

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

2013



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 21, 2013

SUBJECT: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 20158 - Applicant: Trip Hord Associates – Fifth/First Supervisorial District.

RECOMMENDED MOTION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158, extending the expiration date to December 9, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

REVIEWED BY EXECUTIVE OFFICE

DATE

4/23/2013
Tina Grande

Departmental Concurrence

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: D.M.
CSL:cm

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 23, 2013
xc: Planning

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

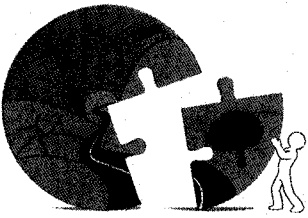
Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fifth/First

Agenda Number:

3-59



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

201 B

DATE: March 21, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 20158
(Charge your time to these case numbers)

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

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

Please schedule for BOS Policy Calendar 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: Elsinore
Zoning Area: Meadowbrook
Supervisory District: Fifth/First
Project Planner: Wendell Bugtai
Board of Supervisors:

PLOT PLAN NO. 20158
SECOND EXTENSION OF TIME
Applicant: Trip Hord Associates

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 consent calendar item.

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project completion of project.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of THREE (3) new condition(s) 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 THREE conditions is/are as follows:

- 10. TRANS.6
- 60. BS GRADE.13
- 60. TRANS.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 condition of approval and the correspondence from the Extension of Time applicant dated February 6, 2013 indicating the acceptance of the recommended conditions.

This Plot Plan was initially approved by the Board of Supervisors on December 9, 2008. Approval of the First Extension of Time extended the project's expiration date to December 9,

DM

PLOT PLAN NO. 20158
SECOND EXTENSION OF TIME REQUEST
BOARD OF SUPERVISORS
Page 2 of 2

2012. This, the Second Extension of Time, if approved, will extend the project's expiration date to December 9, 2013. In accordance with Section 18.30. G. of Ordinance 348, the time period in which to "use" a plot plan shall not exceed a total of 5 years; therefore, no additional extension of time requests can be filed, processed, or approved for this project.

RECOMMENDATION:

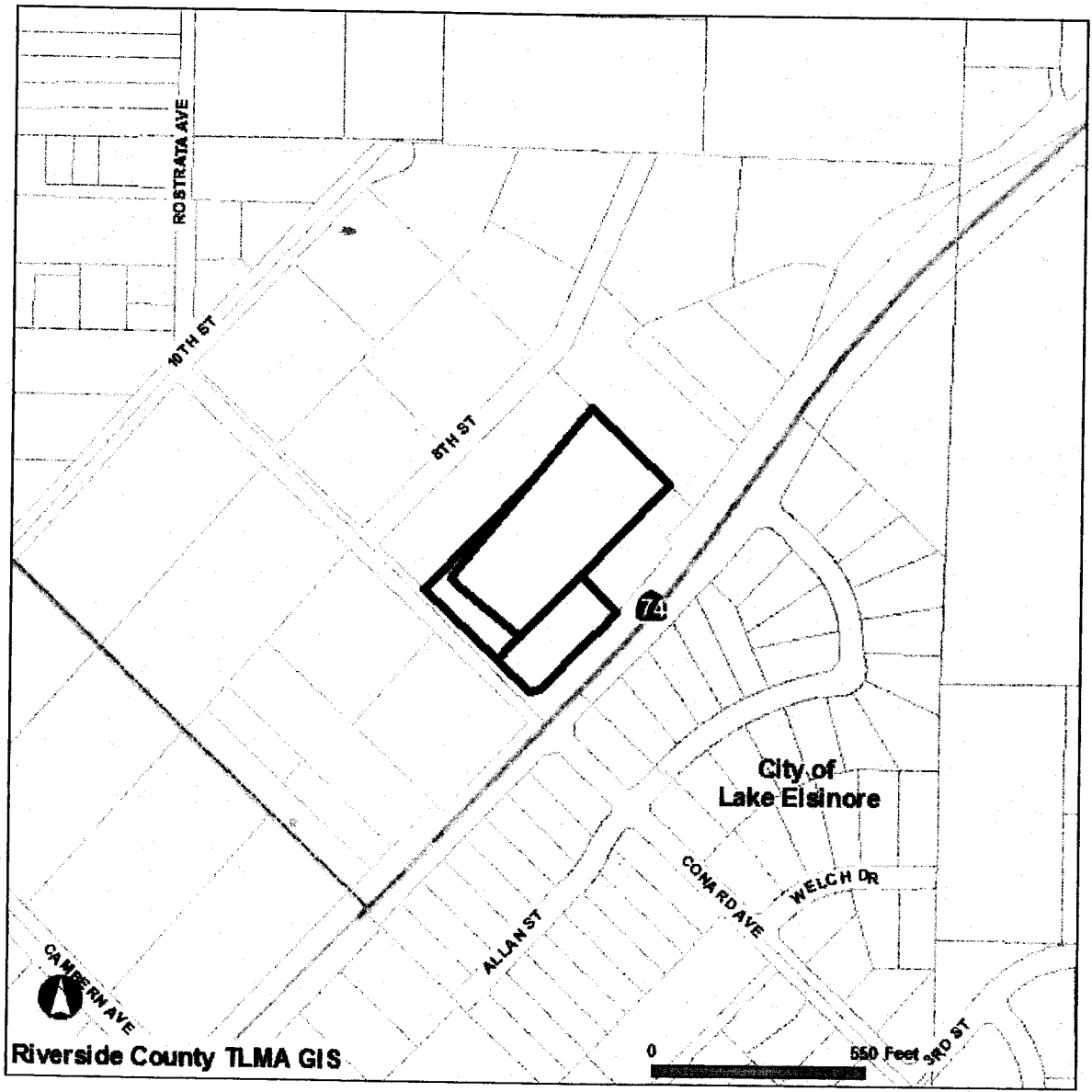
APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

