



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: August 27, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26198	Applicant(s): Toy Locker Inc.
CEQA Exempt	Section 15301	c/o Michael Giuliano
Area Plan:	Lake Mathews/Woodcrest	Representative(s): Debbie Melvin
Zoning Area/District:	Woodcrest District	
Supervisorial District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	273-180-006,017, 273-190-013,024	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26198 ("the project") proposes to renovate the existing vacant building on site to an indoor/outdoor storage facility for the storage of RVs, boats, autos, sand rail vehicles, vehicle carts, commercial trucks, motorcycles, and classic cars. No maintenance services, wash station, or dump station will occur on site. An existing security booth will be used for 24 hour/7 days a week access to the facility. The project will also consist of an onsite caretaker's unit for the facility.

The project site is located south of Krameria Avenue, west of Washington Street, north of Ponderosa Lane, east of King Avenue and has an address of 16831 Krameria Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVE Plot Plan No. 26198, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC-VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Very Low Density Residential (RC-VLDR)
East:	Rural Community: Very Low Density Residential (RC-VLDR)
South:	Rural Community: Very Low Density Residential (RC-VLDR)
West:	Rural Community: Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A)
East:	Light Agriculture (A-1)
South:	Light Agriculture (A-1)
West:	Manufacturing-Service Commercial (M-SC)
Existing Use:	Abandoned building (formerly for RV manufacturing)
Surrounding Uses	
North:	Elementary School
South:	Residential Dwellings and Vacant Land
East:	Residential Dwellings and Vacant Land
West:	Residential Dwellings and Vacant Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.80 acres	N/A
Existing Building Area (SQFT):	107,684 sq. ft.	N/A
Building Height (FT):	25 ft.	40 ft.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV/Boat/vehicle storage facility	102,938	1 space per 1,000 sq. ft. of Storage Area	103	145
Office and Caretaker's unit	4,926	1 space per 200 sq. ft. of Office Area; plus 1 space per 1 employee; plus 2 spaces for caretaker's unit	32	32
Additional outside RV/Boat/vehicle storage	N/A	1 space per 1,000 sq. ft. of uncovered Storage Area (up to max. 20 spaces)	20	114
TOTAL:	107,684 sq. ft.		155	291

Located Within:

City's Sphere of Influence:	Yes – Sphere of Influence for City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low, existing building(s) on site
Subsidence Area:	Yes – Susceptible, existing building(s) on site
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – existing building(s) on site
Airport Influence Area ("AIA"):	Yes – existing building(s) on site

PROJECT LOCATION MAP

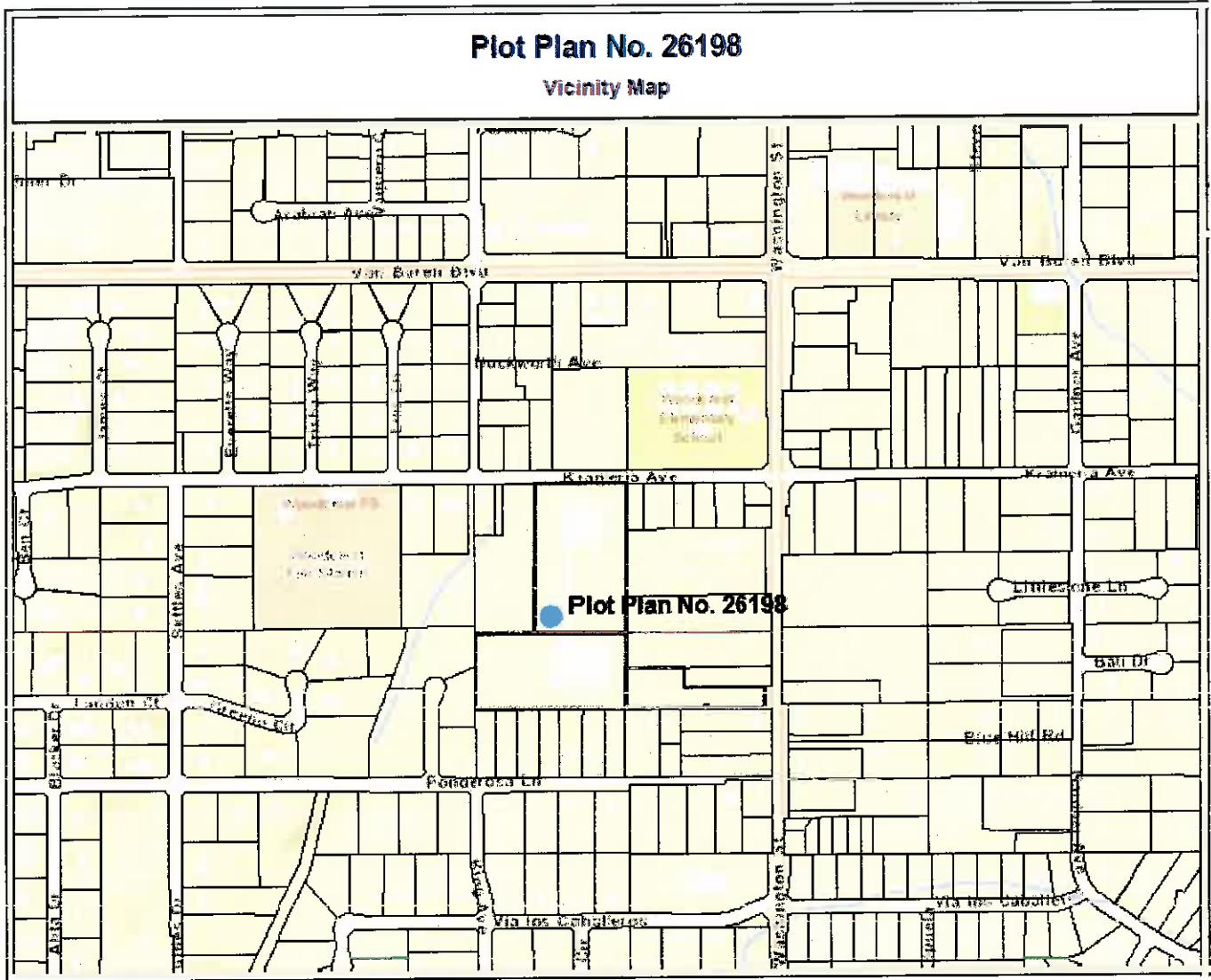


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 26198 ("the project") was applied for on February 16, 2017. Previously this location was entitled for an RV Manufacturing Facility (Plot Plan No. 09831) in July 1987. The previous entitlement had the same zoning classification and incorporated the same parcels currently in existence and involved with this Project. Permits were applied for and were final as of 1988. The previous entitlement was determined to be invalid by Planning Dept. management in June 2011. The discovery of different manufacturing (modular building manufacturing) occurring onsite without entitlement or revised permit approval by the County of Riverside as of August 2003.

The proposed project site and permitted building have been unoccupied since this timeframe. The project site and buildings have been vandalized and a fire occurred in the main building causing a public health and safety concern. Code Enforcement inspections and citations, addressing these public concerns and issues, are ongoing.

The applicant purchased the property site with the intent to use the existing building with a less intensive use than previously entitled. Issues related to landscaping, perimeter fencing, lighting, and a septic system have been addressed. Renovations to the site include mature and robust landscaping (especially along the western project side property line); a consolidated perimeter vinyl fence and the existing masonry wall; outdoor lighting that meets the requirements of Ordinance No. 655; and the installation of an ATU system for septic disposal on APN 273-190-024 within an area 120 by 70 feet in size.

The project site is not within a Specific Plan, Policy Area, or Overlay Area.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) pursuant to Article 19 - Categorical Exemptions, Section 15301 – Existing Facilities. Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The existing structure was previously entitled for a RV Manufacturing Facility. The proposed project is for a less intense use of RV Storage and various recreational vehicle storage only. Alterations to the interior or exterior of the subject site area will occur, but only within what was previously entitled and not expanding further; plus no expansions or additions to the existing structure beyond what was approved by the lead agency's (County of Riverside) original determination. Therefore, the proposed project is categorically exempt from CEQA.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Plot Plan Findings

1. The Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project is consistent with the Riverside County General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC-VLDR). Rural Community Foundation Component provides for development on large parcels. As equestrian and other animal keeping is expected; the Rural Community Foundation Component additionally allows and permits small scale commercial uses too. The proposed project provides an area of concentrated small scale commercial use to establish within a residentially rural area to service the surrounding community. Additionally as the existing property is zoned Manufacturing – Service Commercial (M-SC) and was originally used as a RV Manufacturing Facility. This use, of a RV storage facility, is less intensive and better contributes a service to the community. Therefore, the project has meet requirements for the General Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project has been designed and screened by robust and mature landscaping, rural comparable and residential type perimeter fencing, and the proposed use will be less intense than the previous entitlement use of a manufacturing facility. It provides a benefit of RV storage for the surrounding residentially developed properties and to the community. Furthermore, with the proposed project occupying the site, looting and vandalism.

3. The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding area. The properties directly to the west of the project site are also zoned M-SC; plus with commercial uses less than a block to the north, the proposed use is compatible with the surrounding area.

4. The development plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project is for a less intense use of a RV storage facility rather than a RV manufacturing facility. The traffic congestion will remain the same and not be expounded due to the use. No additional street or drainage improvements will be necessary.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this Project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

6. The Project site has a zoning classification of Manufacturing – Service Commercial (M-SC). The Project proposed or permitted within the (M-SC) zoning classification, is subject to Plot Plan approval, as provided in Section 11.2.k.7 & 8; Vehicle storage and impoundment, and Trailer and boat storage, respectively, of Ordinance No. 348.

Development Standards Findings

The Project meets the development standards for the M-SC Zone based on the following:

1. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The Project size is 12.80 acres, greater than the minimum lot size allowed, and has a project width of approximately 360 feet. Furthermore, the Project does not propose to subdivide and will be conditioned for a Lot Line Adjustment and Certificate of Parcel Merger prior to occupancy of the existing building for the use.

2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, there is no minimum setback. As the Project site adjoins M-SC and A-1-1 (Light Agriculture – 1 acre minimum), there is no minimum setback required. The only structure(s) on site are the existing building(s) used previously for the entitled RV manufacturing facility and its closest setback is approximately 50 feet from A-1-1 zoned properties.

3. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line; or buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348; or structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The only building(s) for the Project is the existing building and it at a maximum height of 25 feet high, which is under the height requirement. Broadcasting antennas are not a part of this Project.

4. The Project is not an industrial use and is not subject to the masonry wall requirements. The Project site currently is composed of a combination of chain-link fencing, wood fencing, and masonry walls. The proposed Project will be consolidating the perimeter fencing for the project to be comprised of least a six (6) foot high vinyl fence on the east, west and south property lines. The existing masonry wall on the south perimeter property line will remain. Additionally, mature and robust landscaping for screening from public view will be installed per this projects approval.

5. Required landscaping for the M-SC zone is ten percent (10%) of the site proposed for development (landscaping and irrigation). A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The Project has an approximate 20 foot landscaping perimeter along the front property line and surrounding the project, with additional landscaping as well. This at least meets or exceeds the M-SC landscaping requirements.

6. The Project consists of 291 indoor and outdoor parking stalls on asphalt (including 32 spaces provided for employees or customers) and is therefore consistent with the parking requirements as provided in Section 18.12 of Ordinance No. 348.

7. The Project's trash collection area is screened by landscaping and a block wall enclosure in such a manner as not to be visible from a public street or from any adjacent residential area.

8. The Project's outside storage area is screened by mature and robust landscaping, a six (6) foot high vinyl fence, or by the existing masonry block wall around the entire perimeter of the Project site.

9. The Project's utilities are currently installed underground except electrical lines rated at 33kV or greater as per the original entitlement approval by a hearing body from July 1987.

10. The Project does not have any mechanical equipment for manufacturing process or roof- mounted accessory equipment on the existing building(s).

11. The Project will have outside lighting fixtures, spot lights, electrical reflectors, or other means of illumination for signs, structures, and landscaping, parking, loading, unloading, and similar areas as follows: six (6) new light standards (poles) will be added to the existing two (2) light standards (poles) on site; as well as the existing lights that are currently attached to the existing building(s). All lighting shall be focused, directed and arranged to prevent glare or direct illumination on the streets or adjoining properties.

Other Findings

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.

2. The project site is located within the Sphere of Influence for the City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project was

provided to the City of Riverside for review and comment on February 21, 2017. Comments were received and additional discussion with the city also occurred. Discussions concluded with the city neither in favor or opposition of the project.

3. The project site is located within the March Reserve AFB Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on February 21, 2017. ALUC determined on March 6, 2017 that the proposed project is within Zone E and is eligible for a Director's determination and would not have to wait for scheduling of a ALUC hearing. The Director has determined no further review or action is needed by ALUC regarding this existing site and the proposed project.

4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

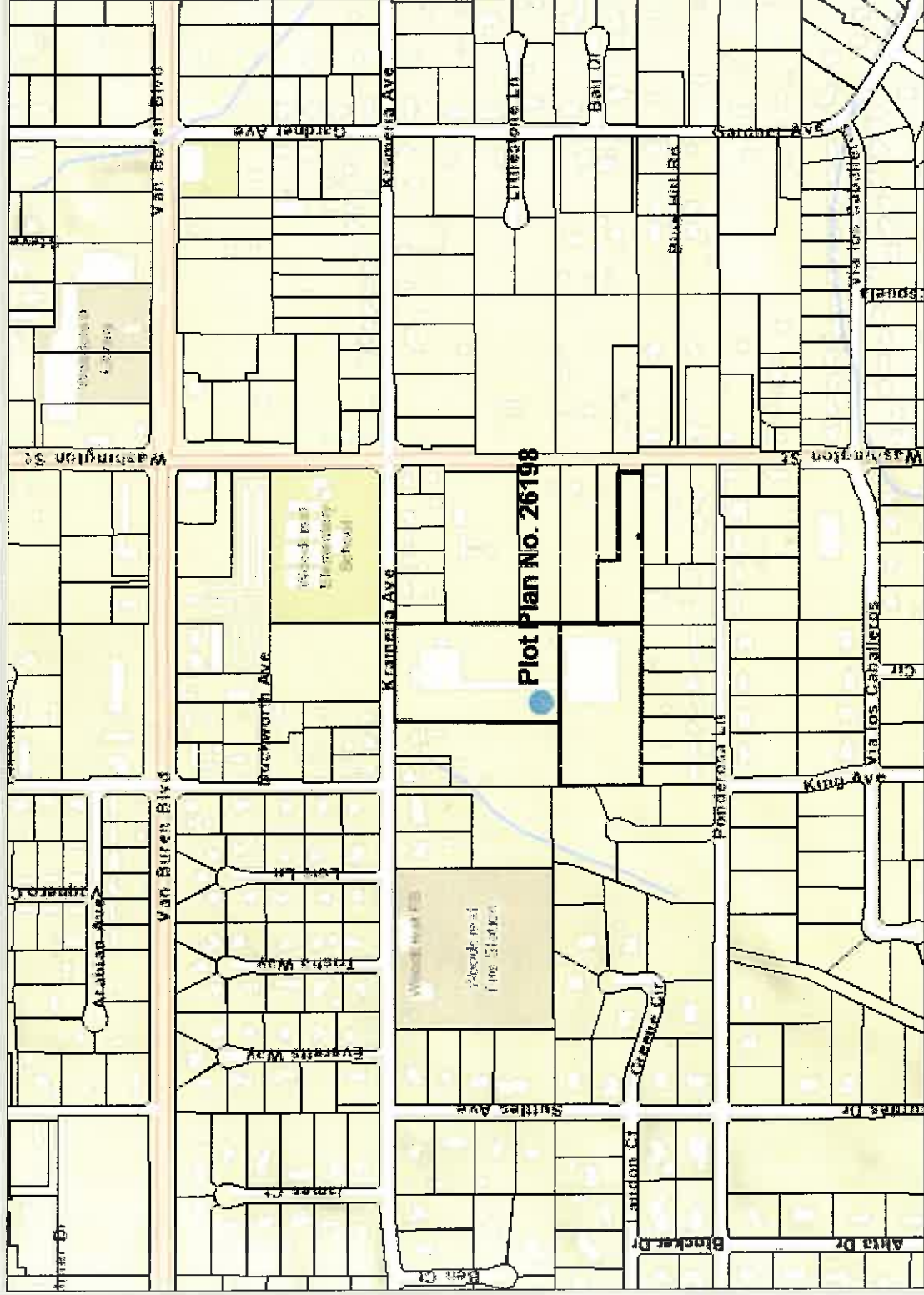
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

This project has had various discussions with the surrounding community, local elementary school, and discussions with the 1st District Supervisors Office.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the mailing of the Planning Director's decision.

Plot Plan No. 26198 Vicinity Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

Notes

"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.

