



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 4, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

2.1 **PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration** – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antenna dish, one (1) 2-foot parabolic antenna dish, 12 remote radio units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall. Continued from July 8, 2019 and October 7, 2019. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – TO BE RE-NOTICED AND RE-ADVERTISED.

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

3.1 **TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) – Applicant: Loren Hanson – Engineer/Representative: Luanne Bean – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Van Buren Boulevard, southerly of Hibiscus Avenue, easterly of Iris Avenue, and westerly of Ridgeway Avenue – 2.55 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Parcel Map No. 37402** is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. **Plot Plan No. 26337** proposes a 6,480 sq. ft. Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 sq. ft. outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three (3) accessible spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 ft. wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

3.2 PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15301 (Existing Facilities) – Applicant: RTN Development – Engineer/Representative: RTN Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: Northerly of Shiraz Way, southeasterly of Avenida Verde, and westerly of De Portola Road – 12.60 Gross Acres/11.73 Net Acres – Zoning: Wine County-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building. The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

2.1

Date: October 29, 2019

To: Riverside County Planning Director – Director’s Hearing

From: Tim Wheeler, Project Planner

RE: November 4, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

The applicant/representative for Plot Plan No. 180013 has requested another continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued “off-calendar” to a date early next year. The project will be re-noticed for a Director’s Hearing once a fully executed Indemnification Agreement has been received by both the property owner and the wireless facility carrier.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: November 4, 2019

PROPOSED PROJECT

Case Number(s):	Tentative Parcel Map No. 37402 Plot Plan No. 26337	Applicant(s): Loren Hanson
CEQA Exempt	Sections 15303 and 15315	Representative(s): Luanne Bean
Area Plan:	Lake Mathews/Woodcrest	
Zoning Area/District:	Woodcrest District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	280-100-014	 Juan C. Perez TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37402 is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres.

Plot Plan No. 26337 proposes a 6,480 square foot Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six weeks (infants) to five years old supported by approximately seven teachers. The Child Day Care Center would also include an approximate 5,000 square foot outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three accessible (3) spaces.

Parcel 2 would be developed for a potential one-family dwelling unit with a 24 foot wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit.

Tentative Parcel Map No. 37402 and Plot Plan No. 26337 are considered the "project."

The project site is located north of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway 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 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37402, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 26337, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Min.)
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) and Community Development: Commercial Retail (CD: CR)
South:	Community Development: Commercial Retail (CD: CR) and the City of Riverside
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Light Agriculture – 1 Acre Min. (A-1-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture – 1 Acre Min. (A-1-1)
East:	Light Agriculture – 1 Acre Min. (A-1-1) and Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S) and the City of Riverside
West:	Light Agriculture – 1 Acre Min. (A-1-1) and Residential Agricultural (R-A)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single Family Residential Dwellings

South:	Vacant Land (City of Riverside)
East:	Single Family Residential Dwelling and Vacant Land
West:	Single Family Residential Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.55 Acres (Gross)	1 Acre Min. (Gross)
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	6,480	N/A
Building Height (FT):	25 ft. high for Child Day Care building	50 ft. high for other buildings or structures. 40 ft. high for residential dwellings
Proposed Minimum Lot Size:	Parcel 1 - 1.00 Acres Parcel 2 - 1.55 Acres	1.00 Acres Min.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule H	

Parking:

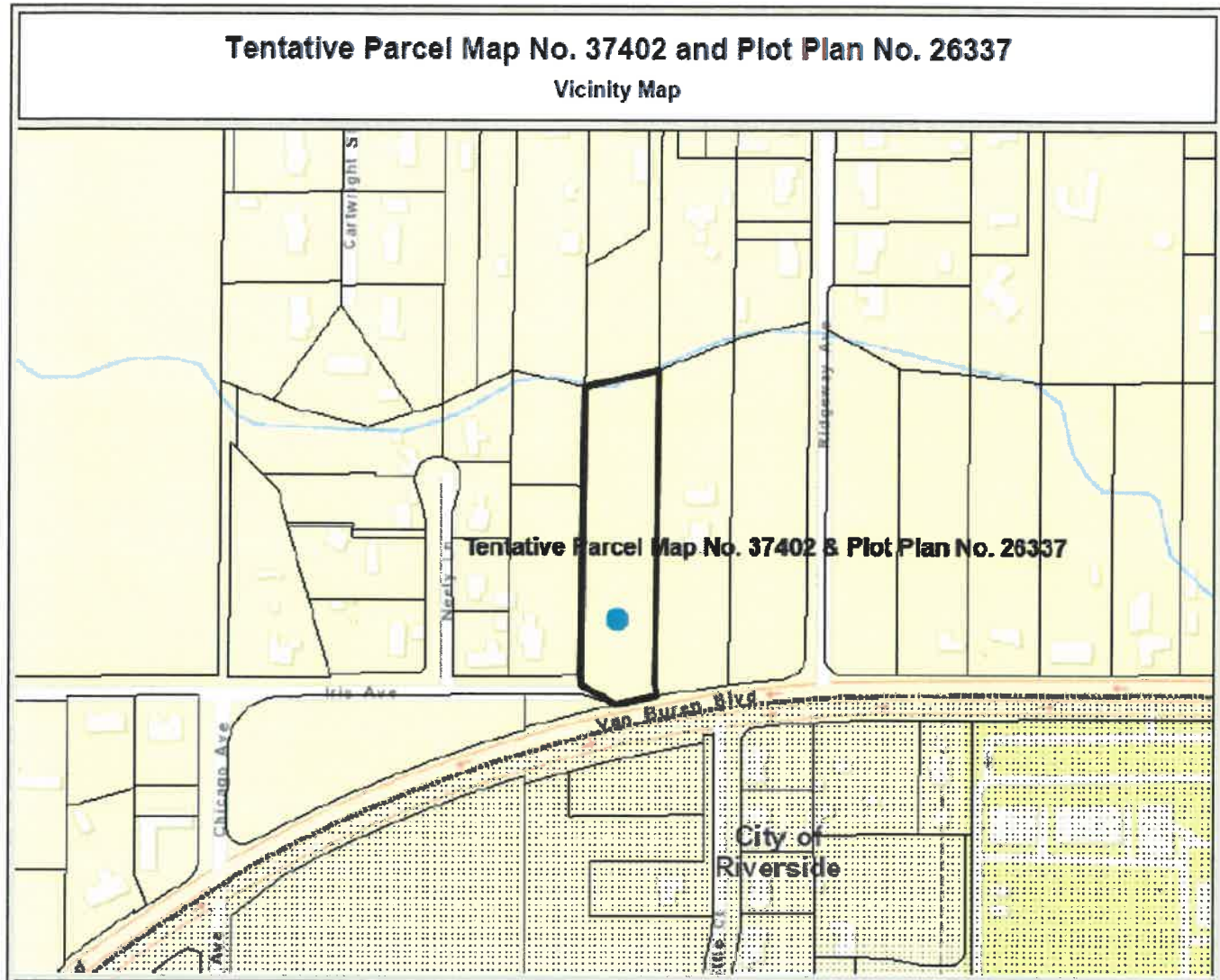
<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Day Care Center, including nurseries and pre-schools	6,480 sqft.	1 space/500 sqft. of gross floor area	13 spaces including 1 Accessible Space	22 spaces including 3 Accessible Spaces
TOTAL:	6,480 sqft.		13	22

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
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 – Inside SKR Fee Area

Airport Influence Area ("AIA"): Yes – March Air Reserve Base – Zone D

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 37402 and Plot Plan No. 26337 were submitted to the County of Riverside on September 5, 2017. The proposed project was preliminarily reviewed through a Pre-Application Review No. 1519 for a different location located directly north of 16215 Mauldin Lane. The site is approximately 3.6 miles east of the subject site. Due to various drainage and traffic related concerns, the applicant pursued a proposal at this project site location.