SECOND EXTENSION OF TIME for **PLOT PLAN NO. 20158** – Applicant: Trip Hord Associates – First/Fifth Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan - Community Development: Business Park (CD:BP) (0.25-060 Floor Area Ratio) – Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan – 4.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) – **APPROVED PROJECT DESCRIPTION:** Construction and operation of a self-storage facility which includes one 3,854 sq. ft. office building, two two-story storage buildings, and four single-story storage buildings. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space and four parking spaces. **REQUEST: SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2013.

Revised 10/19/11

Y:\Planning Master Forms\EOT Forms\EOT Staff Report Templates\EOT SR Template.doc

SITE PLAN



Riverside County TLMA GIS

Selected parcel(s):
377-372-015 377-372-027 377-372-033

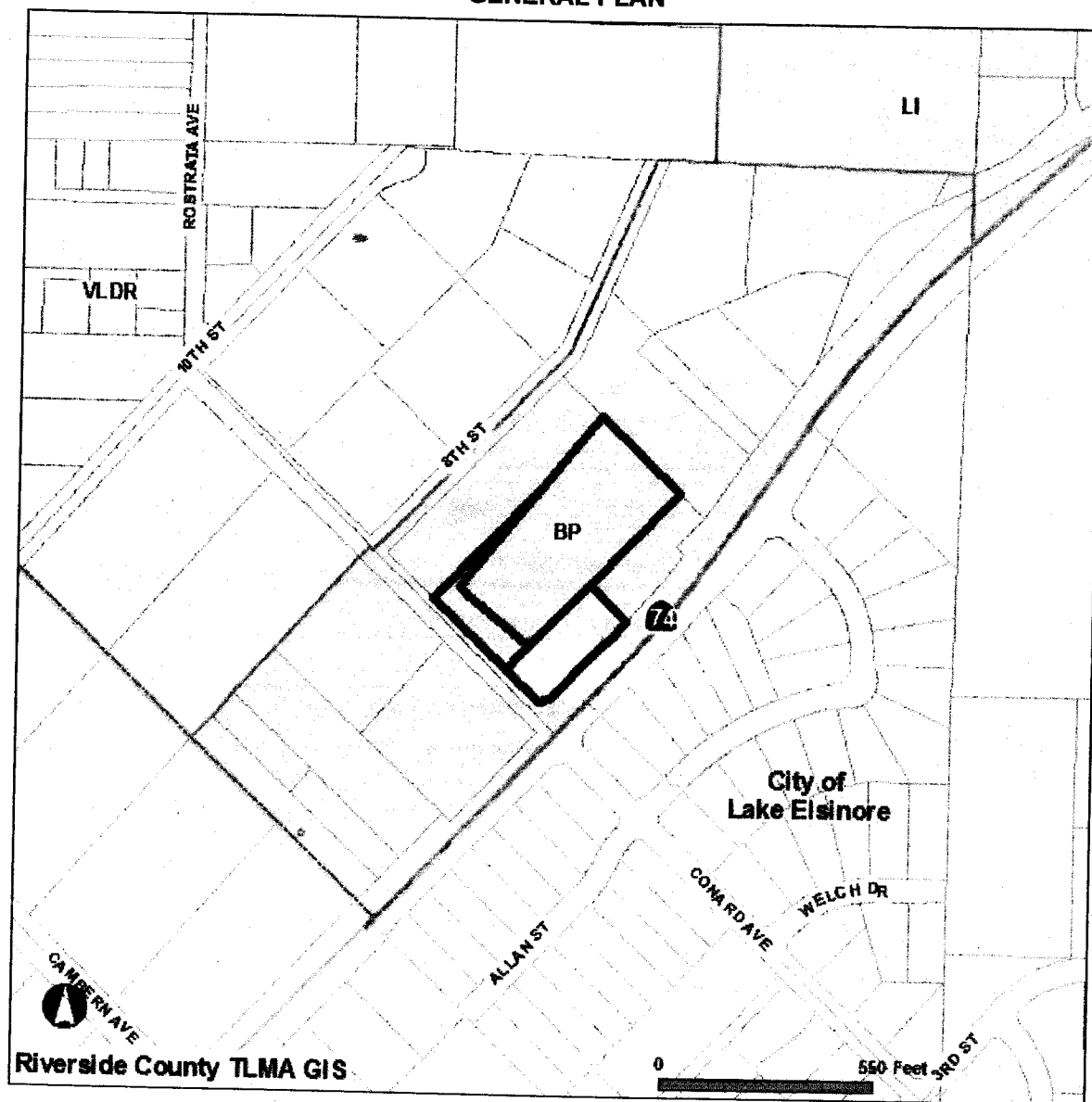
LEGEND

- SELECTED PARCEL
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS

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

REPORT PRINTED ON... Mon Feb 11 08:40:59 2013
 Version 121101

GENERAL PLAN



Riverside County TLMA GIS

Selected parcel(s):
377-372-015 377-372-027 377-372-033

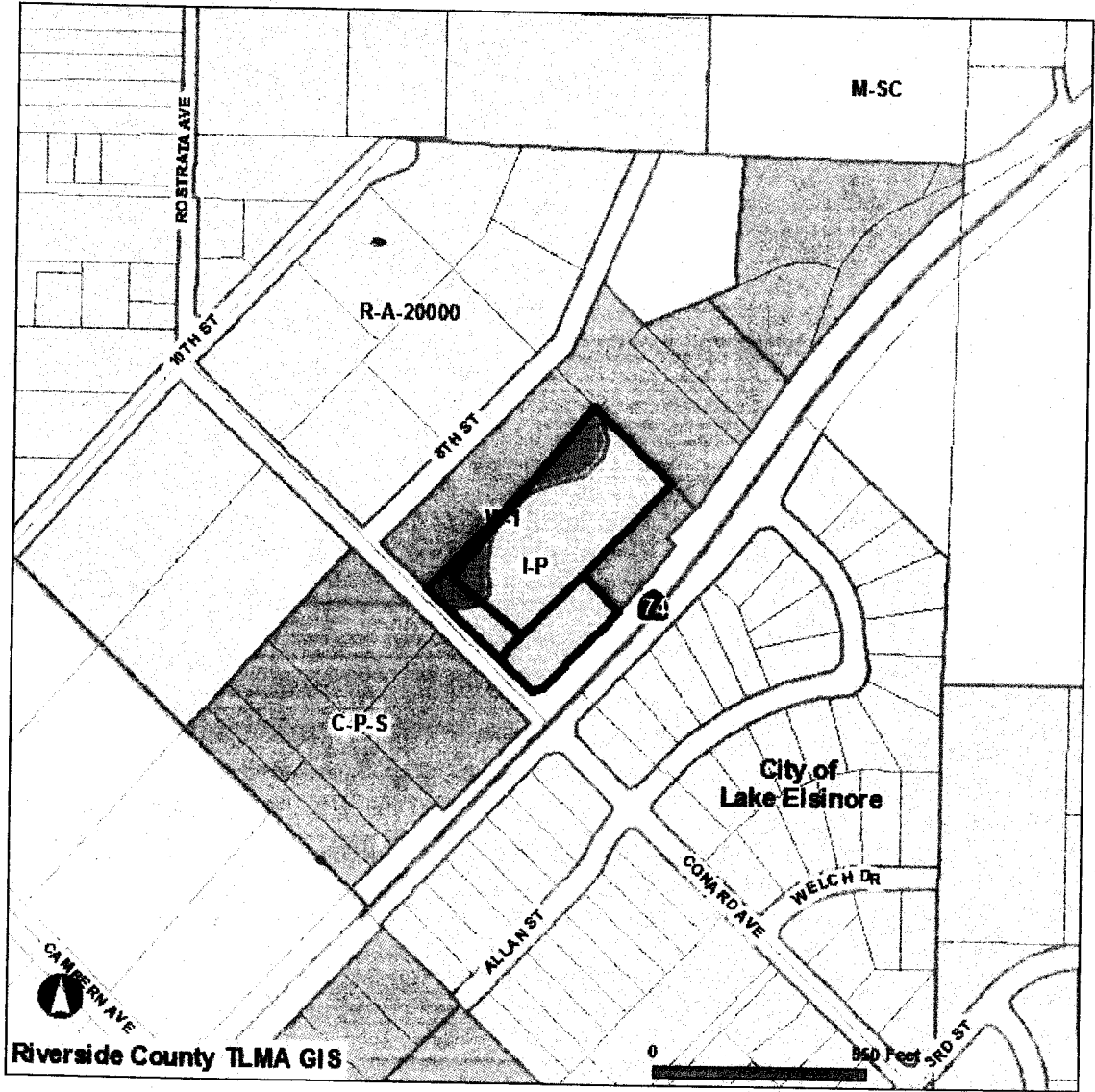
LAND USE

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- CITY
- PARCELS
- BP - BUSINESS PARK**
- LI - LIGHT INDUSTRIAL**
- VLDL - VERY LOW DENSITY RESIDENTIAL**

IMPORTANT
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Version 121101

ZONING



Selected parcel(s):
 377-372-015 377-372-027 377-372-033

ZONING

- | | | | |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | C-P-S | I-P |