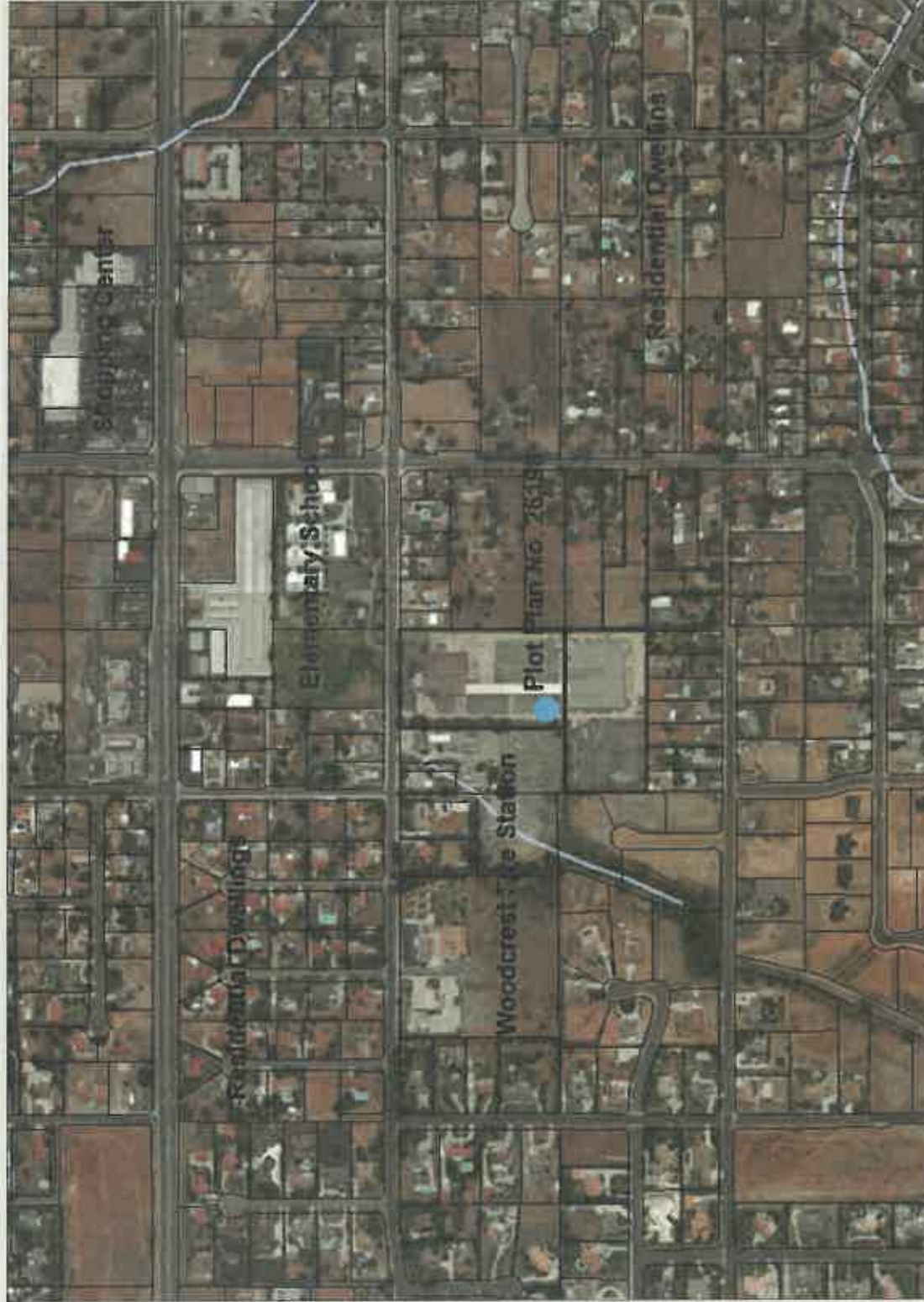
0 752 1,505 Feet

REPORT PRINTED ON... 6/19/2016 12:09:45 PM





© Riverside County GIS

Plot Plan No. 26198

Land Use Map



Legend

-  Parcels
-  Blue-line Streams
-  City Areas
-  World Street Map

Notes

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.

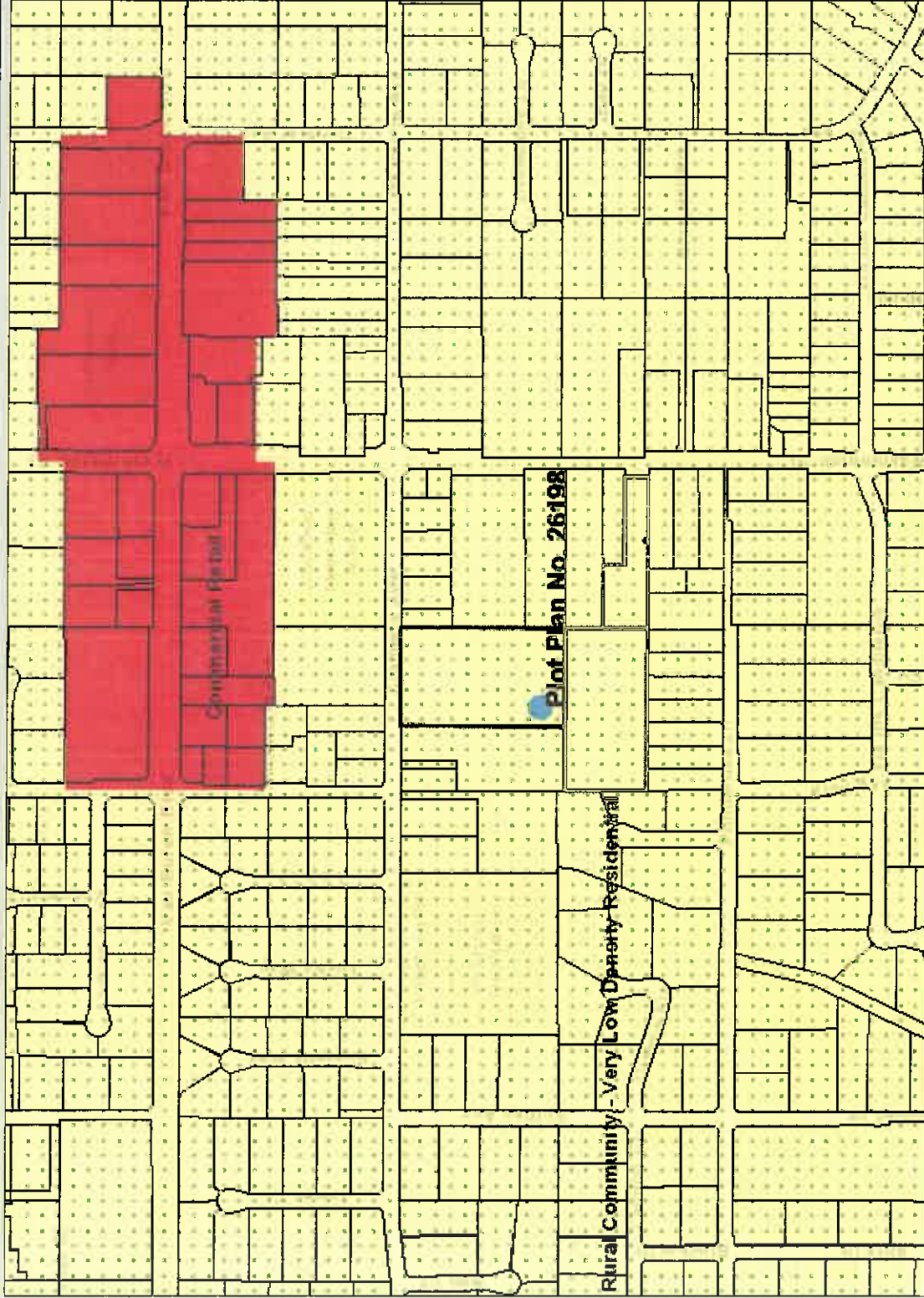


REPORT PRINTED ON... 6/19/2018 12:16:42 PM

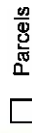
© Riverside County GIS

Plot Plan No. 26198

General Plan Map



Legend



General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

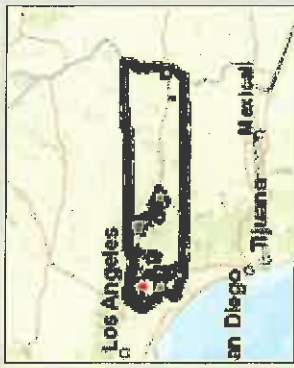
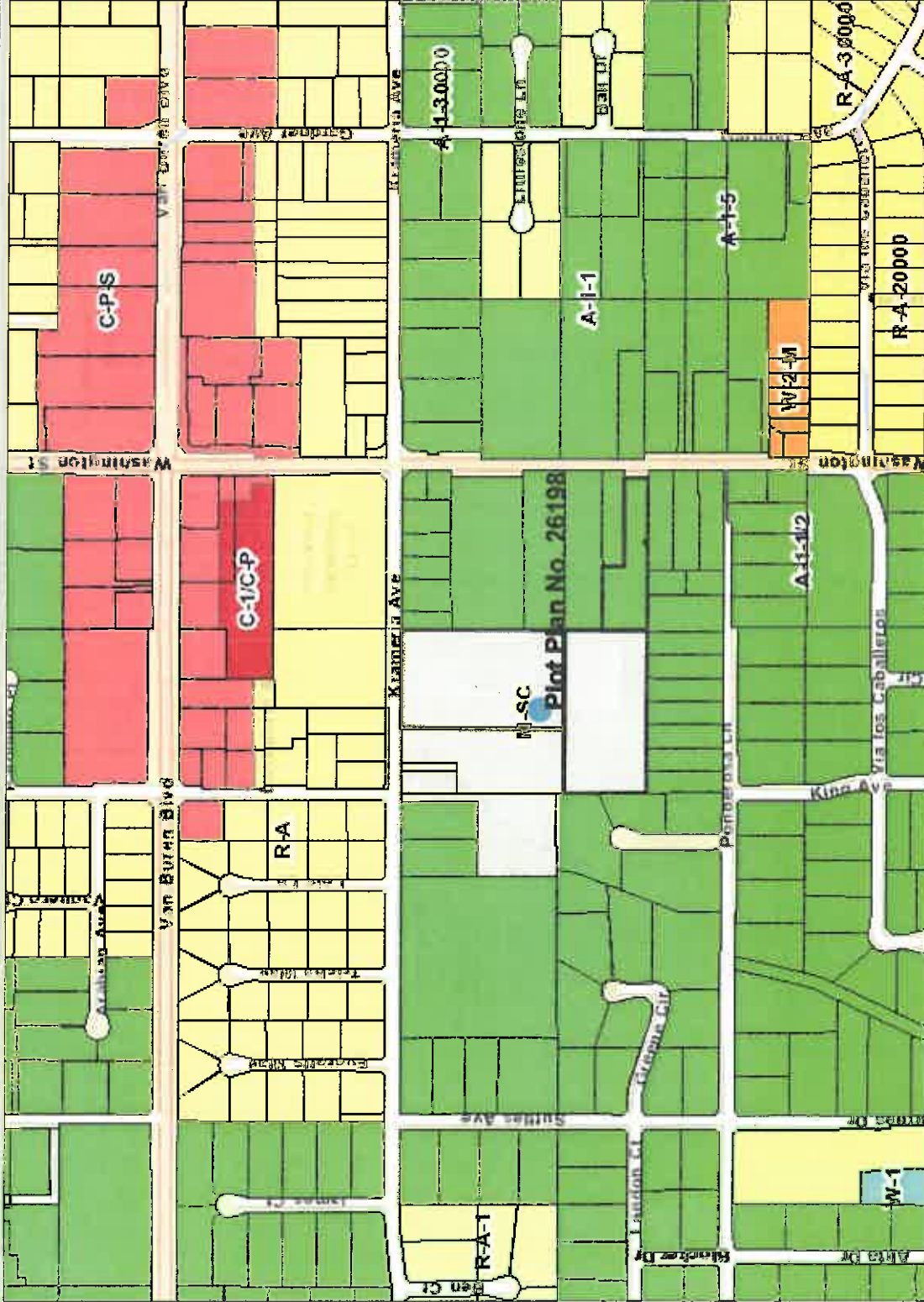


Notes

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.



Plot Plan No. 26198 Zoning Map



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes

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.



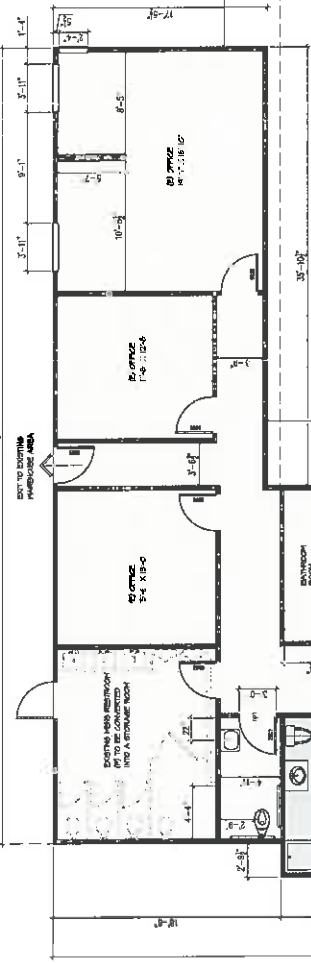
0 752 1,505 Feet

REPORT PRINTED ON... 6/19/2018 12:20:34 PM

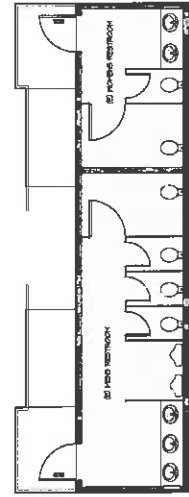
© Riverside County GIS

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FLOOR PLANS & ELEVATIONS
 16833 KRAMERIA AVE, RIVERSIDE, CA
 DECEMBER 11, 2017

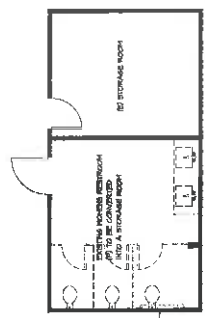
FLOOR PLAN 4 (BACK OFFICE)
 WOMEN'S RESTROOM AND STORAGE ROOM



FLOOR PLAN 2
 EXISTING BACK OFFICE
 FLOOR AREA: 9,036 SF



FLOOR PLAN 3
 EXISTING SECURITY BOOTH



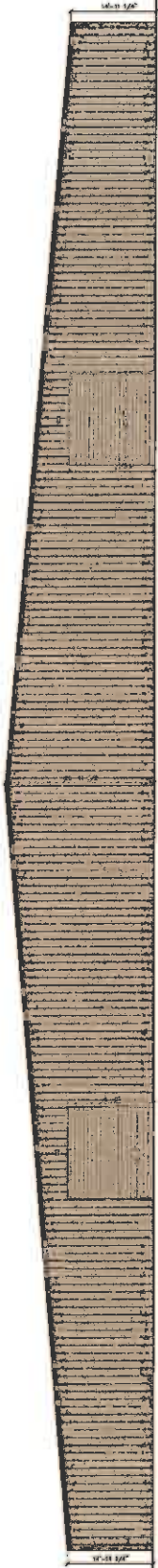
FLOOR PLAN 4
 EXISTING FRONT OFFICE
 FLOOR AREA: 1,840 SF

METAL HANDRAILS ALONG LINE

METAL HANDRAILS ALONG LINE

APPROVAL LEGEND
 (P) - PROPOSED
 (E) - EXISTING

DESIGNED BY	DATE	BY	DATE
DRAWN BY	DATE	BY	DATE
CHECKED BY	DATE	BY	DATE
APPROVED BY	DATE	BY	DATE
PROJECT NO.	PP426198	PROJECT NAME	COUNTY OF RIVERSIDE
DATE OF ISSUE	PP426198	PROJECT LOCATION	16833 KRAMERIA AVE, RIVERSIDE, CA
SCALE	AS SHOWN	PROJECT TYPE	FLOOR PLANS
DATE	12/11/2017	PROJECT PHASE	FRONT, BACK OFFICES, AND SECURITY BOOTH FLOOR PLANS
REVISIONS		BY	DATE
NO.	DESCRIPTION		
1			
2			



BACK WAREHOUSE
REAR ELEVATION
SCALE: 1/8" = 1'-0"



BACK WAREHOUSE AND OFFICE
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BACK WAREHOUSE AND OFFICE
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT WAREHOUSE AND OFFICE #1
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SCHEME

CREAM/CORAL - FINISH

OFFICE EXTERIOR COLOR
GREIGE - FINISH

WAREHOUSE EXTERIOR COLOR
COFFEE/COR - FINISH

OFFICE EXTERIOR COLOR
RESTROOM WHITE - FINISH

FRONT

LEFT SIDE

BACK

RIGHT SIDE

SECURITY BOOTH

PORTABLE STRUCTURE

SCALE: 1/8" = 1'-0"

DESIGN NO.	DATE	BY	CHKD BY	DATE	BY	CHKD BY	DATE	BY	CHKD BY	DATE
COUNTY OF RIVERSIDE										
ELEVATIONS										
1450 W. WAREHOUSE #1										
PROPOSED ELEVATIONS OF OFFICE AND WAREHOUSE BUILDINGS										
PROJECT NO. P1420198										
SHEET 2 OF 2										

KRAMERIA AVENUE



PROPOSED 6' HT. TAN VINYL FENCE
PROPOSED TAN VINYL FENCING TO BE INSTALLED ALONG THE EAST AND WEST PROPERTY LINES.



