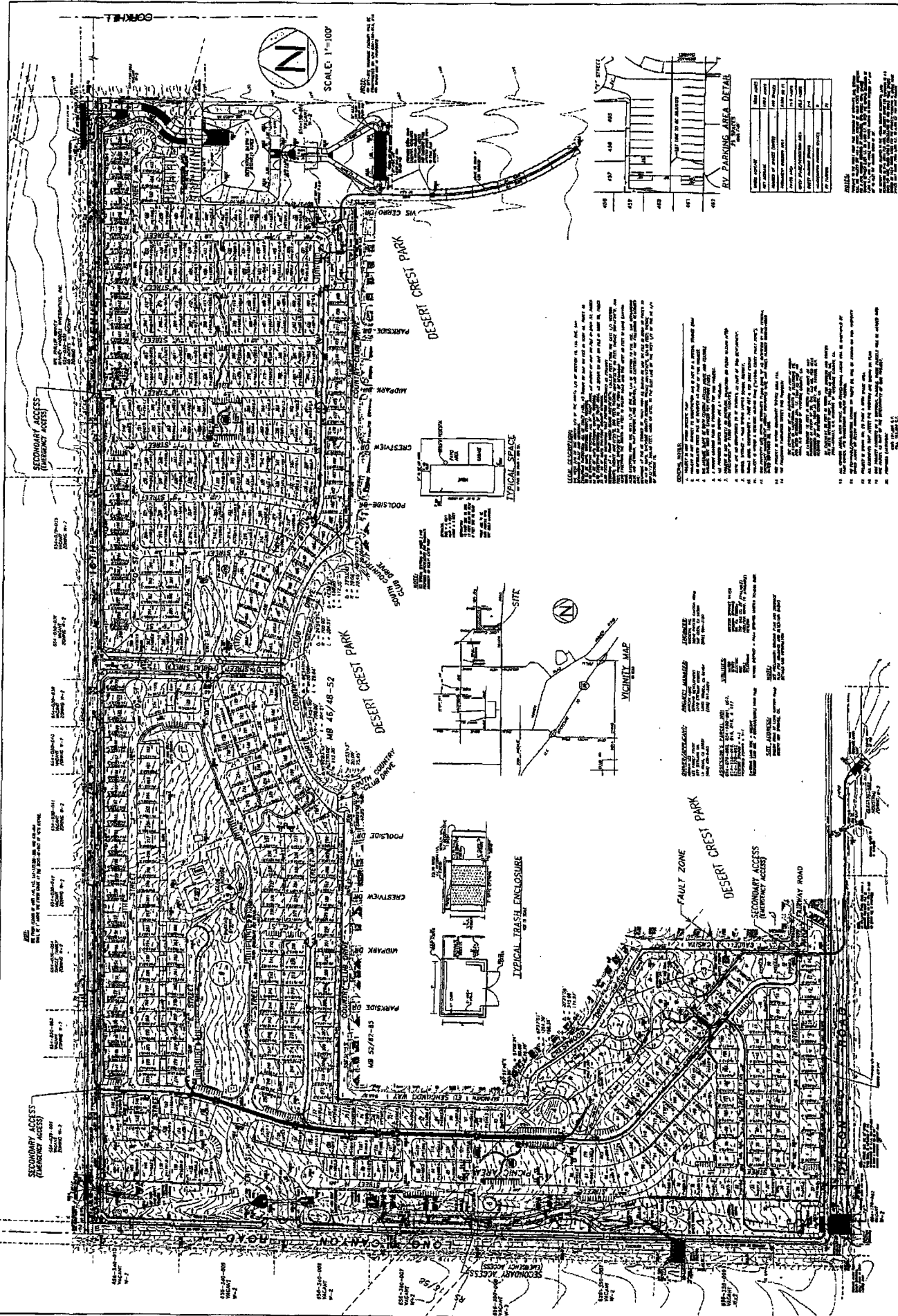
NO.	DATE	BY	REVISION
1			INITIAL PLAN
2			REVISED PLAN