| M-SC | R-A-20000 | W-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...Mon Feb 11 08:41:38 2013
 Version 121101

Extension of Time Environmental Determination

Project Case Number: PP20158
Original E.A. Number: 39984
Extension of Time No.: 2
Original Approval Date: 12-9-08
Project Location: Northerly of Conard Avenue, and westerly of State Highway 74

Project Description: Mini Storage Facility with Residence

On January 23, 2013, 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: W. Bugtai
Wendell Bugtai, Project Planner

Date: February 11, 2013
For Carolyn Syms Luna, Director

74-CENTRAL SELF STORAGE, LLC

c/o Investec Real Estate Companies
200 E. Carrillo Street, Suite 200
Santa Barbara, California 93101
(805) 962-8989

February 6, 2013

Mr. Wendell Bugtai
Riverside County Planning Department
4080 Lemon St. 2nd Floor
Riverside, CA 92501

**Re: Plot Plan 20158 Extension of Time No. 2
Acceptance of New Conditions**

Dear Mr. Bugtai:

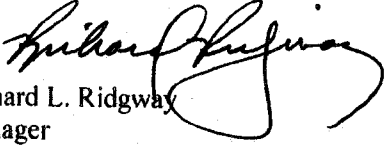
We find the Conditions of Approval referenced in the attached correspondence from the County of Riverside Planning Department dated February 5, 2013 to be acceptable. These new Conditions include:

- | | |
|-----------------|--|
| 10.TRANS.8 | County Web Site (EOT 2) |
| 60.Grade BS. 13 | BMP Construction NPDES Permit |
| 60.TRANS.2 | Use – Prior to Road Construction (EOT 2) |

Thank you for your assistance in placing this Extension of Time request on the next available Board of Supervisors agenda. If you require further information or have any questions, please do not hesitate to call Trip Hord at (951) 684-9615.

Very truly yours,