EXISTING ZIG-ZAG BLOCK WALL
LOCATED ALONG A PORTION OF THE SOUTH PROPERTY LINE
ZIG-ZAG WALL TO REMAIN AND REPAINTED

LEGEND

- STREET CENTER LINE
- CURB LINE
- STREET R.L.V. LINE
- PROPERTY BOUNDARY
- EXISTING HOOD FENCING
- PARKING STALL NUMBER
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING FRESH
- PROPOSED TYP
- PROPOSED POWER POLE
- NOT TO SCALE
- ORIENT
- CONSTRUCT

273-180-026
ZONING: M-SC
LAND-USE: VACANT LAND

273-180-018
ZONING: M-SC
LAND-USE: RESIDENTIAL

273-180-054
ZONING: A-1-1
ZONING: M-SC
LAND-USE: VACANT LAND

273-180-058
ZONING: A-1-1
LAND-USE: VACANT LAND

273-180-001
ZONING: A-1-1
LAND-USE: RESIDENTIAL

273-180-022
ZONING: A-1-1
LAND-USE: RESIDENTIAL

273-180-009
ZONING: A-1-1
LAND-USE: RESIDENTIAL

273-180-010
ZONING: A-1-1
LAND-USE: RESIDENTIAL

273-180-015
ZONING: A-1-1/2

273-180-010
ZONING: A-1-1/2

273-180-011
ZONING: A-1-1/2

273-180-012
ZONING: A-1-1/2

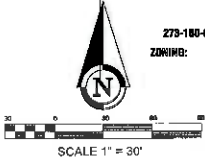
273-180-013
ZONING: A-1-1/2

273-180-013
ZONING: A-1-1/2

273-180-014
ZONING: A-1-1/2

273-180-015
ZONING: A-1-1/2

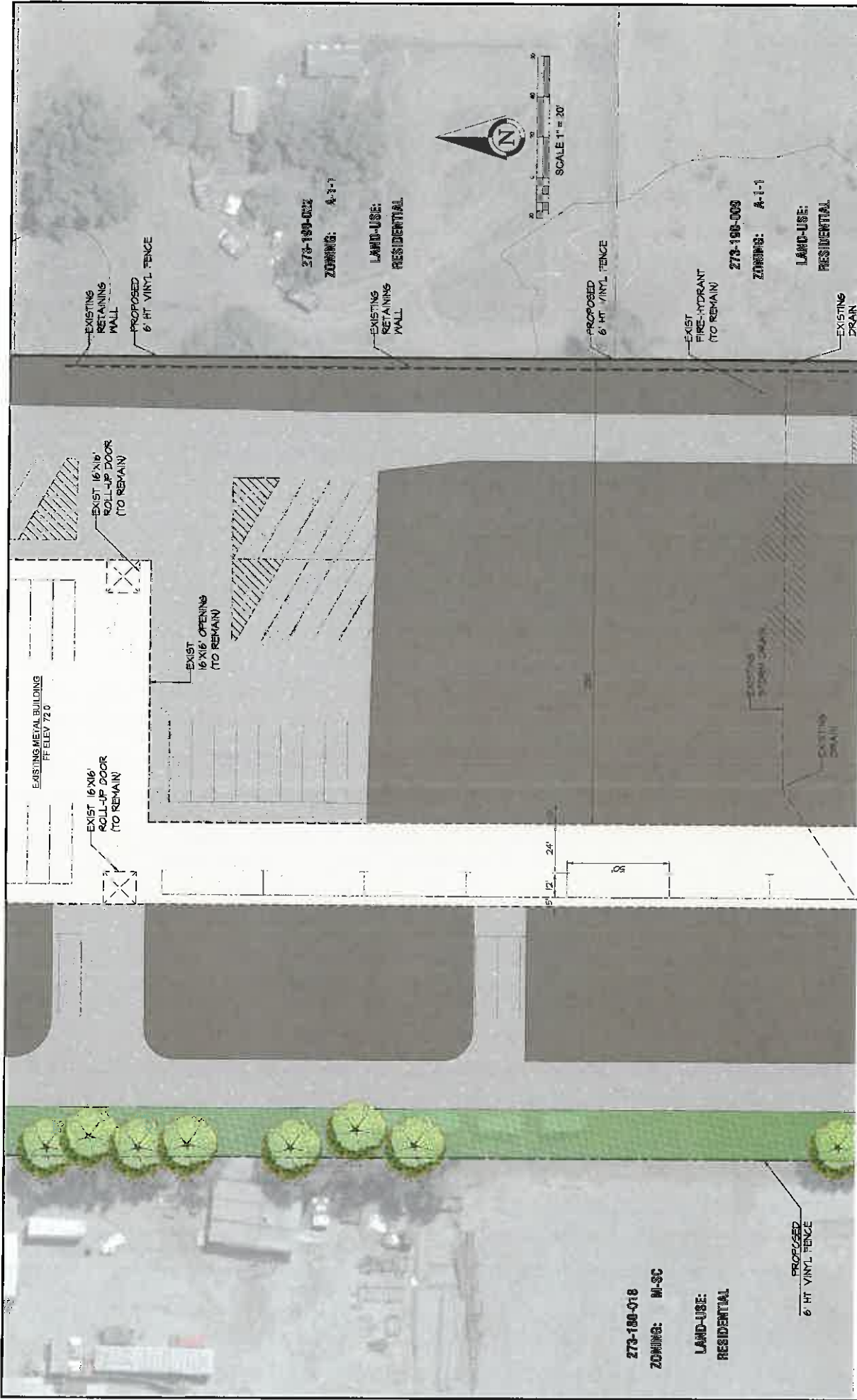
273-180-015
ZONING: A-1-1/2



DESIGNED BY	AS	DATE	
DRAWN BY	AS	DATE	
CHECKED BY	AS	DATE	
SCALE	AS NOTED	DATE	10/12/07
WNC	SCHEPERS	BY	APPR. DATE
		REVISIONS	

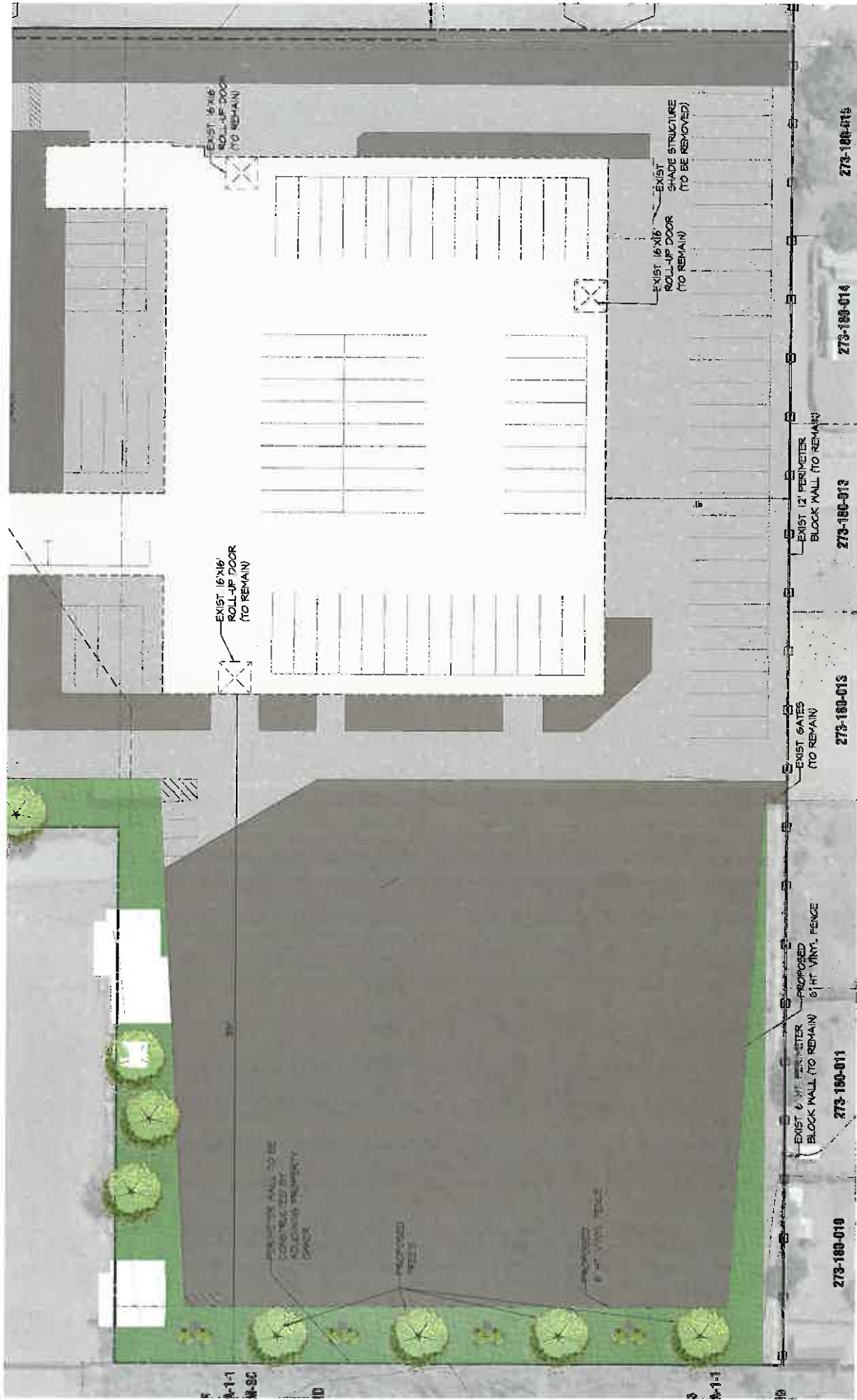
COUNTY OF RIVERSIDE
WALL AND FENCE PLAN
16333 KRAMERIA AVE, RIVERSIDE, CA
APNS: 273-180-005, 273-180-017, & 273-180-024

PROJECT NAME: 16333 KRAMERIA
COUNTY OF RIVERSIDE PLANNING PROJECT
PP#26198
SHEET 1 OF 1



PROJECT NAME		COUNTY OF RIVERSIDE	
CLIENT		16933 KRAMERIA AVE, RIVERSIDE, CA	
PROJECT NO.		APNS: 273-180-006, 273-180-017, & 273-180-024	
DRAWING NO.		PIP#25198	
DATE		12/17/2017	
DESIGNED BY	DATE	APPROVED BY	DATE
DRAWN BY			
CHECKED BY			
SCALE			
AS NOTED			
DATE			
NO.	DESCRIPTION	BY	DATE
1	REVISED		

CONCEPTUAL LANDSCAPE



EXIST 16'X16'
ROLL-UP DOOR
(TO REMAIN)

EXIST 16'X16'
ROLL-UP DOOR
(TO REMAIN)

EXIST 16'X16'
ROLL-UP DOOR
(TO REMAIN)

EXIST 16'X16'
ROLL-UP DOOR
(TO REMAIN)

EXIST 12' PERIMETER
BLOCK WALL (TO REMAIN)

EXIST GATES
(TO REMAIN)

EXIST 6 FT PERIMETER
BLOCK WALL (TO REMAIN)

PROPOSED
6 FT VINYL FENCE

273-180-010

273-180-011

273-180-013

273-180-013

273-180-014

273-180-015

8-11
8-SC

8-1

16

EXISTING WALL TO BE
CONSTRUCTED BY
ADJACENT PROPERTY
OWNER

PROPOSED
FENCE

PROPOSED
6 FT VINYL FENCE



1-800-564-7372
(951) 354-6500
FAX 354-8600

PROJECT NUMBER: 18-13401 **DATE:** APRIL 10, 2018 **REVISED MAY 14, 2018**

COUNTY OF RIVERSIDE PLANNING PROJECT # 26198

CLIENT REQUESTING REPORT:

TOY LOCKER, INC. ATT: MR. MICHAEL GIULIANO (909) 373-2918
3535 INLAND EMPIRE BLVD. ONTARIO, CA.
VIA E-MAIL: mgiuliano@lee-assoc.com

JOB SITE LOCATION:

AN EXISTING MANUFACTURING FACILITY TO BE REHABBED
AND REPAIRED INTO AN R. V. AND BOAT STORAGE FACILITY
16831 & 16833 KRAMERIA AVENUE RIVERSIDE, CA. 92504
APN: 273-180-006 & 273-180-017

PROPOSED DEVELOPMENT:

THIS SITE IS AN ABANDONED INDUSTRIAL/COMMERCIAL FACILITY PREVIOUSLY USED TO MANUFACTURE TRAVEL TRAILERS. A FIRE HAS DESTROYED A PORTION OF THE SOUTHERLY BUILDING AND VANDALS HAVE DAMAGED A GOOD PORTION OF THE BUILDING. THE NEW OWNER, MR. GIULIANO, HAS BEEN DILIGENTLY TRYING TO GET THE SITE UP AND RUNNING FOR THE NEW USE AS A R. V. AND BOAT STORAGE FACILITY.

A PUBLIC SEWER IS NOT AVAILABLE AT THIS TIME AND IS NOT EXPECTED TO BECOME AVAILABLE IN THE FORESEEABLE FUTURE. THERE ARE TWO EXISTING SEPTIC SYSTEMS ON THE PARCEL NOW. THEY ARE NOTED ON THE SITE PLAN ATTACHED. THE SYSTEMS ARE VERY OLD AND ARE NOT SUITABLE FOR USE.

THE AREA IS KNOWN TO HAVE HIGH GROUNDWATER. A CONVENTIONAL LEACH FIELD IS NOT ACCEPTABLE. THEREFORE, AN ATU SYSTEM HAS BEEN DESIGNED, HEREIN.

TEST DATA:

25.00 MINUTES PER INCH PERCOLATION RATE
55 SQUARE FEET OF BOTTOM AREA PER 100 GALLONS OF SEPTIC TANK CAPACITY PER DAY
REQUIRED MINIMUM.

USE GEO-FLOW INFILTRATION RATE OF 0.6 GALS PER SQ. FT. (SEE TABLE 1. "MINIMUM SURFACE AREA GUIDELINES TO DISPOSE OF 100 GPD OF SECONDARY TREATED EFFLUENT" IN THE APPENDIX SECTION OF THIS REPORT.)

THIS TEST DESIGN DATA ALSO APPLIES TO THE REVISED DISCHARGE LOCATION.

BASED ON AN ON-SITE REVIEW OF THE BUILDING TO BE SERVED BY THE PROPOSED ATU SYSTEM, THE REMODELED STRUCTURE HAS A TOTAL OF 4,926 SQ. FT. OF FLOOR SPACE. 6 EMPLOYEES ARE ESTIMATED TO BE WORKING AT THE FACILITY AT ANY ONE TIME.

PER U.P.C. APPENDIX K, TABLE K-3 (18) SIZING OF THE SEPTIC TANK IS 20 UNIT GALLONS PER EMPLOYEE, $6 \times 20 = (120)$. PLUS 1 UNIT GALLON PER 10 SQUARE FOOT OF FLOOR SPACE FOR PUBLIC RESTROOMS. $(4920 / 10 = 492 \times 1 = 492)$ TOTALING 612 UNIT GALLONS.

$612 \times .75 = 459 + 1125$ GALLONS = 1584 GALLONS OF ESTIMATED WASTE FLOW. THIS DESIGN AMOUNT IS NOTED TO BE VERY CONSERVATIVE AND SHOULD REPRESENT A DESIGN FLOW WITH A SIGNIFICANT FACTOR OF SAFETY.

Percolation Investigation
AM/PAC AND ASSOCIATES, INC.

2900 Adams St., Suite C-35 • Riverside, CA 92504

ALL APPLICABLE DESIGN PARAMETERS ARE BASED ON 1500 GPD, DISCHARGE VOLUME.

EXPLORATORY BORING, PERCOLATION TEST HOLE BORING AND PERCOLATION TESTING WERE PERFORMED THE WEEK OF FEBRUARY 20, 2018. ALL SITES WERE IDENTIFIED WITH LATH AND FLAGGING.

ATU SYSTEM DESIGN PLAN:

THERE ARE TWO DIFFERENT OFFICE AND DISCHARGE LOCATIONS PROPOSED ON THE PLOT PLAN # 26198, COPY ATTACHED. THE TWO SITES ARE SEPARATED BY 480 RUNNING FEET. THE NORTHERLY OFFICE BUILDING FINISHED FLOOR IS APPROXIMATELY 2 FEET HIGHER IN ELEVATION THAN THE SOUTHERLY OFFICE BUILDING. 480 RUNNING FEET OF PIPE REQUIRES 10 FEET OF FALL FOR PROPER GRAVITY FLOW THROUGH THE PIPE.

TO AVOID DUPLICATE SYSTEMS AND THE ASSOCIATED COST IT WOULD BE MOST PRACTICAL TO INSTALL A 1500 GALLON PRIMARY SEPTIC TANK AND THE NORTHERLY SEWER LINE DISCHARGE LOCATION. UNTREATED EFFLUENT MUST BE PUMPED TO THE ULTIMATE ATU TANK LOCATION, PRESUMABLE TO THE SOUTH.

INSTALL A PRO-CAST PCS- 1000 AS A PUMP CHAMBER ATTACHED TO THE AFOREMENTIONED PC-1500 PRIMARY SEPTIC TANK. INSTALL A RED JACKET, CAST IRON, ½ H.P., SINGLE PHASE 115 V. SUBMERSIBLE EFFLUENT PUMP. PART # 2EP-20 PROVIDED BY JET, INC. ANY PUMP USED MUST BE APPROVED BY AM/PAC AND JET, INC. FOR USE IN THIS SYSTEM. THE PRESSURE DISTRIBUTION LINE MUST BE 2" SCH. 40 PVC.

THIS NORTHERLY SYSTEM EFFLUENT WILL BE PUMPED DIRECTLY INTO THE JET, INC. J-1000 TREATMENT TANK. AT THE INLET IN THE TANK A 90 DEGREE ELBOW WITH A 2" SCH 40 PVC EXTENSION TO WITHIN 6" OF THE BOTTOM OF THE ATU TANK WILL PREVENT PROBLEMS ASSOCIATED WITH PRESSURE DISCHARGE.

THE TREATED EFFLUENT WILL GRAVITY FLOW INTO THE PUMP CHAMBER AND BE PUMPED INTO AND THROUGH THE GEOFLOW BED. **THE GEOFLOW BED HAS BEEN RELOCATED TO THE CONTIGUOUS PARCEL TO THE SOUTH AND EAST OF THE BUILDINGS. NO ASPHALT PAVING OR MOTOR VEHICLE OPERATIONS ARE PROPOSED IN THAT AREA.**

ATU EQUIPMENT SPECIFICATIONS:

INSTALL A PRO-CAST PC-1,500 TWO CHAMBERED CONVENTIONAL SEPTIC TANK CONNECTED DIRECTLY TO THE NORTHERLY BUILDINGS SEWER LINE. THIS TANK IS TO BE USED AS A PRIMARY OR TRASH TANK. THIS TANK MUST HAVE RISERS AND LIDS TO GRADE AND TEES INSTALLED AT THE INLET AND OUTLET.

INSTALL A JET, INC. J-1000 ADVANCED TREATMENT UNIT TANK AT THE SOUTHERLY BUILDING. INSTALL APPROVED RISERS AND ACCESS COVERS TO GRADE.

INSTALL A PRO-CAST, PC S- 1500 REINFORCED CONCRETE TANK WITH NO BAFFLE FOR USE AS A PUMP CHAMBER VAULT. INSTALL A 24" DIAMETER APPROVED RISER AND ACCESS COVER OVER THE PUMP PORT.