CUP#03485

**SITE PLAN  
FOR GRADING  
AND DRAINAGE TEST**

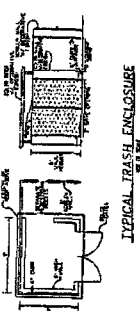
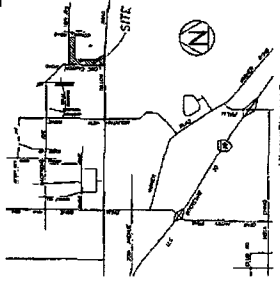
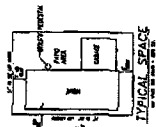
**SITE TECH. INC.**  
SCHAUMBURO, ILL.

PROJECT NO.	CUP#03485
CITY	CHICAGO, ILL.
CLIENT	MR. & MRS. JAMES M. KELLOGG
ADDRESS	1100 W. MADISON ST., CHICAGO, ILL.
DATE	MAY 1957
SCALE	AS SHOWN
DRAWN BY	W. E. WILSON
CHECKED BY	J. E. KELLOGG



NO.	DATE	BY	REVISION
1			INITIAL PLAN
2			REVISED PLAN

**NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES.  
 2. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.  
 3. THE SITE IS TO BE GRADED TO THE FINISH ELEVATIONS SHOWN ON THIS PLAN.  
 4. THE DRAINAGE SYSTEM SHALL BE AS SHOWN ON THIS PLAN.  
 5. ALL UTILITIES TO REMAIN SHALL BE SHOWN ON THIS PLAN.  
 6. ALL UTILITIES TO BE INSTALLED SHALL BE SHOWN ON THIS PLAN.  
 7. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND GROUNDS.  
 8. ALL UTILITIES SHALL BE INSTALLED TO THE PROPERTY LINE.  
 9. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH FLOOR LEVEL.  
 10. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH GRADE LEVEL.  
 11. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH GRADE LEVEL.  
 12. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH GRADE LEVEL.  
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 15. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH GRADE LEVEL.



**LEGAL DESCRIPTION:**  
 THE SITE IS A PORTION OF THE EIGHTH (8TH) FLOOR OF THE WEST HALF OF SECTION 16, TOWNSHIP 40N, RANGE 10E, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS SHOWN ON PLAT 200-10, AS AMENDED BY PLATS 200-11, 200-12, 200-13, 200-14, 200-15, 200-16, 200-17, 200-18, 200-19, 200-20, 200-21, 200-22, 200-23, 200-24, 200-25, 200-26, 200-27, 200-28, 200-29, 200-30, 200-31, 200-32, 200-33, 200-34, 200-35, 200-36, 200-37, 200-38, 200-39, 200-40, 200-41, 200-42, 200-43, 200-44, 200-45, 200-46, 200-47, 200-48, 200-49, 200-50, 200-51, 200-52, 200-53, 200-54, 200-55, 200-56, 200-57, 200-58, 200-59, 200-60, 200-61, 200-62, 200-63, 200-64, 200-65, 200-66, 200-67, 200-68, 200-69, 200-70, 200-71, 200-72, 200-73, 200-74, 200-75, 200-76, 200-77, 200-78, 200-79, 200-80, 200-81, 200-82, 200-83, 200-84, 200-85, 200-86, 200-87, 200-88, 200-89, 200-90, 200-91, 200-92, 200-93, 200-94, 200-95, 200-96, 200-97, 200-98, 200-99, 200-100.

**GENERAL NOTES:**  
 1. THE SITE IS TO BE GRADED TO THE FINISH ELEVATIONS SHOWN ON THIS PLAN.  
 2. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.  
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 40. ALL UTILITIES SHALL BE INSTALLED TO THE FINISH GRADE LEVEL.