74-CENTRAL SELF STORAGE, LLC


Richard L. Ridgway
Manager

cc: Trip Hord – Trip Hord Associates

Encls.

RI R/cr

02/05/13
10:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP20158

Parcel: 377-372-027

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 6

USE - COUNTY WEB SITE (EOT2)

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 13

EOT2-BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

TRANS DEPARTMENT

60.TRANS. 2

USE-PRIOR TO ROAD CONST (EOT2)

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and bench marks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

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

DATE: December 11, 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

SECOND EXTENSION OF TIME for PLOT PLAN NO. 20158 – Applicant: Trip Hord Associates – First/Fifth Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan - Community Development: Business Park (CD:BP) (0.25-060 Floor Area Ratio) – Location: Northerly of Conard Avenue, and westerly of State Highway 74 within the Elsinore Area Plan – 4.9 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Watercourse, Watershed, and Conservation Area (W-1) – **APPROVED PROJECT DESCRIPTION:** Construction and operation of a self-storage facility which includes one 3,854 sq. ft. office building, two two-story storage buildings, and four single-story storage buildings. The development proposal includes a total of 101,727 sq. ft. of building area, 25,612 sq. ft. of landscaping, 41,062 sq. ft. of open space and four parking spaces. **REQUEST: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158**, extending the expiration date to December 9, 2013.