NOTE: AS TRAFFIC IS PROPOSED WITHIN 5' OF ALL THE TANKS, ALL TANKS AND RISERS ETC. MUST BE H-20 (TRAFFIC RATED). VEHICLE BARRIERS MUST BE INSTALLED TO PREVENT VEHICULAR TRAFFIC AT LEAST 5 FEET FROM ANY TANK AND THE ENTIRE PERIMETER OF THE LEACHING GEOFLOW BED.

EFFLUENT PUMP DATA:

JET, INC. PROVIDES A RED JACKET, CAST IRON, ½ H.P., SINGLE PHASE 115 V. SUBMERSIBLE EFFLUENT PUMP. PART # 2EP-20 IS RECOMMENDED. ANY PUMP USED MUST BE APPROVED BY AM/PAC AND JET, INC. FOR USE IN THIS SYSTEM. **DUPLEX PUMPS ARE NOT RECOMMENDED FOR THIS TYPE OF OWTS DESIGN. THE FLOW RATE IS 14.77 GALLONS PER MINUTE. THE TOTAL DYNAMIC HEAD IS CALCULATED TO BE 79.77 FEET.**

ULTRA VIOLET DISINFECTION:

THIS OFFICE HAS HISTORIC HIGH GROUNDWATER ELEVATIONS AT AROUND 8 FEET BELOW THE EXISTING GRADE. A SEPARATION OF 7' FROM THE GEO-FLOW DISCHARGE LEVEL TO THE HISTORIC HIGH GROUNDWATER LEVEL IS ADEQUATE AND DOES NOT REQUIRE ULTRA VIOLET DISINFECTION OR A DISCHARGE BED MOUND. SHOULD THE REGULATORY AGENCIES OR THE CLIENT REQUIRE THE ULTRA VIOLET DISINFECTION, IT AN EASILY BE ADDED TO THE SYSTEM.

DRIP DISPERSAL BED REQUIREMENTS:

USING THE GEO-FLOW SPREAD SHEETS (ATTACHED) AND THE 0.6 SOILS INFILTRATION RATE, A BED SIZE OF 2500 SQ. FT. IS REQUIRED. ONE ZONE OF 2500 SQ. FT. IS REQUIRED. THE ZONE OF THE GEO-FLOW BED AREA IS TO BE 100' LONG AND 25' WIDE. SEE THE ATTACHED DETAIL. 25, 50' LONG DRIP LINES, SPACED 24" O. C. WILL PROVIDE THE REQUIRED 625 DRIP EMITTERS.

GEO-FLOW DISCHARGE, MINIMUM REQUIREMENTS:

PER THE GEO-FLOW SPREAD SHEETS ATTACHED, INSTALL 25, WASTE-FLOW PC 1/2" DIAMETER DRIP LINES, EACH BEING 50' LONG AND SPACED 24" O. C. ALL MANIFOLDS AND SUPPLY LINES ARE TO BE 1.25 INCH DIAMETER SCHEDULE 40 P.V.C. PIPE. SEE THE SPREAD SHEET DETAIL PAGE FOR DESIGN INFORMATION.

CONSTRUCTION REQUIREMENTS AND RECOMMENDATIONS:

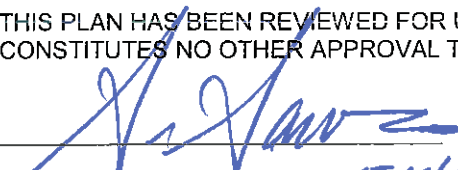
THE RIVERSIDE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH REQUIRES THAT THE LOT CORNERS BE MARKED AND THAT THE ADDRESS AND ASSESSOR'S PARCEL NUMBER BE POSTED IN PLAIN SIGHT ON THE PARCEL.

ALL WATER WELLS MUST BE AT LEAST 150' AWAY FROM ANY SEPTIC TANK AND/OR LEACH LINE.

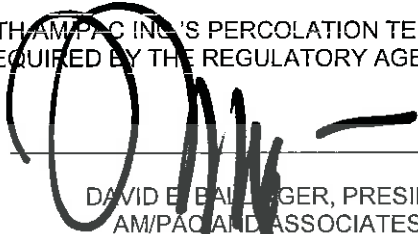
THE JET INC. CONTROL PANEL SHOULD BE INSTALLED ON AN EXTERIOR BUILDING WALL AS NEAR TO THE JET TANK AS PRACTICAL. THE PANEL SHOULD NOT BE IN DIRECT SUNLIGHT OR NEAR A HEAT SOURCE. THE CONTROL PANEL WILL REQUIRE ONE, DEDICATED 20 AMP CIRCUITS. THIS SHOULD COME FROM THE BUILDINGS ELECTRICAL CIRCUIT PANEL. THE PANEL MUST ALSO HAVE A HARD WIRED TELEPHONE INTERFACE TO SUPPLY TELEPHONE TELEMTRY FOR COMPUTER MONITORING OF THE SYSTEM.

THE AREA PROGRAMMED FOR THE INSTALLATION OF THE SEPTIC TANKS MUST BE AT LEAST 10' FROM ANY TREE. THE AREA OF THE PRIMARY GEO-FLOW DRIP BED MUST BE AT LEAST 10' FROM ANY TREE.

THIS PLAN HAS BEEN REVIEWED FOR USE WITH AMP/PAQ INC.'S PERCOLATION TEST AND THIS APPROVAL CONSTITUTES NO OTHER APPROVAL THAN REQUIRED BY THE REGULATORY AGENCIES INVOLVED.



GEORGE E. HAWES DATE: 5/14/18
REGISTERED PROFESSIONAL ENGINEER
R.C.E. C034779 LIC. EXP. 9/30/19

 5.14.18

DAVID E. BALMINGER, PRESIDENT
AM/PAQ AND ASSOCIATES, INC.



Geoflow Subsurface Dripline Dispersal: Field Calculation

Job Description:	16833 KRAMERIA AVENUE RIVERSIDE, CA. 92504
Contact:	MR. MICHAEL GIULIANO (951) 314-2195
Prepared by:	AM/PAC & ASSOCIATES, INC. PROJECT # 18-13401
Date:	4-10-2018 REVISED 5-14-18

Please fill in the shaded areas and drop down menus below

This program makes the assumption that all zones are equal in size. If not, run the program zone I

Total flow		
Total Quantity of effluent to be disposed per day	1,500	gallons / day
Hydraulic loading rate	0.6	gallons / sq.ft. / day
Total Dispersal Field Area	2,500	square ft.
Flow per zone		
Number of Zones	1	zone(s)
Dispersal area per zone	2,500	square ft.
Choose spacing between WASTEFLOW lines	2	ft.
Choose spacing between WASTEFLOW emitters	2 ft.	▼ ft.
Total linear ft.per zone (minimum required)	1,250	each
Total number of emitters per zone	625	each
Select Wasteflow dripline	Wasteflow PC - 1/2gph	▼ dripline
Pressure at the beginning of the dripfield	20	▼ psi
Feet of Head at the beginning of the dripfield	46.2	ft.
What is the flow rate per emitter in gph?	0.53	gallons per hour
Total flow per zone - dosing	5.52	gallons per minute

Note: A few States or Counties require additional flow for flushing. Please check your local regulations. Flush velocity in this spreadsheet below is for PC dripline only. Classic dripline requires far less flow

If required, choose flush velocity	0.5	ft/sec
How many lines of WASTEFLOW?	25	lines
Flush flow required at the end of each dripline	0.37	gpm
Total Flow required to achieve flushing velocity	9.25	gpm
Total System Flow - worst case scenario	14.77	gpm
Select pipe diameters for manifolds and submains	1.25	inch
Select Vortex Filter (item no.)	AP4E-1F/5 (1in.)	
Select Zone Valve (item no.)	not applicable	
Maximum length of each WASTEFLOW line. For additional technical flow, pressure and flushing data please refer to Geoflow's Design Manual and WASTEFLOW hydraulics worksheet.	424	ft.

Check below to choose quantity and length of daily doses

Dosing		
Number of doses per day / zone:	24	doses
Pump run time per dose/zone (minutes):	11.32	minutes
Pump run time per day/zone (hours):	4.53	hours / day
Number of doses per day / all zones	24	
Pump run time per day/all zones (hours):	4.53	hours

Geoflow Subsurface Dispersal: Pump Size Calculation

Job Description:	16833 KRAMERIA AVENUE RIVERSIDE, CA
Contact:	MR. MICHAEL GIULIANO (951) 314-2195
Prepared by:	AM/PAC & ASSOCIATES, INC. PROJECT # 1
Date:	4-10-2018 REVISED 5-14-18

Please fill in the shaded areas below:

Information automatically inserted is from the multiple zone column in 'Worksheet 1-Field L

Note. This worksheet can be found in Geoflow's Design and Installation Manual

Worksheet - Pump Sizing to Dose Field

Minimum pump capacity to dose field	14.77 gpm	
Header pipe size	1.25 inch	
Pressure loss in 100 ft. of pipe	1.33 psi	
Friction head in 100 ft. of pipe	3.07 ft.	
Static head		
i) Height from pump to tank outlet	5 ft.	
ii) Elevation increase or decrease	2 ft.	
Total static head	7 ft.	
Friction head		
i) Equivalent length of fittings	1 ft.	
ii) Distance from pump to field	300 ft.	
iii) Total equivalent length of pipe	301 ft.	
iv) Total effective feet	9.247623 ft.	
v) Head required at dripfield	46.2 ft.	
vi) Headloss through filter or Headwork	12.71 ft.	5.5 psi
vii) Head loss through zone valves	4.62 ft.	2 psi
Total friction Head	72.77 ft.	
Total dynamic head	79.77 ft.	
Pump capacity	14.77 gpm	*

* Note: Pump capacity flow assumes flow in dripline does not change during a dose cycle. For more accurate flows please see Geoflow's **Flushing worksheet**.

If you need assistance designing for this additional flow, please

- a. See Geoflow flushing worksheet or
- b. Contact Geoflow at 800-828-3388.



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

*Juan C. Perez
Agency Director*



08/07/18, 12:50 pm

PP26198

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26198. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 26198) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 26198 ("the project") proposes to renovate the existing vacant building on site to an indoor/outdoor storage facility for the storage of RVs, boats, autos, sand rail vehicles, vehicle carts, commercial trucks, motorcycles, and classic cars. No maintenance services, wash station, or dump station will be on site. Existing security booth to be used for 24 hour/7 days a week access to facility. The project will also consist of an onsite caretaker's unit for the facility.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated August 27, 2018.

Exhibit B (Elevations), dated August 27, 2018.

Exhibit C (Floor Plans), dated August 27, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated August 27, 2018.

Exhibit W (Wall and Fencing Plan), dated August 27, 2018.

Septic Site Plan for ATU system on the project site

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- California Building Code (current CBC)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

County Wide Design Guidelines and Standards

4. Mitigation Fee Ordinances:

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of finalized permit shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to all building(s).
2. Connect to all accessible parking loading/unloading areas.
3. Connect to accessible sanitary facilities.
4. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management

Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the "Limited Site Investigation" Report by Terracon Consultants dated June 18, 2018 and in the "Addendum to Limited Site Investigation" report by Terracon Consultants dated July 2, 2018, and with the provision that the information provided was accurate and representative of site conditions, the detections of TPH in groundwater and volatile organic compounds (VOC's) as soil gas in the subsurface do not exceed site specific Environmental Screening Levels (ESL) in the current commercial setting. Future redevelopment or change in land use should be reviewed by RCDEH to verify that site conditions meet regulatory standards.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

As with any real property, if a previously unidentified release or threatened release of a hazardous material or the presence of a naturally occurring hazardous material is discovered during development at the site, construction activities shall cease and RCDEH-ECP notified immediately. Additionally, further assessment and/or cleanup may be required.

E Health. 2 NO CARWASH / HAZARDOUS MATERIALS

Entitlement review of PP26198 did not include any review of the use of vehicle washing or hazardous materials to be stored at the site. Any vehicle washing or hazardous materials use or storage will require further review from the Department of Environmental Health.

E Health. 3 OWTS - ATU REQUIRED

Due to presence of high groundwater, a conventional onsite wastewater treatment system (OWTS) cannot be used at this site. Based on AMPAC's report #18-3401 dated April 10, 2018, a preliminary soils percolation report for the proposal of an Advanced Treatment Unit (ATU) has been reviewed. Prior to building permit issuance, a report that more specifically addresses sizing and testing in the actual location of the dispersal field will be provided.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26198 is a proposal for an indoor/outdoor recreational vehicle and boat storage facility on a 12.8-acre site in the Woodcrest area. The property is located on the south side of Krameria Avenue, approximately 900 feet west of Washington Street. This proposal intends to renovate and utilize the existing buildings onsite. No new structures are being proposed.

This is the same site as Plot Plan (PP) 9831 which was approved in July 1987 as a recreational vehicle manufacturing plant. The exhibit for PP 9831 showed the buildings as existing. It is unclear when the buildings were constructed or their original intended use.

The approximate off-site tributary drainage area is approximately 25 acres from the east. The large building has been constructed across the historic low and a 36-inch corrugated metal pipe (CMP) storm drain has been installed to collect and convey storm flows from the eastern boundary, under the existing building, and discharging them into a landscape planter on the western boundary.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

These flows discharge into a natural wash that is tributary to Mockingbird Canyon Wash. The 36-inch CMP appears to be large enough to convey the storm flows provided that the inlet does not become blocked. If the inlet functions as designed, the building is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. The District recommends to have the CMP facility inspected for any possible deficiencies.

The project intends to utilize the existing paving on the site. Since this project site is already developed, it should be noted that if the applicant decides to add or replace 5,000 square feet or more of impervious surface, then a Water Quality Management Plan (WQMP) will be required to be submitted (See Section 1.1.1 of the Santa Ana Region WQMP Guidance Document).

This project is not associated with any existing or proposed District maintained drainage facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the Preliminary and Final Water Quality Management Plan.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 4 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - LOW PALEO (cont.)

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 6 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 7 0010-Planning-USE - NO SECOND FLOOR

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

Planning. 8 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 9 0010-Planning-USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 10 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null & void.

Planning. 12 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this Plot Plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A and C. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 13 0010-Planning-USE - NO USE PROPOSED LIMIT

The balance (undeveloped) portion of the property, APN 273-190-024, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 0010-Planning-USE - PERMIT SIGNS

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP26198 shall become null and void upon final approval of PP26198 by the County of Riverside.

Planning. 16 0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 26198 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Plot Plan No. 26198, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Krameria Avenue since adequate right-of-way exists per PM 18/39.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Krameria Avenue due to existing improvements.

Transportation. 4 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 5 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE- AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE- HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE- LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: PP26198

Parcel: 273180017

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No.26198, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.77 acres (gross for APN 273-190-024) in accordance with APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

Plan: PP26198

Parcel: 273180017

60. Prior To Grading Permit Issuance

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

E Health

080 - E Health. 1 ECP Clearance Not Satisfied

Prior to building permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

080 - E Health. 2 OWTS Destruction Not Satisfied

Prior to issuance of the building permit, destruction of the two (2) existing systems must be provided to this Department.

080 - E Health. 3 OWTS Plans Not Satisfied

Prior to building permit issuance, an ATU proposal that specifically addresses all structures at the site and specific location for dispersal field location will be submitted.

Any and all documents required must be submitted and meet the Department's current Local Agency Management Program (LAMP) requirements.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Identify access over multiple parcels.

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 2 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Plan: PP26198

Parcel: 273180017

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26198, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 5 0080-Planning-USE - PARCEL MERGR REQD (2) Not Satisfied

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 273-180-006, 273-180-017 and 273-190-024. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing - Service Commercial (M-SC) zone.

080 - Planning. 6 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD-MBTA BUILDING RENOVATION Not Satisfied

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). Due to inactivity on the parcel and multiple locations available for nesting birds, in order to comply with these regulations, any future building renovation, clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD).

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

Plan: PP26198

Parcel: 273180017

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

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

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

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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

080 - Transportation. 3 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Washington Street shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate.

Plan: PP26198

Parcel: 273180017

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE-WASTE RECYCLE PLAN (WRP) (cont.) Not Satisfied

During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas per the APPROVED EXHIBITS.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval. The Plot Plan proposes no roof-mounted equipment on any of its existing building(s).

090 - Planning. 3 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 4 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of five (5) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 5 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26198 is calculated to be 0.14 net acres.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Plan: PP26198

Parcel: 273180017

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of one hundred twenty-seven (127) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety. Total number of parking spaces provided for the project is one hundred forty-five (145) spaces {291 parking spaces provided for the RV Storage Facility, either indoor or outdoor}.