**SECONDARY ACCESS (EMERGENCY ACCESS)**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**POOLSIDE**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**PARKSIDE**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**DESCRIPTIVE PARK**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**FAULT ZONE**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**RAILROAD ROAD**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**SECONDARY ACCESS (EMERGENCY ACCESS)**  
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**PARKSIDE**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**DESCRIPTIVE PARK**  
 SEE PLAN FOR DETAILS AND SPECIFICATIONS.

**RAILROAD ROAD**  
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**SECONDARY ACCESS (EMERGENCY ACCESS)**  
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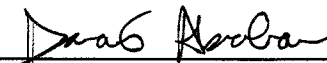
# Extension of Time Environmental Determination

Project Case Number: CUP03485  
 Original E.A. Number: EA40554  
 Extension of Time No.: First  
 Original Approval Date: July 14, 2010  
 Project Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road

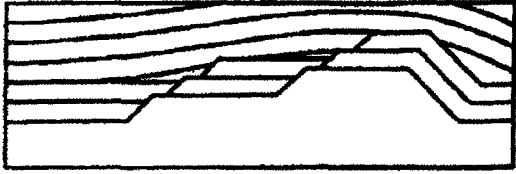
Project Description: Construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12") to twenty-five inch (25") sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill.

On July 5, 2012, this Conditional 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Damaris Abraham, Project Planner

Date: July 5, 2012  
 For Carolyn Syms Luna, Director



# SITETECH *INC.*

CIVIL ENGINEERING • SURVEYING  
LAND DEVELOPMENT CONSULTANTS

---

June 25, 2012

Carolyn Syms Luna  
Planning Director  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Extension of Time for CUP 03485**

Dear Carolyn,

We are requesting an extension of time for this Project because of current economic conditions. The demand for new residential property in the Desert Hot Springs area has been very low over the past several years. Obtaining funding for construction of this type of a Project is also challenging given the current banking climate.

We trust that this information will allow you to make a favorable decision on our request for a extension of time for CUP 03485. If you have any additional questions, please feel free to contact me.

Sincerely,  
SITETECH, Inc.

Bernie Mayer  
Project Engineer

## Abraham, Damaris

---

**From:** Morales, Catherine  
**Sent:** Monday, June 25, 2012 7:21 AM  
**To:** 'Bernie Mayer'  
**Cc:** Abraham, Damaris  
**Subject:** RE: CUP03485 EOT - Conditions of Approval

Hi Bernie,

I'm forwarding your response to Damaris Abraham who is also included in this e-mail. She is now processing EOTs.

Thank you,  
Catherine Morales

**From:** Bernie Mayer [mailto:[bmayer@sitetechnic.com](mailto:bmayer@sitetechnic.com)]  
**Sent:** Friday, June 22, 2012 1:28 PM  
**To:** Morales, Catherine  
**Subject:** FW: CUP03485 EOT - Conditions of Approval

Hi Catherine,

As the Engineer for this project, I have been requested by the applicant to respond to your request. The additional conditions that the Planning Department is proposing to add to the conditions of approval are acceptable to the applicant. These additional conditions are as follows:

60.BS GRADE.9  
60.BS GRADE.10  
80.BS GRADE.2  
90.BS GRADE 4  
90.BS GRADE.5  
90.BS GRADE.6  
90.BS GRADE.7  
90.BS GRADE.8  
90.BS GRADE.9  
90.PLANNING.19

Please contact me with any questions that you may have or if you need anything further. Thank You.

Bernie Mayer  
SITETECH INC.  
Ph: 909-864-3180  
Cell: 909-289-2104  
[bmayer@sitetechnic.com](mailto:bmayer@sitetechnic.com)

---

**From:** Peter Scognamillo [mailto:[petercpa@dslextreme.com](mailto:petercpa@dslextreme.com)]  
**Sent:** Thursday, June 07, 2012 5:25 PM  
**To:** Bernie Mayer  
**Cc:** Adrian Lee  
**Subject:** Fw: CUP03485 EOT - Conditions of Approval

Bernie,

See below regarding the extension of time.

Please review and contact me to discuss and I will ask Adrian to join our conversation.