The project was reviewed by the Development Advisory Committee (DAC). Focus was placed on access to the Child Day Care Center and the parcel for a future one-family dwelling unit(s). Access to the project site would be taken from Iris Avenue. The project would provide road right-of-way dedication and restricted access for Van Buren Boulevard through Survey Division and Transportation Department prior to issuance Conditions of Approval (80 Survey 1 and 80 Transportation 1 and 5). A split-rail fencing along the Van Buren Boulevard frontage for the day care center is proposed and will create a barrier, along with landscaping, that would deter vehicle access from Van Buren Boulevard to the project site. In the future Van Buren Boulevard may be widen and the project has been designed to accommodate the ultimate right-of-way.

Currently, properties fronting Iris Avenue are improved with one-family dwellings units to the north and commercial designated land to the south that is currently vacant. The Parcel 1 for the Child Day Care Center is proposing to implement a “drop-off and pick-up” schedule with staff supervision and vehicle circulation in front of the day care building. The Child Day Care Center is estimating approximately eight vehicles at peak drop-off or pick-up times that generally occur in the morning and afternoon; with a capacity to provide vehicle queuing of 16 vehicles. Two “STOP” sign areas, one on Iris Avenue and another prior to crossing the access easement for Parcel 2.

A twenty-four foot (24') wide ingress/egress easement would be established along west side of the project site to provide access to the future one-family dwelling unit(s) on Parcel 2.

General Plan Consistency

The project is consistent with the General Plan Land Use designation for Rural Community: Very Low Density Residential (RC: VLDR). The VLDR designation provides for development of detached dwelling units and ancillary structures on large parcels as well as agricultural and small scale commercial uses being permitted. The site is 2.55 acres and is being proposed to be subdivided into a minimum of 1.00 acre parcels. Parcel 1 would be the location of the proposed Child Day Care Center. The Child Day Care Center's considered an educational institution providing adequate public services in a rural context. The building is proposed at approximately 6,480 square-feet in size with a maximum capacity of 48 children and a staff of seven (7). Parcel 2 would be the location for a future one-family dwelling unit development. Therefore the project is consistent with the General Plan.

Zoning Consistency

The proposed project site is located within the Light Agricultural Zone – 1 Acre Minimum (A-1-1). Ordinance No. 348, Article XIII, Section 13.1.B.12 identifies “Child Day Care Center” as a permitted use, subject to approval of a Plot Plan. The project has submitted this Plot Plan application (PP26337) to ensure compliance with all applicable development standards and regulations. Additionally, a Tentative Parcel Map has also been submitted (PM37402) and meets the development standards for minimum lot size. Parcel 1, the smallest lot, is greater than 20,000 square-feet, with a width greater than 100 feet (134 feet) and a depth greater than 150 feet (240 feet). Therefore the project is consistent with the Zone.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed Schedule “H” subdivision (TPM37402) map has been determined to be exempt from CEQA pursuant to Article 19, Section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions). This sections specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the

General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, given the project site's proximity to the City of Riverside, and frontage on Van Buren Boulevard, the County has determined that the project meets this minimum criteria for an "Urbanized Area" as described in more detail in the findings below:

- i. The project site is located seventy-six feet north of the centerline of Van Buren Boulevard, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Riverside. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Riverside, which has a density of approximately 4,000 persons per square mile. The project site is located within the Woodcrest CDP that has a land area of 11.41 square miles with a population per square mile of 1,257; thus exceeding the density criteria of at least 1,000 persons per square mile for an urbanized area.
- ii. The project site must be zoned residential, commercial or industrial. The subject is located within the A-1-1 zone classification that allows for one-family dwelling unit(s) as a permitted by right use, and is therefore considered a residential zone.
- iii. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 2.55 acre size into two parcels of one acre and 1.55 acre, intended for development an educational institutional (Child Day Care Center) and an one-family dwelling unit(s).
- iv. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community-Very Low Density Residential, with a one acre minimum. The zoning classification is Light Agriculture, which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria.
- v. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project.
- vi. All services and access must be available to the project site. Parcel 1 will take direct access from Iris Avenue. Parcel 2 also takes access from Iris Avenue through a 24 wide access easement along the western portion of Parcel 1. All utilities can be provided to the site. Both parcels would be connected to sewer, which has recently been installed in the area along Van Buren Boulevard.
- vii. The project site is not involved in a division of a larger parcel in the previous two

years. No previous land division for this property has occurred in the last two years.