090 - Planning. 7 0090-Planning-USE - SKR FEE CONDITION (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.77 acres (gross for APN 273-190-024) in accordance with APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of Two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate with landscape screening which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 9 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT W. Anti-graffiti coatings on fences and walls, where applicable. When not, graffiti shall be removed within 30 days of discovery or reporting.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

Plan: PP26198

Parcel: 273180017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a Fee Only case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation 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 Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: December 7, 2017

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Trans. Dept. – Landscape Section

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer

PLOT PLAN NO. 26198, 3rd Submittal – EA42997 – Applicant: Toy locker Inc. c/o Michael Giuliano – Engineer/Representative: Debbie Melvin - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: South of Krameria Avenue, west of Washington Street, north of Ponderosa Lane, and east of King Avenue – 12.80 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Light Agriculture (1 Acre Minimum) (A-1-1) - **REQUEST:** The plot plan proposes to renovate the existing building on site to an indoor/outdoor storage facility consisting of RVs, boats, autos, sand raii vehicies, vehicie carts, commercial trucks, and motorcycles. No maintenance services, wash station, or dump station on site. Existing security booth to be used for 24 hour/7 days a week access to facility. – APN(s): 273-180-006 and 017, 273-190-013 and 024 – Related Case: PP09831. **BBID: 341-189-996, UPROJ: PP26198**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on December 21, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE (LDC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: July 26, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer

PLOT PLAN NO. 26198, 2nd Submittal – EA42997 – Applicant: Toy locker Inc. c/o Michael Giuliano – Engineer/Representative: Debbie Melvin - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Krameria Avenue, westerly of Washington Street, northerly of Ponderosa Lane, and easterly of King Avenue – 12.80 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Light Agriculture (1 Acre Minimum) (A-1-1) - **REQUEST:** The plot plan proposes to renovate the existing building on site to an indoor/outdoor RV and boat storage facility. No wash station or dump station for project. – APN(s): 273-180-006 and 017, 273-190-013 and 024 – Related Case: PP09831. **BBID: 341-189-996 UPROJ: PP26198**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC Internal Review on August 17, 2017. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Any questions or comments regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060 or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Leach
City of Riverside Sphere of Influence

PLOT PLAN NO. 26198 – EA42997 – Applicant: Toy locker Inc. c/o Michael Giuliano – Engineer/Representative: Debbie Melvin - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Krameria Avenue, westerly of Washington Street, northerly of Ponderosa Lane, and easterly of King Avenue – 12.80 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Light Agriculture (1 Acre Minimum) (A-1-1) - **REQUEST:** The plot plan proposes to renovate the existing building on site to an indoor/outdoor RV and boat storage facility. No wash station or dump station for project. – APN(s): 273-180-006 and 017, 273-190-013 and 024 – Related Case: PP09831. **BBID: 341-189-996 UPROJ CASE: PP26198**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 23, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Any questions regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060 or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

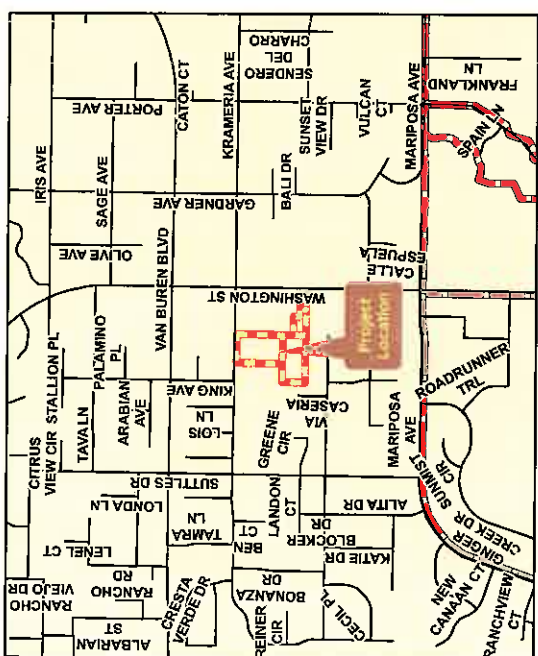
PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Lake Mathews/Woodcrest Area Plan



Area Parks & Trails



Aerial View

PP26198

APN : 273-180-006 & 017, 273-190-013 & 024

LDC Date: **March 23, 2017**

Area Plan : **Lake Mathews/Woodcrest**

Trail(s) shown on Area Plan : Y N

Specific Plan :

Trail(s) shown on Specific Plan : Y N

Existing R-O-W _____ Ultimate R-O-W _____

Expressway (184' - 220') _____

Urban Arterial (162') _____

Major (128') _____

Secondary (118') _____

Collector (74') _____

Mountain Arterial (110') _____

Field Review : Y N (Date) _____

T/R : **T4SR4W** Section : **6**

Comments :

Class 1 Bike Path
 Class 2 Bike Path
 Regional Trail
 Combination Trail (Regional / Class 1 Bike Path)
 Community Trail
 Historic Trail

Drawn By : Stella Spadafora
 Checked By :
 Date : March 22, 2017

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

Airport Land Use Commission
Received

MAR 0 2017

March
E

DATE: February 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: Jeffries

Planning Commissioner: Leach
City of Riverside Sphere of Influence

PLOT PLAN NO. 26198 – EA42997 – Applicant: Toy locker Inc. c/o Michael Giuliano – Engineer/Representative: Debbie Melvin - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Krameria Avenue, westerly of Washington Street, northerly of Ponderosa Lane, and easterly of King Avenue – 12.80 Acres - Zoning: Manufacturing-Service Commercial (M-SC) and Light Agriculture (1 Acre Minimum) (A-1-1) - **REQUEST:** The plot plan proposes to renovate the existing building on site to an indoor/outdoor RV and boat storage facility. No wash station or dump station for project. – APN(s): 273-180-006 and 017, 273-190-013 and 024 – Related Case: PP09831. **BBID: 341-189-996 UPROJ CASE: PP26198**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 23, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

See page 2.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Any questions regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060 or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

The project site is located in Airport Compatibility Zone E of the March Air Reserve Base / Inland Port Airport Influence Area. Until such time as the County General Plan / applicable Area Plan is amended to reflect the criteria of the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, all discretionary projects in the AIA are subject to ALUC review. ~~If this project were to require a General Plan Amendment or change of zone, this review would be at a noticed Airport Land Use Commission public hearing.~~ JG

As this project is in Zone E, it is eligible for a Director's determination and would not have to wait for scheduling at a noticed Airport Land Use Commission hearing.

DATE: March 6, 2017 SIGNATURE: John J. Guerin
PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner
TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, October 23, 2017 11:19 AM
To: 'Debbie'; 'Peter Pitassi'; 'Michael T.Giuliano'
Cc: 'Mitch Adkison'; Hildebrand, John
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Good Morning Everyone,

I have reviewed the emails from all parties involved. I have concerns for a "living wall" and how it will be maintained. Irrigation, durability of the vines due to weather issues (winds, rain, extreme heatwaves, etc.) and longevity.

What I propose for this section especially, if not other areas too, is a 6' high vinyl fence. I have reviewed the neighboring Tract's fence and wall plan and see that they are going with a combo of split-face CMU walls and vinyl fencing. I believe the 6' vinyl fencing would break up the overall look and not provide a little enclosed wall area within the landscaped slope that would invite graffiti. Also with the addition of some mature box trees inside the landscaped slope section along the 6' vinyl fencing would further screen the project site from the neighbors. With additional small plantings too, it would be easy to maintain as well.

I strongly suggest this course of action as I believe it will meet all parties' objectives since the proposal of a Lot Line Adjustment doesn't seem to be progressing or wanted at this time.

Sincerely,

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Debbie [mailto:debbie@acdy.net]
Sent: Tuesday, October 17, 2017 2:19 PM
To: 'Peter Pitassi' <PPitassi@diversifiedpacific.com>; 'Michael T.Giuliano' <mgiuliano@lee-assoc.com>
Cc: 'Mitch Adkison' <MAdkison@adkan.com>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Peter,

We do have a fence detail to share with you. Per our conversation, we thought it might be nice to have a living fence along the portion between the two properties. This fence would be planted in vines, possibly bougainvillea, so that when people looked up, they didn't see a wall. Instead of a masonry wall, they see a colorful, growing, vine. The fence could be extended above the fence with wire and the vines could be trained to grow up over the fence so there would be additional area that would be screened. Below this area on the slope, would be an area planted in drought tolerant shrubs.

Please let us know what you think.

Thank you

Debbie
951 818 5914

From: Peter Pitassi [<mailto:PPitassi@diversifiedpacific.com>]
Sent: Tuesday, October 17, 2017 09:53 AM
To: 'Michael T.Giuliano' <mgiuliano@lee-assoc.com>
Cc: 'Mitch Adkison' <MAdkison@adkan.com>; 'Wheeler, Timothy' <TWHEELER@RIVCO.ORG>; Debbie Melvin <debbie@acdy.net>
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Michael or Debbie;

Any update?

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



CONFIDENTIALITY NOTICE: This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Peter Pitassi
Sent: Thursday, October 12, 2017 10:12 AM
To: 'Michael T.Giuliano'
Cc: 'Mitch Adkison'; 'Wheeler, Timothy'; Debbie Melvin
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Michael;

Since our conference call 3 weeks ago, I have not seen any further proposal from you regarding the western edge of your property. When may I be expecting something? We are nearing the time to start construction on our CMU walls and I would like to know what your specific proposal may be.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



CONFIDENTIALITY NOTICE: This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Debbie [<mailto:debbie@acdy.net>]
Sent: Tuesday, September 19, 2017 4:34 PM
To: Peter Pitassi; 'Michael T.Giuliano'
Cc: 'Mitch Adkison'; 'Wheeler, Timothy'
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Peter,

Since Mitch cannot make the call tomorrow, can we reschedule at 10 AM on Thursday? We can email you the number and the code.

Thank you

Debbie
951 818 5914

From: Peter Pitassi [<mailto:PPitassi@diversifiedpacific.com>]
Sent: Tuesday, September 19, 2017 03:42 PM
To: Michael T.Giuliano <mgiuliano@lee-assoc.com>; Debbie Melvin <debbie@acdy.net>
Cc: 'Mitch Adkison' <MAdkison@adkan.com>; 'Wheeler, Timothy' <TWHEELER@RIVCO.ORG>
Subject: RE: re[2]: Krameria Properties - Tract 30231 - Toy Locker

Debbie;

I will be in a meeting until 10 and then on the road. Can we do the call at 10? If so, please email me a call in number and code.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



CONFIDENTIALITY NOTICE: This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Michael T. Giuliano [<mailto:mgiuliano@lee-assoc.com>]
Sent: Tuesday, September 19, 2017 12:25 PM
To: Debbie Melvin; Peter Pitassi
Cc: 'Mitch Adkison'; 'Wheeler, Timothy'
Subject: re[2]: Krameria Properties - Tract 30231 - Toy Locker

I am available at that time. Works for me.

Michael T. Giuliano, CCIM
Senior Vice President
Principal
LEE & ASSOCIATES-ONTARIO
3535 Inland Empire Blvd.
Ontario, CA. 91764

Direct: 909.373.2918
Phone: 909.989.7771 x146
Fax: 909.941.2509

A member of the Lee & Associates Group of Companies
Company ID# 00976995 | License ID# 01211757

Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

----- **Original Message** -----

From: Debbie <debbie@acdy.net>
To: 'Peter Pitassi' <PPitassi@diversifiedpacific.com>
Cc: 'Mitch Adkison' <MAdkison@adkan.com>, 'Michael T.Giuliano' <mgiuliano@lee-assoc.com>, "Wheeler, Timothy" <TWHEELER@RIVCO.ORG>
Date: Tue, 19 Sep 2017 11:45:46 -0700
Subject: **RE: Krameria Properties - Tract 30231 - Toy Locker**

Peter....can we determine a time to get you, Michael, Mitch and myself, on a conference call? I think that would be best. Does Wednesday morning at 9:30 work for everyone? If not, just let me know what time works best for you.

Thank you

Debbie
951 818 5914

From: Peter Pitassi [<mailto:PPitassi@diversifiedpacific.com>]
Sent: Thursday, September 14, 2017 08:39 AM
To: Debbie <debbie@acdy.net>
Cc: Mitch Adkison <MAdkison@adkan.com>; Michael T.Giuliano <mgiuliano@lee-assoc.com>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Krameria Properties - Tract 30231 - Toy Locker

Debbie;

I am in today if you are able to call. My PM photographed the existing conditions and I have reviewed the exhibits you submitted to the county. I still have my concerns and some questions.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



CONFIDENTIALITY NOTICE: This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: Peter Pitassi
Sent: Saturday, September 09, 2017 7:16 AM
To: Debbie
Cc: Mitch Adkison; Michael T.Giuliano; Wheeler, Timothy
Subject: Re: Krameria Properties - Tract 30231 - Toy Locker

Debbie

I was out yesterday but I have heard your vm as well. I would like to hear your proposal and discuss this edge condition.

The homes we are building along this edge are already under contract and I have some concerns regarding your proposed use. I am in on Monday morning to speak by phone if that works for you. If not, I am available Tuesday after 2. If either of these are not available give me some other options.

Thanks
Pete

Sent from my iPhone

On Sep 8, 2017, at 11:17 AM, Debbie <debbie@acdy.net> wrote:

Mr. Pitassi,

I understand that you are working with Mitch Adkison on Tract 30231 which is located on Krameria in the Woodcrest area of Riverside County next to a project that I am working on, the proposed Toy Locker site. I have copied my client, Michael Giuliano, the owner of this property, Mitch Adkison, as well as Tim Wheeler, our planner, to see if you were interested to meeting to discuss our mutual property line.

We are looking towards moving forward on this project as quickly as possible so please let us know if you would like to discuss this project at your earliest convenience.

Thank you so much.

Debbie Melvin
951 818 5914

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, October 23, 2017 10:55 AM
To: 'Mitch Adkison'; Leach, Charissa
Subject: RE: TR 30231 PG PLANS_9-22-16.pdf

Thank you too. I will reply to Debbie's email and pitch this idea to the both parties.

I know they are working on revising their plans for resubmittal; this way they can incorporate this proposal into their project.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing?](#) [Click the Link and tell us](#)

From: Mitch Adkison [mailto:MAdkison@adkan.com]
Sent: Monday, October 23, 2017 10:51 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: RE: TR 30231 PG PLANS_9-22-16.pdf

There is a reason I am not a planner, like the idea of the Vinyl at the top!

I will get with Pete on the wall revisions. I think the easiest way is to show the wall details on the PG plans.. I will add a flow though detail and a coring detail. I am already processing a delta revision so it will be easy to add.

Thank you all for the help!

Mitch Adkison, P.E., P.L.S.
Senior Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
madkison@adkan.com
www.adkan.com

From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Monday, October 23, 2017 10:46 AM
To: Mitch Adkison <MAdkison@adkan.com>; Leach, Charissa <cleach@rivco.org>
Subject: RE: TR 30231 PG PLANS_9-22-16.pdf

Mitch,

Thanks for this information. B&S will need a revised version of the wall and fence plans denoting the addition of the weep holes in the perimeter wall. This way there will be no misunderstanding on the wall construction and approval. I would also denote on the overall site plan for the fence and walls where the weep holes will be located.

As for the Toy Locker project (PP26198); I have this morning been further reviewing the wall and fence plan for TR30231. As I also agree that a 6' high wall both at the top and bottom of the slope section would look ominous and attract graffiti into that enclosed area, I was going to suggest a 6' foot high vinyl fence (as to match the 6' high vinyl fencing in between the lots of TR30231). This would break up the look of just full block wall everywhere, be costs effective for Toy Locker, and with mature box trees (as you suggested) along the vinyl fence area in the sloped landscaped section would further provide screening and a beautiful outlook.

I have not shared this with Debbie as of yet, but I was wanting your thoughts as a future homeowner of one of the lots along this project's landscaped sloped area.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: Mitch Adkison [<mailto:MAdkison@adkan.com>]
Sent: Monday, October 23, 2017 10:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: FW: TR 30231 PG PLANS_9-22-16.pdf

See attached.. The wall guys are going to core weep holes or omit head joints on the first course to collect slope drainage, we are talking very little runoff from the slope. There are two points of concentrated pick up, diverted to the street.

Mitch Adkison, P.E., P.L.S.
Senior Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
madkison@adkan.com
www.adkan.com

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

Wheeler, Timothy

From: Mitch Adkison <MAdkison@adkan.com>
Sent: Thursday, October 12, 2017 3:24 PM
To: Wheeler, Timothy
Subject: RE: Toylocker (PP26198)

Thanks Tim-

Our concerns we've asked the owner to clarify:

Photometrics, including height of light poles and placement in relationship to property line/line of sight.
Screening wall on top of slope, we oppose the fence and slats
Screening landscape along slope to block motorhomes and trailers visible to adjacent properties.

Pete is coordinating on a response. I just wanted to make sure they didn't ignore us and resubmit.

Mitch Adkison, P.E., P.L.S.

Senior Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

madkison@adkan.com

www.adkan.com

From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]
Sent: Thursday, October 12, 2017 3:13 PM
To: Mitch Adkison <MAdkison@adkan.com>
Subject: RE: Toylocker (PP26198)

No problem. I'll keep you posted as I know things the best I can.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Mitch Adkison [mailto:MAdkison@adkan.com]
Sent: Thursday, October 12, 2017 3:13 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Toylocker (PP26198)

No worries, Pete reached out to them today. I was just curious.

Mitch Adkison, P.E., P.L.S.

Senior Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

madkison@adkan.com

www.adkan.com

From: Wheeler, Timothy [<mailto:TWHEELER@RIVCO.ORG>]

Sent: Thursday, October 12, 2017 3:11 PM

To: Mitch Adkison <MAdkison@adkan.com>

Subject: RE: Toylocker (PP26198)

I sent them a 2nd round of comments/corrections on August 31, 2017. I have not heard from them since.

I know they were trying to meet or conference call with Peter on the landscaping/wall on the area that abuts the Tract. I have not heard how that meeting went. I will try to reach out to them if I can before I leave today or on Monday when I return to the office.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) **Click the Link and tell us**

From: Mitch Adkison [<mailto:MAdkison@adkan.com>]

Sent: Thursday, October 12, 2017 3:03 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Subject: Toylocker

Tim-

Has the Toylocker been re-submitted?

I would like to see the photometrics and the revised landscape plans submitted after LDC.

Thanks,

Mitch Adkison, P.E., P.L.S.

Senior Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

Wheeler, Timothy

From: Mitch Adkison <MAdkison@adkan.com>
Sent: Wednesday, August 16, 2017 1:50 PM
To: Wheeler, Timothy; Peter Pitassi
Subject: RE: Toy Locker (PP26198)

Tim-

I have included the developer on this email so they may be able to respond to your question in the email below. Thank you for the update Tim!

Mitch Adkison, P.E., P.L.S.