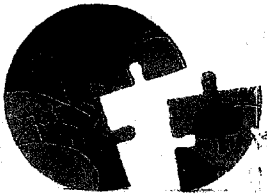
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **January 17, 2013 DRT Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review 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 DIFFERENTIATE 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 5-1816 or via e-mail at wbugtai@rcplma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: February 5, 2013
TO: APPLICANT
FROM: Wendell Bugtai, Project Planner

RE: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20158

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on January 17, 2013. 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 THREE (3) Conditions of Approval.

Please review the proposed conditions of approval attached in this correspondence. [REDACTED] The attached document is a copy of the recommended conditions which are identified as follows:

- 10. TRANS.6
- 60. BS GRADE.13
- 60. TRANS.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 Director's Hearing. 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.

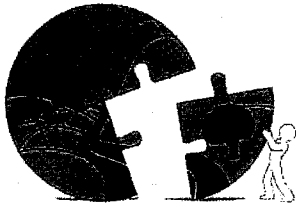
I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

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

- 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

W.B.

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

NOV 14 2012

APPLICATION INFORMATION

CASE NUMBER: PP 20158 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 377-372-015, 027 & 033

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: December 9, 2008

Applicant's Name: Trip Hord Associates E-Mail: ambrosehord@gmail.com

Mailing Address: PO Box 1235
Riverside Street 92502
CA
City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (951) 789-4951

Property Owner's Name: 74-Central Self Storage, LLC E-Mail: rich@investecre.com

Mailing Address: 200 E. Carrillo Street, Suite 200
Santa Barbara Street 93101
CA
City State ZIP

Daytime Phone No: (805) 962-8989 Fax No: (805) 962-1918

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(951) 955-3200 · Fax (951) 955-1811

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

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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.

Trip Hord Associates

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.

74-Central Self Storage, LLC

PRINTED NAME OF PROPERTY OWNER(S)

By: Richard L. Ridgway, Manager

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.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Trip Hord Associates hereafter "Applicant" and 74-Central Self Storage, LLC Property Owner".

Description of application/permit use:

Second extension of time for Plot Plan 20158

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 377-372-015, 027 and 033

Property Location or Address:

Hwy 74 at Conard Ave., Lake Elsinore, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: 74-Central Self Storage, LLC Phone No.: (805) 962-8989

Firm Name: Investec Real Estate Companies Email: rich@investecre.com

Address: 200 E. Carrillo Street, Suite 200
Santa Barbara, CA 93101

3. APPLICANT INFORMATION:

Applicant Name: Trip Hord Phone No.: (951) 684-9615

Firm Name: Trip Hord Associates Email: ambrosehord@gmail.com

Address (if different from property owner)
PO Box 1235
Riverside, CA 92502

4. SIGNATURES:

Signature of Applicant: [Handwritten Signature] Date: 11/19/12

Print Name and Title: TRIP HORD - OWNER

Signature of Property Owner: [Handwritten Signature] Date: 11/5/2012

Print Name and Title: Richard L. Ridgway, Manager

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____
Application Date:	_____

TRIP HORD ASSOCIATES

November 12, 2012

Carolyn Syms Luna
Planning Director
Riverside County Planning Department
4080 Lemon St. 12th Floor
Riverside, CA 92501
ATTN: Catherine Morales

RE: Plot Plan 20158 Extension of Time No.2

Dear Ms. Syms-Luna:

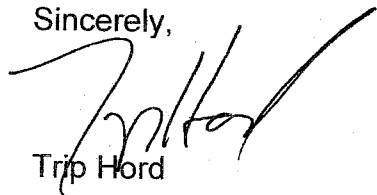
Please accept the following explanation for the request for a 2nd Extension of Time on the above referenced Plot Plan application.

The proposed improvement and grading plans have been prepared by Jones-Cahl Associates. Our Improvement Plans are on file with the County Transportation Department as IP 100053. The associated Grading Permit number is BGR 100239 (Expired).

It is anticipated that the project will move forward in calendar year 2013 with further plan check with the County of Riverside for our on and off-site improvements as described in the Conditions of Approval. Based on an anticipated return of favorable economic conditions we are hopeful that the project will commence construction prior to the expiration of our land use approval.

On behalf of the Developer for this project, I thank you for your assistance in placing this Extension of Time request on the Board of Supervisor's agenda. If you require further information or have any questions, please do not hesitate to call me at (951) 684-9615.

Sincerely,



Trip Hord

Development Services &
Governmental Relations

P.O. Box 1235
Riverside, CA 92502

(951) 684-9615
Fax (951) 684-4875