Peter Scognamillo  
Homequity Funding Corporation  
13038 Maritime Place  
San Diego, Ca 92130  
Direct and to mobile 858 792-8811  
Fax 858 792-5889  
DRE lic 01104089  
[petercpa@dslextreme.com](mailto:petercpa@dslextreme.com)

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

**From:** Morales, Catherine

**To:** '[petercpa@dslextreme.com](mailto:petercpa@dslextreme.com)'

**Cc:** '[alee5@san.rr.com](mailto:alee5@san.rr.com)'

**Sent:** Thursday, June 07, 2012 5:21 PM

**Subject:** CUP03485 EOT - Conditions of Approval

Attn: Applicant

RE: EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3485.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **May 24, 2012**. 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 Building and Safety Department (Grading Division) is recommending the addition of nine (9) Conditions of Approval and the Planning Department (Landscaping Division) is recommending the addition of one (1) Condition 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:

60.BS GRADE.9  
60.BS GRADE.10  
80.BS GRADE.2  
90.BS GRADE 4  
90.BS GRADE.5  
90.BS GRADE.6  
90.BS GRADE.7  
90.BS GRADE.8  
90.BS GRADE.9  
90.PLANNING.19

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 Supervisor's as a Policy Item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will

recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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.*

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15:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 USE - APPROVED WQMP EOT1

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. 10 USE-PRE-CONSTR MTG EOT1

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

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE-ROUGH GRD APPRVL EOT1

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



ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE-ROUGH GRD APPRVL EOT1 (cont.) RECOMMND

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. 4 USE-WQMP BMP INSP EOT1 RECOMMND

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

90.BS GRADE. 5 USE-WQMP BMP CERT EOT1 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. 6 USE-GPS COORDINATES EOT1 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. 7 USE - BMP REGISTRATION EOT1 RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                   USE - BMP REGISTRATION EOT1 (cont.)                   RECOMMND

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. 8                   USE-REQ'D GRD'G INSP'S EOT1                   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 completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 9                   USE-PRECISE GRD APPRVL EOT1                   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.

ADDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9 USE-PRECISE GRD APPRVL EOT1 (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 19 USE - LC LNDSCP INSPCTN RQMNTS RECOMMND

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

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03485

Parcel: 654-150-010

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19

USE - LC LNDSCP INSPCTN RQMNTS (cont.)

RECOMMND

Safety. The Planning Department shall clear this condition upon determination of compliance.

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

DATE: May 3, 2012

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  
P.D. Archaeologist – L. Mouriquand

**FIRST EXTENSION OF TIME for CONDITIONAL USE PERMIT NO. 3485** – Applicant: Peter Scognamillo – Fourth/Fourth Supervisorial District – Pass and Desert Zoning District – Desert Center Area Plan – Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) / Rural: Rural Residential (R:RR) (5 acre min.) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road – 109.5 Gross Acres - Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) Zone – APPROVED PROJECT DESCRIPTION: Construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12”) to twenty-five inch (25”) sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill. – REQUEST: **FIRST EXTENSION OF TIME REQUEST for CONDITIONAL USE PERMIT NO. 3485**, extending the expiration date to July 14, 2013.

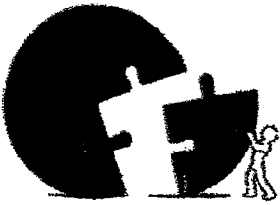
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **May 24, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior 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 by the 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**.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APR 2 2012  
ADMINISTRATIVE

## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: CUP#03485 DATE SUBMITTED: APRIL, 2012

Assessor's Parcel Number(s): 654-070-003, 654-100-001, 002, 654-150-010, 015, 016, & 017, 654-170-052

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: JULY 14, 2010

Applicant's Name: PETER SCOGNAMILLO E-Mail: PETERCPA@DSLEXTREME.COM

Mailing Address: 13038 MARITIME PLACE

SAN DIEGO Street 92130  
City 792-8811 State CA ZIP

Daytime Phone No: (858) 459-9495 Fax No: 858 792-5889

Property Owner's Name: ADRIAN LEE, LEE FAMILY TRUST E-Mail: ALEES@SAN.RR.COM

Mailing Address: 971 SKYLARK DR.  
ALEES@SAN.RR.COM

LA JOLLA Street 92037  
City CA State ZIP

Daytime Phone No: (858) 459-9495 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.