Senior Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Fax: 951.688.0599

madkison@adkan.com

www.adkan.com

From: Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]

Sent: Wednesday, August 16, 2017 1:48 PM

To: Mitch Adkison <MAdkison@adkan.com>

Subject: RE: Toy Locker (PP26198)

Mitch,

Good Afternoon. PP26198 is going through its 2nd LDC (tomorrow) and I should have comments from all LDC members by Monday. I will then be able to provide a better status on its progression. We will be asking them to set up a meeting with the Woodcrest MAC and to talk to the Woodcrest Elementary school across the street too. After this LDC, I will begin drafting COAs, the Staff Report, etc..... I do not have a Director's Hearing date. That will not occur until the completion LDC needs/comments/requirements. Also I will need review comments of the Staff Report from the Principle Planner, County Counsel, and the Director (Charissa). Then I will notice the project for a specific hearing date. I will keep you posted on that front as it comes closer to that point.

Mitch, you were going to check for me regarding the proposal of doing a Lot-line Adjustment (LLA) for the slope section of the project site that abuts the tract development. You were going to see if the developer was interested in wanting to take that slope section over. Have you heard anything? The applicant is up for the proposal, as long as it would delay his project's progress. I think we could just handle it by a COA prior to any grading or building permit issuance.

Tim Wheeler

Urban Regional Planner III

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Mitch Adkison [<mailto:MAdkison@adkan.com>]
Sent: Wednesday, August 16, 2017 11:48 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Re: Toy Locker

Tim,

Good morning... I need an update on this project. There are multiple property owners along the perimeter that are concerned as well. Do you have draft conditions, staff report, exhibits..?

Do you know when this will go to directors hearing...? Is this going to Woodcrest MAC prior to hearing?

Thanks...

Mitch Adkison

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Adkison <MAdkison@adkan.com>
Date: 7/21/17 8:40 AM (GMT-08:00)
To: "Wheeler, Timothy" <TWHEELER@rctlma.org>
Subject: Toy Locker

Tim,

Good Morning, Charissa indicated that you were working on the Toy Locker. I am currently purchasing a house that is directly adjacent to the westerly edge of the facility (TTM30231). The house has not been built yet but will be completed in January of 2018. It is my understanding that the project is going to directors hearing. Can you send me a copy of the conceptual site plan, landscape plan, wall and fence plan?

I have a few concerns that I want to make sure are mitigated for the surrounding home owners as part of conditions to the project:

1. Perimeter Block Screen Wall and Heights
2. Perimeter Landscaping Setback to Residential Lots
3. Perimeter Landscape screening
4. Hours of Operation (Noise outside of normal business hours)
5. Site Lighting (Will security lighting be on 24 hours a day, will it be directed towards the homes)

Also, when is the director's hearing scheduled?

Thanks,

Mitch Adkison, P.E., P.L.S.
Senior Project Manager

adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
madkison@adkan.com
www.adkan.com

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Toy Locker, Inc.

Contact Person: Michael Giuliano E-Mail: mgjuliano@lee-assoc.com

Mailing Address: 3535 Inland Empire Blvd.

<u>Ontario</u>	<small>Street</small> <u>CA</u>	<u>91764</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 373-2918 Fax No: (909) 941-2509

Engineer/Representative Name: Debbie Melvin

Contact Person: Debbie Melvin E-Mail: debbie@acdy.net

Mailing Address: 16895 Evening Star Road

<u>Riverside</u>	<small>Street</small> <u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 8185914 Fax No: ()

Property Owner Name: TL4 RIV LLC

Contact Person: Michael Giuliano E-Mail: mgjuliano@lee-assoc.com

Mailing Address: 3535 Inland Empire Blvd.

<u>Ontario</u>	<small>Street</small> <u>CA</u>	<u>91764</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 373-2918 Fax No: (909) 941-2509

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

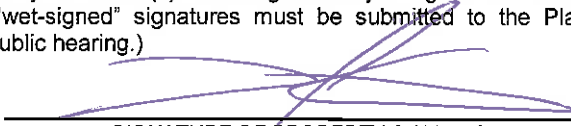
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

TL4 RIV LLC, Michael Giuliano, Managing Member
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-180-006 & 273-180-017 - 273-190-009²⁴

Approximate Gross Acreage: 11

General location (nearby or cross streets): North of Ponderosa Lane, South of Van Buren Blvd, East of Suttles Drive, West of Washington Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Renovation & Security of approx. 110K SF of building on 11 Acres of Land for RV & Boat Storage

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): M-SC (Manufacturing Service Commercial) Ordinance 348.4840 Section 11.2 B.k.8

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	110000	16'	1	Recreation Vehicle Storage	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	369160	Parking of Recreation Vehicles & Boats
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date FEB 2 2017

Owner/Authorized Agent (2) _____ Date _____

RECORDING REQUESTED BY:
Orange Coast Title Company
Order No. #140-1803603-66
Escrow No. 811928-RT
Parcel No. 273-180-006 & 017, 273-190-024 & 013
TRA: 088-007
AND WHEN RECORDED MAIL TO:
TL4 RIV LLC.
c/o Michael Giuliano
3535 Inland Empire Blvd.
Ontario, CA 91764

This document was electronically submitted to the County of Riverside for recording
Received by: CLAUDIA #061

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,650.00 and CITY

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: City of riverside/Riverside, and

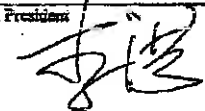
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Taubeng Group Inc., A California Corporation

hereby GRANT(S) to TL4 RIV LLC., A California Limited Liability Company

the following described real property in the City of Riverside, County of Riverside, State of California:
The complete legal description is setforth in Exhibit "A", which exhibit is attached hereto and made a part hereof.
Property commonly known as: 16831 & 16833 Kraueria Ave And 16699 Washington Street, Riverside, CA 92504

Date 20/10/2016
~~September 4, 2016~~
Taubeng Group Inc., A California Corporation

SIGNED IN COUNTERPART

By: Hong Li, President


~~Signature~~

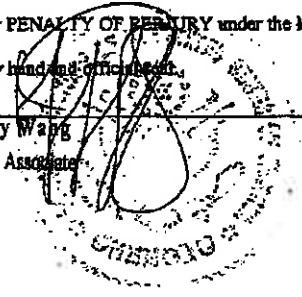
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s. Tiffany Wang
On 20/10/2016 Chengdu, China, before me, HONG LI Consular Associate
personally appeared HONG LI

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 Tiffany Wang (Seal)
Consular Associate



RECORDING REQUESTED BY:
Orange Coast Title Company
Order No. #140-1803603-66
Escrow No. 811928-RT
Parcel No. 273-180-006 & 017, 273-190-024 & 013
TRA: 088-007
AND WHEN RECORDED MAIL TO:
TL4 RIV LLC.
c/o Michael Giuliano
3535 Inland Empire Blvd.
Ontario, CA 91764

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,650.00 and CITY \$ computed on full value of property conveyed, or computed on full value less liens or encumbrances remaining at the time of sale. unincorporated area: City of riversideRiverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Taiheng Group Inc., A California Corporation

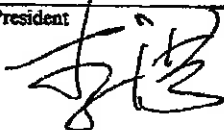
hereby GRANT(S) to TL4 RIV LLC., A California Limited Liability Company

the following described real property in the City of Riverside, County of Riverside, State of California:
The complete legal description is setforth in Exhibit "A", which exhibit is attached hereto and made a part hereof.
Property commonly known as: 16831 & 16833 Krameria Ave And 16699 Washington Street, Riverside, CA 92504

Date 20/10/2016
~~September 9, 2016~~
Taiheng Group Inc., A California Corporation

SIGNED IN COUNTERPART

By: Hong Li, President



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

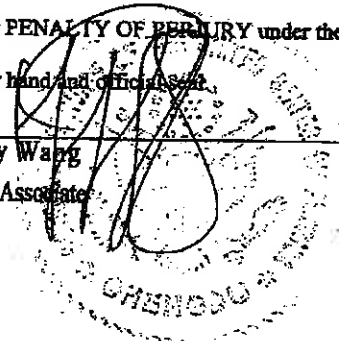
STATE OF CALIFORNIA }
COUNTY OF San Diego } s.s. Tiffany Wang
On 20/10/2016 Chengdu, China, before me, Consular Associates
personally appeared HONG LI

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 Tiffany Wang (Seal)
Consular Associate



RECORDING REQUESTED BY:
Orange Coast Title Company
Order No. #140-1803603-66
Escrow No. 811928-RT
Parcel No. 273-180-006 & 017, 273-190-024 & 013
TRA: 088-007
AND WHEN RECORDED MAIL TO:
TL4 RIV LLC.
c/o Michael Giuliano
3535 Inland Empire Blvd.
Ontario, CA 91764

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,650.00 and CITY \$ 0

- computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: City of riversideRiverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Taiheng Group Inc., A California Corporation

hereby GRANT(S) to **TL4 RIV LLC.**, a California Limited Liability Company


the following described real property in the City of Riverside, County of Riverside, State of California:

The complete legal description is setforth in Exhibit "A", which exhibit is attached hereto and made a part hereof.
Property commonly known as: 16831 & 16833 Krameria Ave And 16699 Washington Street, Riverside, CA 92504

Date September 8, 2016

Taiheng Group Inc., A California Corporation

SIGNED IN COUNTERPART
By: Hong Li, President


By: Xi Lu, Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles } s.s.

On 10-25-2016, before me, Yuanchi Tu Notary Public

personally appeared Xi Lu

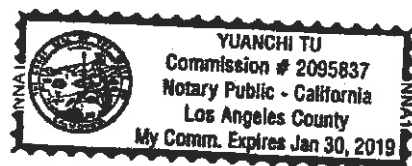
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(Seal)



CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF US Consulate General
COUNTY OF Chengdu, China

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

Tiffany Wang
Consular Associate

Date:

11/1/2016

Signature:

Laura A. Gruntz

Print Name:

LAURA A. GRUNTZ

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

Name of Notary: Tiffany Wang, Consular Associate

Commission #: Out of Country

County Where Bond is Filed: Chengdu

Country Where Bond is Filed: China

Date: November 1, 2016

Signature: 
LAURA A. GRUNTZ, ORANGE COAST TITLE

Exhibit "A"

Parcel 1:

That portion of Lot 2 as shown by amended Map of Woodcrest Acres No. 5, in the County of Riverside, State of California, as shown by Map on file in Book 18, Page 39 of Maps, Records of Riverside County, California, described as follows:

Commencing at the Northeast corner of said Lot 2, said Northeast corner being the intersection of the Southerly line of Krameria Avenue with the Westerly line of Williams Avenue, as shown by said Map;
Thence South 89° 51' 00" West, along the Southerly line of said Krameria Avenue 637 feet to the Northeast corner of the land conveyed to Cleo U. Zehnpfenig, widower, by deed recorded December 28, 1964 as Instrument No. 153307 of Official Records of Riverside County, California, said last mentioned Northeast corner also being the true point of beginning;
Thence South 00° 10' 30" East, along the Easterly line of said line of said land conveyed to Cleo U. Zehnpfenig, 661 feet, more or less, to its intersection with the Northerly line of the land conveyed to Richard J. Kothlow, et al., by deed recorded May 9, 1969 as Instrument No. 45607 of Official Records, of Riverside County, California;
Thence South 00° 06' 15" East, along the Easterly line of said land conveyed to Richard J. Kothlow, et al., 330.4 feet to the East corner thereof;
Thence South 89° 51' 00" West, along the Southerly line of said land conveyed to Richard J. Kothlow et al., to the Southwest corner thereof;
Thence North 00° 16' 15" West along the Westerly line of the land conveyed to Richard J. Kothlow, et al., 330.4 feet to the Northwest corner thereof;
Thence North 89° 51' 00" East, along the Northerly line of said land conveyed to Richard J. Kothlow et al., to its intersection with the Westerly line of said land conveyed to Cleo U. Zehnpfenig;
Thence North 00° 10' 30" West, along the Westerly line of said land conveyed to Cleo U. Zehnpfenig, 661 feet, more or less to the Northwest corner thereof;
Thence North 89° 51' 00" East, along the Northerly line of said land conveyed to Cleo U. Zehnpfenig 395.4 feet to the true point of beginning.

Except therefrom that portion, if any, included within the lines of the land described in the deed to Clayton B. Smiley and wife Cecelia A. recorded January 7, 1948 in Book 883, Page 245 of Official Records of Riverside County, California.

Also excepting therefrom that portion, if any, included within the lines of Parcel Map 12310, as shown by Map on file in Book 97, Page 43 of Parcel Maps, Records of Riverside County, California.

Parcel 2:

That portion of Lot 2 as shown by Amended Map of Woodcrest Acres No. 5, in the County of Riverside, State of California, as shown by map on file in Book 18, Page 39 of Maps, Records of Riverside County, California, described as follows:

Beginning at a point on the Easterly line of said Lot 2, said point being South 00° 10' 30" East 811.1 feet from the Northeast corner of said Lot 2;
Thence South 00° 10' 30" East on the Easterly line of said Lot, 180.2 feet;
Thence South 89° 51' West 637.15 feet;
Thence North 00° 06' 15" West 180.02 feet;
Thence North 89° 51' East 636.9 feet to the point of beginning.

Except therefrom those portions conveyed to Harry Carruth and Edith C. Carruth, husband and wife by deed recorded July 2, 1957 in Book 2112, Page 454, of Official Records of Riverside County, California.

Parcel 3:

That portion of Lot 2 as shown by Amended Map of Woodcrest Acres No. 5, in the County of Riverside, State of California, as shown by Map on file in Book 18, Page 39 of Maps, Records of Riverside County, California, described as follows:

Commencing at a point on the Easterly line of said Lot, South 0° 10' 30" East 991.3 feet from the Northeast corner of said Lot;
Thence South 89° 51' West, 254 feet for the point of beginning;
Thence North 0° 10' 30" West, 14 feet;
Thence South 89° 51' West, 10 feet;
Thence South 0° 10' 30" East, 14 feet;
Thence North 89° 51' East, 10 feet to the point of beginning.

OPERATING AGREEMENT
OF
LIMITED LIABILITY COMPANY

This Operating Agreement ("Agreement") of TL4 RIV LLC (the "Company") effective as of this 1st day of October, 2016, between and among the Undersigned confirms our understanding as to the matters contained herein.

The parties hereto agree as follows:

ARTICLE I

Definitions

SECTION 1.1. As used herein, the following terms and phrases shall have the meanings indicated:

A. "Act" shall mean the Limited Liability Company Act of the State of organization, as amended.

B. "Capital Account" shall mean, with respect to each Member, the account established for each Member pursuant to Section 6.5, which will initially equal the Capital Contributions of such Member and will be (a) increased by the amount of Net Profits allocated to such Member and (b) reduced by the amount of Net Losses allocated to such Member and the amount of Cash Flow distributed to such Member. Members' Capital Accounts shall be determined and maintained in accordance with the rules of paragraph (b)(2)(iv) of Regulation Section 1.704-1 of the Code.

C. "Capital Contributions" shall mean the fair market value of the amounts contributed by the Members pursuant to Section 6.1.

D. "Cash Flow" shall have the meaning provided in Section 7.1.

E. "Code" shall mean the Internal Revenue Code of 1986, as amended, or corresponding provisions of subsequent revenue laws.

F. "Operating Managers" shall mean the Member or Members selected by the Members in accordance with this Agreement to serve as Operating Manager or Operating Managers of the Company.

G. "Members" shall mean the persons designated as such in Schedule A of this Agreement, any successor(s) to their interests as such in the Company; and any other person who pursuant to this Agreement shall become a Member, and any reference to a "Member" shall be to any one of the then Members.

H. "Net Profits" and "Net Losses" shall mean the net profit or net loss, respectively, of the Company determined in accordance with Section 8.1.

I. The words "Membership Interest" shall mean a Member's interest in the Company which shall be in the proportion that the Member's share of the profits and losses of the Company bears to the aggregate shares of all the Members. A Membership Interest may be evidenced by a certificate issued by the Company. A Membership Interest may be expressed on a certificate as "Units" where a Member's Units bears the same relationship to the aggregate Units of all Members that the Member's Membership Interest bears to the aggregate Membership Interests of all Members. A Member's Interest may be a certificated security or an uncertificated security within the meaning of section 8-102 of the Uniform Commercial Code if the requirements of section 8-103(c) are met, and if the requirements are not met such interest shall, for purposes of the Uniform Commercial Code, be deemed to be a general intangible asset.

J. "Company" shall mean this Limited Liability Company.

K. "Person" shall mean any natural person, corporation, partnership, joint venture, association, limited liability company or other business or legal entity.

ARTICLE II

Organization of the Company

SECTION 2.1. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized and to do all things necessary or useful in connection with the foregoing.

SECTION 2.2. The Company name shall be "TL4 RIV LLC."

SECTION 2.3. The Members shall be Members in the Company and shall continue to do business under the name of the Company until the Operating Managers shall change the name or the Company shall terminate.

SECTION 2.4. The principal address of the Company shall be such place or places as the Operating Managers may determine. The Operating Managers will give notice to the Members promptly after any change in the location of the principal office of the Company.

SECTION 2.5. The Company shall terminate on the date provided in the Certificate of Formation/Articles of Organization, except that the Company may terminate prior to such date as provided in this Agreement.

ARTICLE III

Status of Members

SECTION 3.1. Members will be bound by, or be personally liable for the expenses, liabilities or obligations of the Company.

SECTION 3.2. No Member will be entitled to withdraw any part his Capital Account or to receive any distributions from the Company except as expressly provided in this Agreement.

SECTION 3.3. No Member will have the right to require partition of the Company property or to compel any sale or appraisal of the Company's assets or any sale Member's interest in the Company's assets, notwithstanding any provision of contrary.

ARTICLE IV

Meeting of Members

SECTION 4.1. An annual meeting of Members shall be held within five (5) months after the close of the fiscal year of the Company on such date and at the time and place (either within or without the state of its organization) as shall be fixed by the Members. At the annual meeting, the Members shall elect the Operating Managers and transact such other business as may properly be brought before the meeting.

SECTION 4.2. A special meeting of Members may be called at any time by the Operating Managers and shall be called by the Operating Managers at the request in writing of Membership interest specified in Schedule C of the Members entitled to vote at such meeting. Any such request shall state the purpose or purposes of the proposed meeting. Business transacted at any special meeting of Members shall be confined to the purposes set forth in the notice of thereof.