- viii. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,542 feet, and a maximum elevation in the southeast corner of the parcel of 1,580, resulting in an average slope of approximately five percent.

Therefore, the map (project) would be consistent with the CEQA Exemption 15315.

Additionally, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- i. A store, motel, office, restaurant and/or similar small commercial structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project is only proposing a Child Day Care Center and a one-family dwelling unit. The Child Day Care Center is a less intensive use than a store or restaurant which provide for greater potential of customer based activity at longer durations of time. The proposed Child Day Center would only be open from 6 am to 6 pm Monday through Friday with no evening or weekend events or activities. The Child Day Care Center's square-footage would be 6,300 sqft; making it under the 10,000 sqft. limit for urbanized areas. The one-family dwelling unit would be constructed at a future date under a separate building permit.

Therefore, the project would be consistent with the CEQA Exemption 15303.

Section 15300.2 identifies exceptions to the Class 3 CEQA exemptions. The Project shall be and shall remain exempt except when:

- a) *Location. Class 3 are qualified by consideration of where a Project is to be located – a Project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, this class are considered to apply in all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.* The Project site is not located in an area that has been identified sensitive environment or in an area that has been mapped for hazards or environmental resources of concern.
- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time.* The Project would provide a Child Day Care Center and a one-family dwelling unit(s) uses that have been identified

as permitted and allowable uses by the County's General Plan and Zoning ordinance. Consistency and compliance with the General Plan and Zoning as intended and anticipated uses would not create a cumulative impact that was not previously identified and analyzed.

- c) *Significant Effect.* A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project as a prevalent and permitted use in the County is not unusual. The Project design and conditions of approval will ensure that the Project would not have a significant effect on the environment.
- d) *Scenic Highways.* A categorical exemption shall not be used for a Project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The Project site will not result in damage to any resources, nor located within or adjacent to a state scenic highway.
- e) *Hazardous Waste Sites.* A categorical exemption shall not be used for a Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not located on an identified Hazardous Waste Site.
- f) *Historic Resources.* A categorical exemption shall not be used for a Project which may cause a substantial adverse change in the significance of a historical resource. The Project proposes the construction of a Child Day Care Center on Parcel 1 and a one-family dwelling unit(s) on Parcel 2; on a vacant parcel of land. The Project will not have any effect on a historic resource.

The Project would not trigger any of the above-mentioned exceptions and therefore, the Class 3 Categorical Exemption from CEQA would be appropriate.

FINDINGS AND CONCLUSIONS

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

Tentative Parcel Map Findings:

1. ***The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein.*** General Plan Principle IV.A.1 provides the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 provides that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The project site is 2.55 gross acres and has a General Plan Foundation of Rural Community (RC) and a land use designation of Very Low Density Residential (VLDR). The density range for VLDR is 1.00 acre minimum. The proposed project consists of a 2.55 gross acre property subdivided into two 1 acre and 1.55 acre parcels, which is within the VLDR designated portions. Additionally, the proposed subdivision would

comply with the General Plan by providing: 1) a lot or parcel for one-family dwelling unit(s) to be developed in the future under separate building permits and 2) a small scale commercial use, neighborhood serving, educational institution (Child Day Care Center). Small scale commercial uses are prevalent as transitional uses from Community Development areas to Rural Community areas; promoting unique characteristics of the for the Woodcrest district area and moreover the Lake Mathews and Woodcrest community. There are no specific plans within over 1.5 miles of the proposed project site. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance.