PETER SCOGNAMILLO

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.

ADRIAN LEE, LEE FAMILY TRUST

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

CHERRY LEE TRUST ET AL

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.

RE: Application Case NO. CUP #03485

Peter Scognamillo is hereby authorized to sign the APPLICATION FOR EXTENSION OF TIME for CASE NUMBER CUP #03485

ADRIAN FAMILY TRUST

Adrian Lee Trustee  
ADRIAN LEE, TRUSTEE 4-14-2012

Cherry Lee Trustee 4/14/12  
CHERRY LEE, TRUSTEE

THE DURBIN FAMILY TRUST

\_\_\_\_\_  
MITCHELL C. DURBIN, TRUSTEE

HARMAN FAMILY TRUST

\_\_\_\_\_  
WALTER R. HARMAN, TRUSTEE

\_\_\_\_\_  
MARY N. HARMAN, TRUSTEE

OFFORD FAMILY TRUST

\_\_\_\_\_  
JEANNETTE R. WILLIAMS, TRUSTEE

\_\_\_\_\_  
KATHLEEN L. MINTER, TRUSTEE

HOMEQUITY FUNDING CORPORATION

\_\_\_\_\_  
BY: PETER SCOGNAMILLO, TRUSTEE



RE: Application Case NO. CUP #03485

Peter Scognamillo is hereby authorized to sign the APPLICATION FOR EXTENSION OF TIME for CASE NUMBER CUP #03485

ADRIAN FAMILY TRUST

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ADRIAN LEE, TRUSTEE

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CHERRY LEE, TRUSTEE

THE DURBIN FAMILY TRUST

  
\_\_\_\_\_  
MITCHELL C. DURBIN, TRUSTEE

HARMAN FAMILY TRUST

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WALTER R. HARMAN, TRUSTEE

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MARY N. HARMAN, TRUSTEE

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KATHLEEN L. MINTER, TRUSTEE

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ADRIAN LEE, TRUSTEE

\_\_\_\_\_  
CHERRY LEE, TRUSTEE

THE DURBIN FAMILY TRUST

\_\_\_\_\_  
MITCHELL C. DURBIN, TRUSTEE

HARMAN FAMILY TRUST

*Walter R. Harman trustee*  
\_\_\_\_\_  
WALTER R. HARMAN, TRUSTEE

*Mary N. Harman, trustee*  
\_\_\_\_\_  
MARY N. HARMAN, TRUSTEE

OFFORD FAMILY TRUST

\_\_\_\_\_  
JEANNETTE R. WILLIAMS, TRUSTEE

\_\_\_\_\_  
KATHLEEN L. MINTER, TRUSTEE

HOMEQUITY FUNDING CORPORATION

\_\_\_\_\_  
BY: PETER SCOGNAMILLO, TRUSTEE

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ADRIAN FAMILY TRUST

\_\_\_\_\_  
ADRIAN LEE, TRUSTEE

\_\_\_\_\_  
CHERRY LEE, TRUSTEE

THE DURBIN FAMILY TRUST

\_\_\_\_\_  
MITCHELL C. DURBIN, TRUSTEE

HARMAN FAMILY TRUST

\_\_\_\_\_  
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MARY N. HARMAN, TRUSTEE

OFFORD FAMILY TRUST

JEANNETTE R. WILLIAMS, TRUSTEE

*Kathleen L. Minter*  
KATHLEEN L. MINTER, TRUSTEE

HOME EQUITY FUNDING CORPORATION

*Peter Scognamillo*  
BY: PETER SCOGNAMILLO, TRUSTEE