SECTION 4.3. Written notice of the time, place and purpose of every meeting of Members (and, if other than an annual meeting, the person or persons at whose direction the meeting is being called), shall be given by the Operating Managers to each Member of record entitled to vote at such meeting, not less than ten nor more than sixty days prior to the date set for the meeting. Notice shall be given either personally or by mailing said notice by first class mail to each Member at his address appearing on the record book of the Company or at such other address supplied by him in writing to the Operating Managers of the Company for the purpose of receiving notice.

A written waiver of notice setting forth the purposes of the meeting for which notice is waived, signed by the person or persons entitled to such notice, whether before or after the time of the meeting stated therein, shall be deemed equivalent to the giving of such notice. The attendance by a Member at a meeting either in person or by proxy without protesting the lack of notice thereof shall constitute a waiver of notice of such Member.

All notices respect to an original meeting shall extend to any and all adjournments thereof and such business as might have been transacted at the original meeting may be transacted at an adjournment thereof; no notice of any adjourned meeting need be given if an announcement of the time and place of adjourned meeting is made at the original meeting.

SECTION 4.4. The holders a majority in interest of the Members present in person or represented by proxy, shall be requisite and shall constitute a quorum at all meetings of members

except as otherwise provided by statute or the Certificate of Formation/Articles of Organization. If, however, a quorum shall not be present or represented at any meeting of Members, the Members entitled to vote thereat, present person or represented by proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. When a quorum is once present to organize a meeting, such quorum is not deemed broken by the subsequent withdrawal of any Members.

All notices respect to an original meeting shall extend to any and thereof and such business as might have been transacted at the original may be transacted at any adjournment thereof; no notice of any adjourned meeting need if an announcement of the time and place of adjourned meeting is made at meeting.

SECTION 4.5. Every Member entitled to vote at any meeting shall be entitled to vote accordance with his membership interest in the Company held by him of record on the date fixed as the record date for said meeting and may so vote in person or by proxy. Any Company action shall be authorized by a majority in interest of the votes cast by the Members entitled to vote thereon except as may otherwise be provided by statute, the Certificate of Formation/Articles of Organization or this Operating Agreement.

SECTION 4.6. Every proxy must be signed by the Member entitled to vote or by his duly authorized attorney-in-fact and shall be valid only if filed with the Operating Managers of the Company prior to the commencement of voting on the matter in regard to which said proxy is to be voted. No proxy shall be valid after the expiration of eleven months from the date of its execution unless otherwise expressly provided in the proxy. Every proxy shall be revocable at the pleasure of the person executing it except as otherwise provided by statute. Unless the proxy by its terms provides for a specific revocation date and except as otherwise provided by statute, revocation of that proxy shall not be effective unless and until such revocation is filed with the Operating Managers of the Company prior to the voting of the proxy.

SECTION 4.7. All meetings of Members shall be presided over by the Operating Managers, or if not present, by a Member thereby chosen by the Members at the meeting. The Operating Managers or the person presiding at the meeting shall appoint any person present to act as secretary of the meeting.

SECTION 4.8. For the purpose of determining the Members entitled to notice of, or to vote at any meeting of Members or any adjournment thereof or to express consent or dissent from any proposal without a meeting, or for the purpose of determining the Members entitled to receive payment of any distribution of Cash Flow or the allotment of any rights, or for the purpose of any other action, the Members may fix, in advance, a date as the record date for any such determination of Members. Such date shall not be more than fifty nor less than ten days before the date of any meeting nor more than fifty days prior to any action taken without a meeting, the payment of any distribution of Cash Flow or the allotment of any rights, or any other action. When a determination of

Members of record entitled to notice of, or to vote at any meeting of Members has been made as provided in this Section, such determination shall apply to any adjournment thereof, unless the Members fix a new record date under this Section for the adjourned date.

SECTION 4.9. The Company shall be entitled to treat the holder of record of Membership Interest as the holder in fact thereof and, accordingly, shall not be bound to recognize any equitable or other claim to or interest in such Membership Interest on the part of any other person whether or not it shall have express or other notice thereof, except as otherwise provided by the Act.

ARTICLE V

Management

SECTION 5.1. Management of the Company shall be vested all of the Members who shall also serve as Operating Managers of the Company. The Operating Managers shall vote in proportion to their Membership Interests in the Company. Except as otherwise provided in this Agreement, all decisions of the Operating Managers shall be by a majority in interest of the Members. All Operating Managers must be Members of the Company. No Member will take part in or interfere in any manner with the conduct or control of the business of the Company or have any right or authority to act for or bind the Company except as provided in this Agreement.

SECTION 5.2. The Operating Managers shall hold office for the term for which elected and until a successor has been elected and qualified. A vacancy in the office of Operating Manager arising from any cause may be filled for the unexpired portion of the term by the Members.

SECTION 5.3. Any Operating Manager may resign at any time by giving written notice to the Members. Any such resignation shall take effect at the time specified therein or, if the time is not specified therein, upon the receipt thereof, irrespective of whether any such resignations shall have been accepted.

SECTION 5.4. The Company shall be managed by the Operating Managers and the conduct of the Company's business shall be controlled and conducted solely and exclusively by the Operating Managers in accordance with this Agreement. In addition to and not in limitation of any rights and powers conferred by law or other provisions of this Agreement, the Operating Managers shall have and may exercise on behalf of the Company all powers and rights necessary, proper, convenient or advisable to effectuate and carry out the purposes, business and objectives of the Company, and to maximize Company profits.

SECTION 5.5. Notwithstanding the foregoing, the Operating Managers may not make any of the management decisions stated in Schedule B without obtaining the consent of that Membership Interest stated in Schedule B.

SECTION 5.6. The Operating Manager shall serve as Tax Matters Member as such term is defined in Section 6231 (a)(7).

SECTION Any person made or threatened to be made a party to an action or proceeding, whether civil or criminal, by reason of the fact that he, his testator or intestate, then, is, or was a manager, Member, employee or agent of the Company, or then serves or has served on behalf of the Company in any capacity at the request of the Company, shall be indemnified by the Company against reasonable expenses, judgments, fines and amounts actually and necessarily incurred in connection with the defense of such action or proceeding or in connection with an appeal therein, to the fullest extent permissible by the Act. Such right of indemnification shall not be deemed exclusive of any other rights to which such person may be entitled.

ARTICLE VI

Capital

SECTION 6.1. The Members have contributed to the Company in exchange for their membership interests, the cash and other property as set forth on Schedule A, annexed hereto.

SECTION 6.2. The fair market value and the adjusted basis of the contributing Member of any property other than cash contributed to the Company by a Member shall be set forth on Schedule A, annexed hereto.

SECTION 6.3. Except as expressly provided in this Agreement, no Member shall be required to make any additional contributions to the capital of the Company.

SECTION 6.4. No interest shall be paid on the Capital Account of any Member.

SECTION 6.4. A Capital Account shall be established for each Member on the books and records of the Company. If any assets of the Company are distributed to the Members in kind, the Capital Accounts of the Members shall be adjusted to reflect the difference between the fair market value of such assets on the date of distribution and the basis of the Company in such assets.

ARTICLE

Distributions of Cash

SECTION 7.1. The Company shall distribute to the Members from time to time all cash (regardless of the source thereof) of the Company which is not required for the operation or the reasonable working capital requirements of the Company (such cash is sometimes referred to herein as "Cash Flow"). For purposes of this Agreement all Cash Flow allocated to the Members shall be allocated among them in proportion to their respective Membership Interests.

SECTION 7.2. Distributions of Cash Flow shall be from time to time in such manner as determined by the Operating Managers.

ARTICLE VIII

Profits and Losses

SECTION 8.1. Net Profits and Net Losses of the Company shall be the net profits and net losses of the Company as determined for Federal income tax purposes.

SECTION 8.2. The Net Profits and Net Losses of the Company and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be allocated to the Members the same proportions that they share distributions of Cash pursuant to Section 7.1, or if there is no Cash Flow, that they would have shared if there had been Cash Flow.

SECTION 8.3. References herein to "Reg. Sec.", are to the regulations promulgated by the United States Treasury to the Code. The terms "minimum gain", "minimum gain chargeback", "qualified income offset", "nonrecourse deduction" and "nonrecourse liability" are to be interpreted consistent with the definitions and use of such terms in Reg. Sec. 1.704-2 and Reg. Sec. 1.704-1. The following special allocations shall be made in the following order:

A. Except as otherwise set forth in Reg. Sec. 1.704-2(f), if there is a net decrease in minimum gain, during the fiscal year of the Company, each Member, shall be specially allocated items of gross income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to that Member's share of the net decrease of minimum gain determined in accordance with Reg. Sec. 1.704-2(g). Allocations in accordance with this Section shall be made first from the disposition of Company assets subject to nonrecourse liabilities, to the extent of the minimum gain attributable to those assets, and thereafter, from a pro-rata portion of the Company's other items of income and gain for the taxable year. This Section is intended to comply with the minimum gain chargeback requirement of Reg. Sec. 1.704-2(f).

B. Except as otherwise set forth in Reg. Sec. 1.704-2(i)(4), if there is a net decrease in a Member's nonrecourse liability minimum gain attributable to Member's nonrecourse liabilities during any fiscal year, each Member who has a share of the Member nonrecourse liability minimum gain attributable to Member nonrecourse liability shall be specially allocated items of gross income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to that Member's share of the net decrease in Members' nonrecourse debt minimum gain attributable to such member nonrecourse debt. Allocations pursuant to this Section shall be made first from gain recognized from the disposition of Company assets subject to member nonrecourse liabilities to the extent of Member minimum gain attributable to those assets, and thereafter, from a pro-rata portion of the Company's other items of income and gain for the fiscal year. This section is intended to comply with the minimum gain chargeback requirements of Reg. Sec. 1.704-2(i).

C. A Member who unexpectedly receives an adjustment, allocation or distribution described in (4), (5) or (6) of Reg. Sec. 1.704-1(b)(2)(ii)(d) will be allocated items of income and gain in an amount and manner sufficient to eliminate such deficit balance as quickly as possible.

An allocation shall be made pursuant to this Section and if and to the extent a Member would have a deficit in his adjusted Capital Account after all other allocations provided for in this Section 8.3 were made as if this paragraph were not in the Agreement.

D. Nonrecourse deductions shall be allocated among the Members in the same proportion in which they share the Cash Flow of the Company.

E. Any nonrecourse deduction shall be allocated to any Member who bears the economic risk of loss with respect to the Member nonrecourse liability to which such deduction is attributable.

SECTION 8.4. Any Company gain or loss realized with respect to property, other than money, contributed to the Company by a Member shall be shared among the Members pursuant to Code section 704(c) and regulations to be promulgated thereunder so as to take account of the difference between the Company basis and the fair market value of the property at the time of the contribution ("built-in gain or loss"). Such built-in gain or loss shall be allocated to the contributing Member upon the disposition of the property.

ARTICLE IX

Admission and Withdrawal of a Member

SECTION 9.1. A Member may transfer his interest in the Company to another person or entity only with the prior unanimous consent of the other Members either in writing or at a meeting called or such purpose. If all of the other Members do not approve of the transfer, the transferee shall have no right to participate in the management of the business and affairs of the Company or to become a Member. The transferee shall be entitled to receive the share of profits, losses and Cash Flow or other compensation by way of income and the return of contributions to which the transferor otherwise would be entitled.

SECTION 9.2. The Members agree to sign such additional documents as may be required in order to admit additional Members to the Company, pursuant to section 9.1 as well as, among other things, to provide for the division of profits, losses and Cash Flow among the Members.

SECTION 9.3. All costs and expenses incurred by the Company in connection with the assignment of a Member's interest, including any filing fees and publishing costs and the fees and disbursements of counsel, shall be paid by the assigning Member.

SECTION 9.4. Each person who becomes a Member in the Company, by becoming a Member, shall and does hereby ratify and agree to be bound by the terms and conditions of this Agreement.

ARTICLE X

Termination or Dissolution of Company

SECTION 10.1. Company shall be terminated prior to the date of expiration of the term as provided in Section 2.5 if (a) a majority in interest of the Members consent

that Company should be terminated and dissolved, or (b) the Company is dissolved pursuant to Agreement.

SECTION 10.2. Company shall be terminated in the event any Member (i) withdraws, resigns or is expelled from the Company; (ii) makes an assignment for the benefit of creditors, is the subject of an order for relief under Title 11 of the United States Code, files a petition or answer seeking for himself any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any statute, law or regulation, files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against him in any proceeding of this nature, seeks, consents to, or acquiesces in the appointment of a trustee, receiver or liquidator for of all or any substantial part of his properties; (iii) dies; or (iv) a judgment is entered by a court of competent jurisdiction adjudicating him incompetent to manage his person or his property.

SECTION 10.3. the Company is dissolved, the owners of a majority in interest of the remaining Members may elect to reconstitute and continue the Company as a successor Company upon the same conditions as are set forth in this Agreement. Any such election to continue the Company will not result in the creation of a new Company among the remaining Members, nor will such election require the amendment of this Agreement or the execution of an amended Agreement.

SECTION 10.4. Upon the termination and dissolution of the Company, the then Operating Manager, or Operating Managers, if any, or, if there is no Operating Manager, any person elected to perform such liquidation by the written consent of the owners of a majority in interest of the Members, shall proceed to the liquidation of the Company. The proceeds of such liquidation shall be applied and distributed as follows:

- A. If any assets of the Company are to be distributed in kind, such assets shall be distributed on the basis of the fair market value thereof, and any Member entitled to any interest in such assets shall receive such interest therein as a tenant-in-common with all other Members so entitled. The fair market value of such assets shall be determined by an independent appraiser to be selected by the Company's independent public accountants. The amount by which the fair market value of any Property to be distributed in kind to the Members exceeds or is less than the basis of such Property, shall, to the extent not otherwise recognized by the Company, be taken into account in computing Net Profits or Net Losses (and shall be allocated among the Members in accordance with Section 8.2) for purposes of crediting or charging the Capital Accounts of, and liquidating distributions to, the Members under Section 10.4.B.
- B. All distributions upon liquidation of the Company shall be distributed as follows: to each of the Members, in proportion to the amounts of their respective positive Capital Accounts, as such accounts have been adjusted (i) in accordance with Section 6.5 to reflect the Net Profit or Net Loss realized or incurred upon the sale of the Company's property or assets and any deemed sale pursuant to Section 10.4.A; (ii) in accordance with Section 8.2 to reflect all Net Profits or Net Losses with respect to the year of liquidation. No Member shall be liable to repay the negative amount of his Capital Account.

SECTION 10.5. Each of the Members shall be furnished with a statement, reviewed by Company's independent public accountants, which shall set forth the assets and liabilities of the Company as of the date of the Company's liquidation. Upon completion of the liquidation, the Operating Managers shall execute and cause to be filed a Certificate of Dissolution of the Company and any and all other documents necessary with respect to termination of the Company.

ARTICLE

Books and Reports

SECTION 11.1. The Operating Managers shall cause the Company to maintain the following records:

A. Complete and accurate books of account, in which shall be entered, fully and accurately, each and every transaction of the Company, shall be kept by the Operating Managers at the principal office of the Company. The fiscal year of the Company shall be the calendar year. The books of account of the Company shall be kept in accordance with sound accounting practices and principles applied in a consistent manner by the Company; provided, however, that all methods of accounting and treating particular transactions shall be in accordance with the methods of accounting employed for Federal income tax purposes. All determinations by the Operating Managers with respect to the treatment of any item or its allocation for Federal, state or local tax purposes shall be binding upon all the Members unless the determination is inconsistent with any express provision of this Agreement.

B. A current list of the full name and last known mailing address of each Member set forth in alphabetical order together with the contribution and share in profits and losses of each Member; a copy of the Certificate of Formation or Articles of Organization of the Company and any amendments thereto; a copy of the Company Operating Agreement and any amendments thereto; a copy of the Company's federal, state and local income tax returns for the three most recent fiscal years.

C. Any Member shall have the right from time to time at his expense to have his accountants and representatives examine and/or audit the books and records of the Company and the information referred to in this Section, and the Operating Managers will make such books and records and information available for such examinations and/or audits.

SECTION 11.2. No value shall be placed for any purpose upon the Company name or the right to its use, or upon the goodwill of the Company or its business. Upon termination or dissolution of the Company (without reconstitution thereof) as provided in this Agreement, neither the Company name or the right to its use, nor the goodwill of the Company, shall be considered as an asset of the Company.

SECTION 11.3. The Operating Managers will cause to be sent to the Members within a reasonable period after the close of each year the following: (a) annual statements of the Company's gross receipts and operating expenses, and the capital accounts of each Member, prepared by the Company's independent public accountants, to be transmitted to each Member; and (b) a report to be transmitted to each Member indicating the Member's share of the Company's profit or loss for that year and the Member's allocable share of all items of income, gain, loss, deduction, and credit, for Federal income tax purposes.

ARTICLE XII

Tax Elections

SECTION 12.1. In the event of a transfer of a Member's interest, or upon the death of a Member, or in the event of the distribution of Company property to any party hereto, the Company may (but need not necessarily) file an election, in accordance with Section 754 of the Code to cause the basis of the Company Property to be adjusted for Federal income tax purposes, as provided by Sections 734 and 743 of the Code.

ARTICLE XIII

Miscellaneous

SECTION 13.1. Any notice or other communication under this Agreement shall be in writing and shall be considered given when mailed by registered or certified mail, return receipt requested, to the parties at the following addresses (or at such other address as a party shall have previously specified by notice to the others as the address to which notice shall be given to him):

- A. If to the Company, to it in care of the Operating Managers at the address of the Company.
- B. If to the Operating Managers, to them at the address of the Company.
- C. If to any Member, to him at his address set forth on the books and records of the Company.

SECTION 13.2. This Agreement contains a complete statement of all of the arrangements among the parties with respect to the Company and cannot be changed or terminated orally or in any manner other than by a written agreement executed by all of the Members. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties relating to the subject matter of this Agreement which are not fully expressed in this Agreement.