2. ***The site is physically suitable for the type and density of the proposed residential development.*** The project site is located in an area that is comprised of one-family dwelling units and surrounded by existing and potential commercial developments. Access would be available from Iris Avenue to Parcel 1 and through a 24 wide ingress/egress (access) easement that will be established along the western portion of Parcel 1. No environmental constraints prohibit the proposed residential development except a blue-line stream that traverses the northern property line, rear property line, of Parcel 2. The density proposed is compatible with the existing land uses and the surrounding planned or potential commercial land uses within the project vicinity.
3. ***The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project does not propose any construction or grading at this time on the proposed Parcel 2, a one-family dwelling unit(s) parcel for future development through separate building permits. Parcel 2 does have an existing blue-line stream that traverses the northern most property line. The proposed pad location indicated on Parcel 2 is approximately 400 feet from the blue-line. Grading and construction would occur on Parcel 1, where an educational institutional (Child Day Care Center) is proposed, but would not cause substantial environmental damage as per its development. The project is consistent with all applicable County of Riverside Ordinances, and is not located in an area that has been mapped for conservation or adjacent or within an identified habitat area, therefore no impacts to fish or wildlife habitat is anticipated.
4. ***The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.*** The project site is not located on a Hazardous Waste Site or within a Cal Fire State or Local Responsibility Area. Additionally, development of the site would not substantially alter access previously utilized by surrounding properties or the public at large on Iris Avenue as it relates to the subdivision. There will be no result that would cause an unsafe condition along Iris Avenue due to the subdivision.
5. ***As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map.*** Section 10.13.A.1 of Ordinance No. 460 pertains to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
 - a. Streets: For a Schedule H subdivision, the minimum improvements for a roadway section are as follows: Iris Avenue is a total of 42 feet wide, which exceeds the requirement of 24 feet. No alterations to Iris Avenue are proposed for this project. Additionally this project will include a 24 foot wide access easement along the western portion of Parcel 1 for access to Parcel 2. The proposed parcel map/project is consistent with these standards because there are no street improvements required.

- b. Ordinance No. 460 10.13.A.1.b; all streets shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461. The access road for the parcel map/Project is Iris Avenue, which is a 42 foot wide road and is asphalt paved. This meets the requirement.
 - c. There will be the inclusion of a 24 foot wide access easement along the western portion of the subject property, consisting of decomposed granite. Additionally the proposed project has set aside the needed section of property that fronts Van Buren Boulevard for future road widening. The Transportation Department has reviewed and approved the proposed Project for its road improvements and meeting the requirements of Ordinance No. 460 10.13.A.1.c.
 - d. Ordinance No. 460 10.13.A.1.d; no sewage deposal system is required. The proposed project will benefit from sewer installed into Van Buren Boulevard, in front of their project site. The project will access into the existing sewer system installed.
 - e. Per the Transportation Department, there is no street improvement plans required.
 - f. Agricultural lands within an agricultural preserve or within certain zoning classifications are exempt from the Ordinance No. 460 10.13's improvement requirements. The proposed parcel map is not within an agricultural preserve and is not one of the listed agricultural zoning classifications.
 - g. Ordinance No. 460 10.13.f has certain exceptions that apply to parcel maps located entirely within a community services district. The proposed parcel map is not within a community services district.
6. ***The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division.*** The project design would ensure there will be no conflict with providing accessibility as access to the project site is available through Iris Avenue. Additionally, the proposed subdivision would create a 24' wide access easement along the western portion of the Parcel 1 to provide access to the rear parcel, Parcel 2.
7. ***The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classifications of Light Agriculture – 1 acre minimum (A-1-1).*** The minimum lot size for the proposed land division is one gross acre, or 43,560 square feet. The proposed project would subdivide 2.55 gross acres into Parcel 1 consisting of 1 gross acre (43,560 square feet) and Parcel 2 consisting of 1.55 gross acres (67,518 square feet).

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

- 1. The proposed project is an allowed use within the A-1-1 zoning classification with the approval of a Plot Plan.
- 2. ***The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.*** The proposed project on Parcel 1 is a small scale commercial use or educational institution (Child Day Care Center) that would

be serve the neighborhood and surrounding community. Small scale commercial uses are prevalent as transitional uses from Community Development areas to Rural Community areas; while promoting unique characteristics for the Woodcrest district area and moreover the Lake Mathews and Woodcrest community. There are no specific plans within over 1.5 miles of the proposed project site. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance

3. ***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 to meet the Countywide Design guidelines. Its architectural design will reflect the rural nature of Wood crest and be modeled after a little red schoolhouse. Landscaping, parking, a staffed 'drop-off/pick-up' schedule, and infrastructure design also protect the health, safety and general welfare of the surrounding area as well as the well-being of the day care children (maximum capacity of 48 children).
4. ***The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.*** Currently the project site is surrounded by one-family dwelling units as well as small commercial developments. With Parcel 2 of the parcel map proposed for a one-family dwelling unit(s), constructed in the future under separate building permits and Parcel 1 proposed for a day care center; the project provides both residential and small commercial development or an educational institution. Other parcels southerly of Iris Avenue and along Van Buren Boulevard represent either potential or existing commercial or industrial developments; the in-fill of projects from the City of Riverside; as well as surrounded by residential developments.
5. ***That 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 would not adversely affect traffic patterns that are already in place and does not require a road dedication. The project has been designed to meet the ultimate right-of-way of Van Buren. The Child Day Care Center would only be open Monday thru Friday from 6:30 am to 6:00 pm, with no weekends, nighttime activities, or special occasion events occurring. Additionally, the Child Day Care Center would employ a drop-off/pick-up schedule supervised by staff to keep the traffic flow moving and safety of the children secured. Only the 24 foot wide access easement to Parcel 2 is proposed for a one-family dwelling unit(s) in the future for development under separate building permits. No other road right of way improvements, then the normal for a commercial development, are being imposed on the project to accommodate existing conditions and no traffic study was required due to limited scope of the project.
6. ***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 project would subdivide the current property into two parcels with only Parcel 1 (front parcel) proposed for construction of the educational institution (Child Day Care Center). Parcel 2 would be for a future one-family dwelling unit(s) developed under separate building permits. Regardless, the project would only propose one structure on one legally subdivided and recorded parcel. No additional development or construction is proposed at this time.

Development Findings:

The following development standards are required in the A-1 Zone:

1. **The lot size shall not be less than 20,000 square-feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet, unless larger minimum lot area and dimensions are specified for a particular area or use.** The project's total site acreage is 2.55 acres. The smaller of the 2 lots within the subdivision is Parcel 1 at 1.00 acres. The smallest lot width, after the two lot subdivision, is a 158 feet wide and the smallest lot depth, after the two lot subdivision, is 240 feet; exceeding both the required average lot sizes or areas. Therefore, this requirement is met.
2. **Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.** The proposed Parcel 2 of the parcel map will be for an one-family dwelling unit(s) and there is enough area at 158 x 400 feet at 1.55 acres to allow for dwelling(s) to be constructed at meet the 20 foot front yard, 5 foot side yard, and 10 foot rear yard setback requirements for an one-family dwelling unit(s) in an A-1-1 zone classification.
3. **One-family dwelling shall not exceed 40 feet in height. No other building or structure shall exceed 50 feet in height.** The height of the project building, the day care center on Parcel 1, is 25 feet high from the top of the parapet.
4. **Animals on existing lots less than 100 feet in width.** No animals are not proposed for Parcel 1, the educational institution (Child Day Care Center). Parcel 2 will be a one-family dwelling unit(s) and when built in the future under separate building permits will be required to adhere to the A-1 zone classification for animal keeping.
5. **Automobile storage or parking spaces are required to meet Section 18.12 of Ordinance No. 348.** As stated above, based on the building size for the educational institution (Child Day Care Center), Ordinance No. 348 requires 1 space/500 sqft. of gross floor area. This would require 13 parking spaces with 1 for ADA parking. The project is providing for 22 parking spaces with 3 ADA parking spaces provided. As the project is under 25 parking spaces, electric vehicle parking spaces/stations are not required. The Child Day Care Center project meets this requirement. Additionally, once developed a one-family dwelling unit(s); there is adequate parking area for 2 parking spaces for a one-family dwelling unit(s).

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 City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. **No comments** were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base 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 and was determined **consistent** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan per an ALUC meeting dated April 26, 2018.

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, as well as the information provided in the Initial Study, 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.