SECTION 13.3. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted.

SECTION 13.4. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations of the jurisdiction in which the Company does business. If any provision of this Agreement, or the application thereof to any person or circumstance, shall for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected, but rather shall be enforced to the extent permitted by law.

SECTION 13.5. Anything hereinbefore in this Agreement to the contrary notwithstanding, all references to the Property of the Company are deemed to include the profits, losses and Cash Flow of the Property.

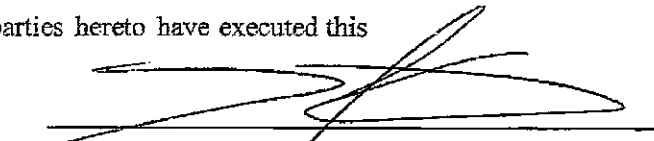
SECTION 13.6. Irrespective of the place of execution or performance, this Agreement shall be governed by and construed in accordance with the laws of the State of organization of the Company applicable to agreements made and to be performed in the State of organization of the Company.

SECTION 13.7. The captions, headings and table of contents in this Agreement are solely for convenience of reference and shall not affect its interpretation.

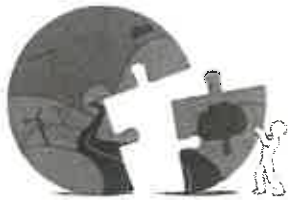
SECTION 13.8. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall be deemed to constitute a single document.

SECTION 13.9. Whenever the context so requires, the male gender when used herein shall be deemed to include the female gender, the female gender shall be deemed to include the male gender, the singular shall be deemed to include the plural and the plural shall be deemed to include the singular.

IN WITNESS WHEREOF, the parties hereto have executed this of the day and year first above written.



Name: Michael Giuliano
Member: Managing Member



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

6.21.18

PRINTED NAME of Property Owner(s)

TLA RIV LLC MICHAEL GEULIANO, MANAGING MEMBER

if the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26198 – Exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Toy Locker Inc. c/o Michael Giuliano – Engineer/Representative: Debbie Melvin – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Krameria Avenue, westerly of Washington Street, northerly of Ponderosa Lane, and easterly of King Avenue – 12.80 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – Light Agriculture (1 Acre Minimum) (A-1-1) – **REQUEST:** Plot Plan No. 26198, proposes to renovate the existing vacant building on site to an indoor/outdoor storage facility for the storage of RVs, boats, autos, sand rail vehicles, vehicle carts, commercial trucks, motorcycles, and classic cars. No maintenance services, wash station, or dump station will occur on site. An existing security booth will be used 24 hour/7 days a week access to the facility. The project will also consist of an onsite caretaker's unit for the facility.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 27, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 20, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP26198 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

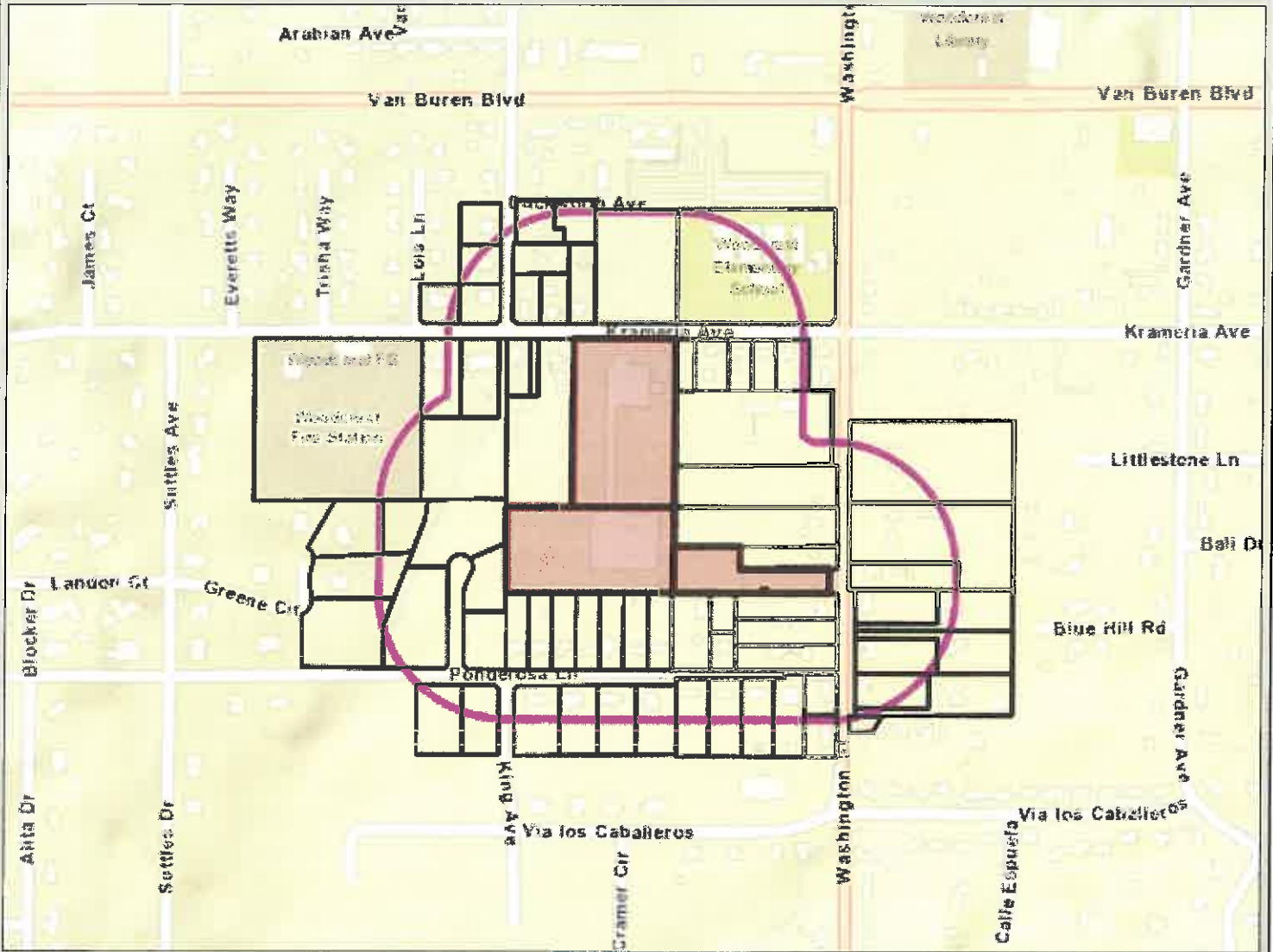
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS

PP26198 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet



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... 6/20/2018 2:47:21 PM

© Riverside County RCIT

274170017
PORFIRIO QUIROZ
ELICELDA QUIROZ
16716 WASHINGTON ST
RIVERSIDE CA. 92504

274170019
TODD ANDREWS
JODIE KNEZ ANDREWS
16748 WASHINGTON ST
RIVERSIDE CA. 92504

273190022
WILLIAM LOI NGO
CHRISTINA YENNGATHI PHAM
C/O SAM
9331 STANFORD AVE
GARDEN GROVE CA 92841

273180025
STEWART H TUNSON
ROSALIE TUNSON
16727 KRAMERIA AVE
RIVERSIDE CA. 92504

273110030
BINH T MAI
NANCY BINH
16465 KING AVE
RIVERSIDE CA. 92504

273190024
TL4 RIV
C/O C/O MICHAEL GIULIANO
3535 INLAND EMPIRE BLV
ONTARIO CA 91764

273190013
TL4 RIV
C/O C/O MICHAEL GIULIANO
3535 INLAND EMPIRE BLV
ONTARIO CA 91764

273180017
TL4 RIV
C/O C/O MICHAEL GIULIANO
3535 INLAND EMPIRE BLV
ONTARIO CA 91764

274181027
MARTIN BOWMAN
GERALDINE BOWMAN
16770 WASHINGTON ST
RIVERSIDE CA. 92504

273180006
TL4 RIV
C/O C/O MICHAEL GIULIANO
3535 INLAND EMPIRE BLV
ONTARIO CA 91764

273150026
MARGIEL RABBITT
16780 KRAMERIA AVE
RIVERSIDE CA. 92504

273180004
MARIO PIMENTEL
16557 KRAMERIA AVE
RIVERSIDE CA. 92504

274181002
VINCENT M BARENCHI
17130 VAN BUREN BL NO 124
RIVERSIDE CA 92504

273200002
JOLINDA TRAUGH
4738 RIVERVIEW DR
RIVERSIDE CA 92509

273200035
NCD INC
PO BOX 160
MORENO VALLEY CA 92556

273190012
WAYNE A SOUTHWORTH
SHARON A SOUTHWORTH
1264 MAPLE AVE
BEAUMONT CA 92223

273190004
WILLIAM G CLABAUGH
BONNIE J CLABAUGH
16953 KRAMERIA AVE
RIVERSIDE CA. 92504

273190019
FRED W CONOVER
KIMBERLY CONOVER
16725 WASHINGTON ST
RIVERSIDE CA. 92504

273190023
JOHN I CATRON
INSUK CATRON
16701 WASHINGTON ST
RIVERSIDE CA. 92504

273190016
NANCY PATRICIA GRAY
16920 PONDEROSA LN
RIVERSIDE CA. 92504

273190010
ANSELMO A ORTIZ
AMALIN P ABREO
16641 WASHINGTON ST
RIVERSIDE CA. 92504

273180024
STEVE J GOSS
16701 KRAMERIA AVE
RIVERSIDE CA. 92504

273190009
ELEANOR G LAATSCH
428 PALM ST
MONROVIA CA 91016

273190001
MARK ANDREW HUGHES
16945 KRAMERIA AVE
RIVERSIDE CA 92504

273190002
MARK ANDREW HUGHES
16945 KRAMERIA AVE
RIVERSIDE CA. 92504

273110031
ROSE REZA BATES
LUKE BATES
16485 KING AVE
RIVERSIDE CA. 92504

273110029
HENRY L FRANKLIN
16435 KING AVE
RIVERSIDE CA. 92504

273190003
JAMES P GRIESINGER
CARYL L GRIESINGER
16947 KRAMERIA AVE
RIVERSIDE CA. 92504

273110049
BUD W ABBOTT
EDITH A ABBOTT
16490 LOIS LN
RIVERSIDE CA. 92504

273190005
GIUSEPPI CUSUMANO
CATHLEEN A CUSUMANO
16967 KRAMERIA AVE
RIVERSIDE CA. 92504

274170002
THOMAS ARMOUR MCCOY
C/O P O BOX 56888
31971 CALLE CABALLOS
TEMECULA CA 92506

274181026
CHRISTIAN L DREYER
DLANE T DREYER
6379 HAWARDEN DR
RIVERSIDE CA 92506

274170016
MICHAEL W HAIR
CHAYLA HAIR
16698 WASHINGTON ST
RIVERSIDE CA. 92504

274170020
MANUEL MUNDO OCAMPO
MARCELA MUNDO
16730 WASHINGTON ST
RIVERSIDE CA. 92504

274170001
JOHN GREGORY PAULSEN
DIANE MARIE TEUNISSEN PAULSEN
C/O STE 114-460
19069 VAN BUREN BLVD
RIVERSIDE CA 92508

273200004
RAMIRO CAMPOS
16931 PONDEROSA LN
RIVERSIDE CA. 92504

273200033
JERRY L GOLDEN
MELODEE A GOLDEN
16801 PONDEROSA LN
RIVERSIDE CA. 92504

273200005
MICHAEL R WIEST
KRISTA S WIEST
16951 PONDEROSA LN
RIVERSIDE CA. 92504

273200003
LENORE D ZIELENSKI
16919 PONDEROSA LN
RIVERSIDE CA. 92504

273200034
PABLO QUEZADA
SAKUNTHALA ETHIRVEERASINGAM
16829 PONDEROSA LN
RIVERSIDE CA. 92504

273200007
LEONARD DAVIS
SHEILA DAVIS
16791 WASHINGTON ST
RIVERSIDE CA. 92504

273200032
MISTER JONES
SHIRLEY JACKSON
16773 PONDEROSA LN
RIVERSIDE CA. 92504

273200006
JAMES CRABB
JEANETTE CRABB
17862 PINERIDGE DR
YORBA LINDA CA 92886

273150024
FRANK M WOOLLS
JUDITH A WOOLLS
16480 KING AVE
RIVERSIDE CA. 92504

273150017
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273150004
MARICELA CARLOS
16450 KING AVE
RIVERSIDE CA. 92504

273150018
RIVERSIDE UNIFIED SCHOOL DIST
3954 12TH ST
RIVERSIDE CA 92501

273180048
MARK VONESCH
LESLIE VONESCH
810 E COMMONWEALTH AVE
FULLERTON CA 92831

273180038
MARK VONESCH
LESLIE VONESCH
16625 GREENE CIR
RIVERSIDE CA. 92504

273180056
PONDEROSA LANE ESTATES
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

273180013
WILLIAM III STEUBE
1491 RIDGE RD
RIDGEVILLE SC 29472

273180012
ADDER A ARGUETA
MARICELA COVARRUBIAS
16810 PONDEROSA LN
RIVERSIDE CA. 92504

273180015
DEANNA JEAN EDDINGFIELD
16840 PONDEROSA LN
RIVERSIDE CA. 92504

274160009
TJJ TRUST
19208 LURIN AVE
RIVERSIDE CA 92508

273180019
MARIO PIMENTEL
16557 KRAMERIA AVE
RIVERSIDE CA 92504

273180051
MOHAMMAD ALI MAZAREI
ZAHRA YAZDANI
18058 GREEN ORCHARD PL
RIVERSIDE CA 92508

273180010
MARIO FERNANDEZ
LINDA H FERNANDEZ
8717 PENRIDGE PL
INGLEWOOD CA 90305

273180054
RICK JAYSON HARTSOCK
JACLYN ERIN HARTSOCK
16629 VIA CASERIA
RIVERSIDE CA. 92504

273180053
MITCHELL J ADKISON
AMANDA P ADKISON
16652 VIA CASERIA
RIVERSIDE CA. 92504

273180052
DAVID CL PONG
XIAO PING LU
16688 VIA CASERIA
RIVERSIDE CA. 92504

273180026
JOSE F CARDENAS
ELIZABETH CARDENAS
16085 REINER CIR
RIVERSIDE CA 92504

273180055
JOSHUA JEFFREY DRAINVILLE
AMBER DANIELLE DRAINVILLE
16677 VIA CASERIA
RIVERSIDE CA. 92504

273180018
GEORGE E WEIMER
MARY E WEIMER
2320 ONOTA AVE
RIVERSIDE CA 92504

273190017
DAVID LOPEZ
DORA E LOPEZ
16430 LONDON CT
RIVERSIDE CA 92504

273190020
MARVIN F ROGERS
VIVIAN M ROGERS
16950 PONDEROSA LN
RIVERSIDE CA. 92504

273180002
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

273190018
NANCY PATRICIA GRAY
16920 PONDEROSA LN
RIVERSIDE CA. 92504

273180014
WILLIAM STEUBE
1491 RIDGE RD
RIDGEVILLE SC 29472

273180016
WILLIAM H BONNETT
16860 PONDEROSA LN
RIVERSIDE CA. 92504

273180011
IVAN PERIC
16800 PONDEROSA LN
RIVERSIDE CA. 92504

273150016
LOUIS ALONZO
DAVID G ALONZO
ALISA L ALONZO

16805 DUCKWORTH AVE
RIVERSIDE CA. 92509

273150015
ADRIAN ALFONSO DIAZ
ALMA SANDOVAL DIAZ
16430 KING AVE
RIVERSIDE CA. 92504

273200060
JAMES C CHANDLER
FRANCES G CHANDLER
16705 PONDEROSA LN
RIVERSIDE CA. 92504

273150025
JOEY CARRILLO
HILLARY VARTANOUSH KELIIKOA
16810 KRAMERIA AVE
RIVERSIDE CA. 92504

273200059
PONDEROSA LANE ESTATES
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

Debbie Melvin
16895 Evening Star Rd.
Riverside, CA 92506

City of Riverside - Planning Dept.
3900 Main St.
Riverside, CA 92501

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Diversified Pacific Communities
Attn: Peter J. Pitassi
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Louis Alonzo
David G Alonzo
Alisa L Alonzo
16805 Duckworth Ave.
Riverside, CA 92509

Woodcrest Elementry School
Attn: Tina Choyce, Principle
16940 Krameria Ave.
Riverside, CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: PP26198

Project Location: In the unincorporated area of Riverside County, more specifically located at 16831 Krameria Avenue

Project Description: Plot Plan No. 26198 ("the project") proposes to renovate the existing vacant building on site to an indoor/outdoor storage facility for the storage of RVs, boats, autos, sand rail vehicles, vehicle carts, commercial trucks, motorcycles, and classic cars. No maintenance services, wash station, or dump station will occur on site. An existing security booth will be used for 24 hour/7 days a week access to the facility. The project will also consist of an onsite caretaker's unit for the facility.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Toy Locker Inc. c/o Michael Giuliano 3535 Inland Empire Blvd. Ontario, CA 91764

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15301 - Existing Facility)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project, Plot Plan No. 26198, has been determined to be categorically exempt per Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The existing structure was previously entitled for a RV Manufacturing Facility. The proposed project is for a less intense use of RV Storage and various recreational vehicle storage only. Alterations to the interior or exterior of the subject site area will occur, but only within what was previously entitled and not expanding further; plus no additions to the existing structure. Therefore, the proposed project is categorically exempt from CEQA.

Tim Wheeler 951-955-6060
County Contact Person *Phone Number*

Signature Urban Regional Planner III August 27, 2018
Title *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42997 ZCFG No. 06365 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06365)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Toy Locker Inc
3535 Inland Empire Blvd
Ontario, Ca 91764

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06365	02/16/2017	02/16/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06365	0452 - CF&G TRUST: RECORD FEES	\$50.00
16699 Washington St Riverside,	SUB TOTAL	\$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211