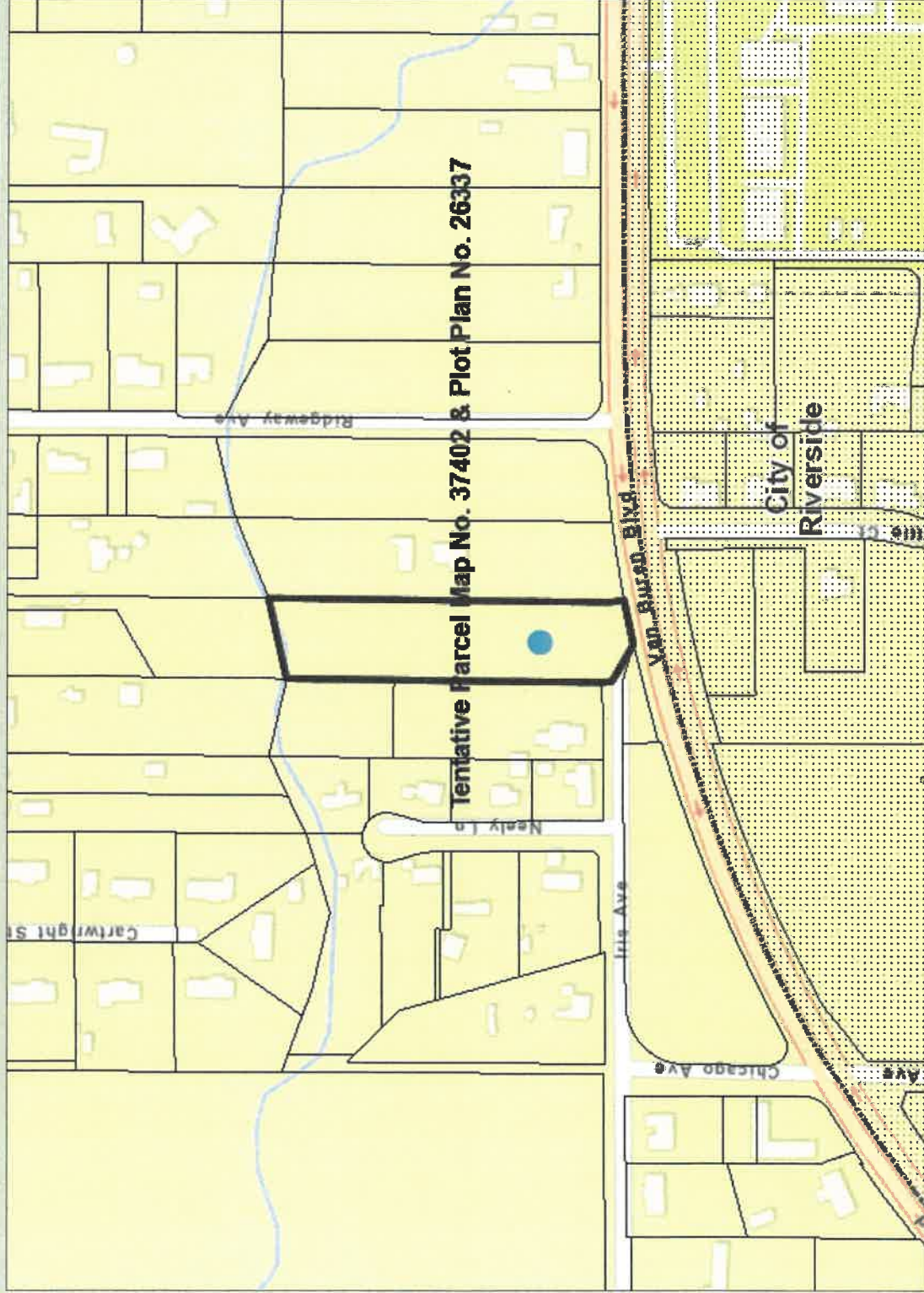
This project was presented before the Woodcrest Municipal Advisory Committee (MAC) on July 13, 2017.

APPEAL INFORMATION

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

Tentative Parcel Map No. 37402 and Plot Plan No. 26337

Vicinity 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.



0 376

752 Feet

REPORT PRINTED ON... 9/7/2018 10:21:26 AM

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Tentative Parcel Map No. 37402 and Plot Plan No. 26337

Land Use Map



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

Notes

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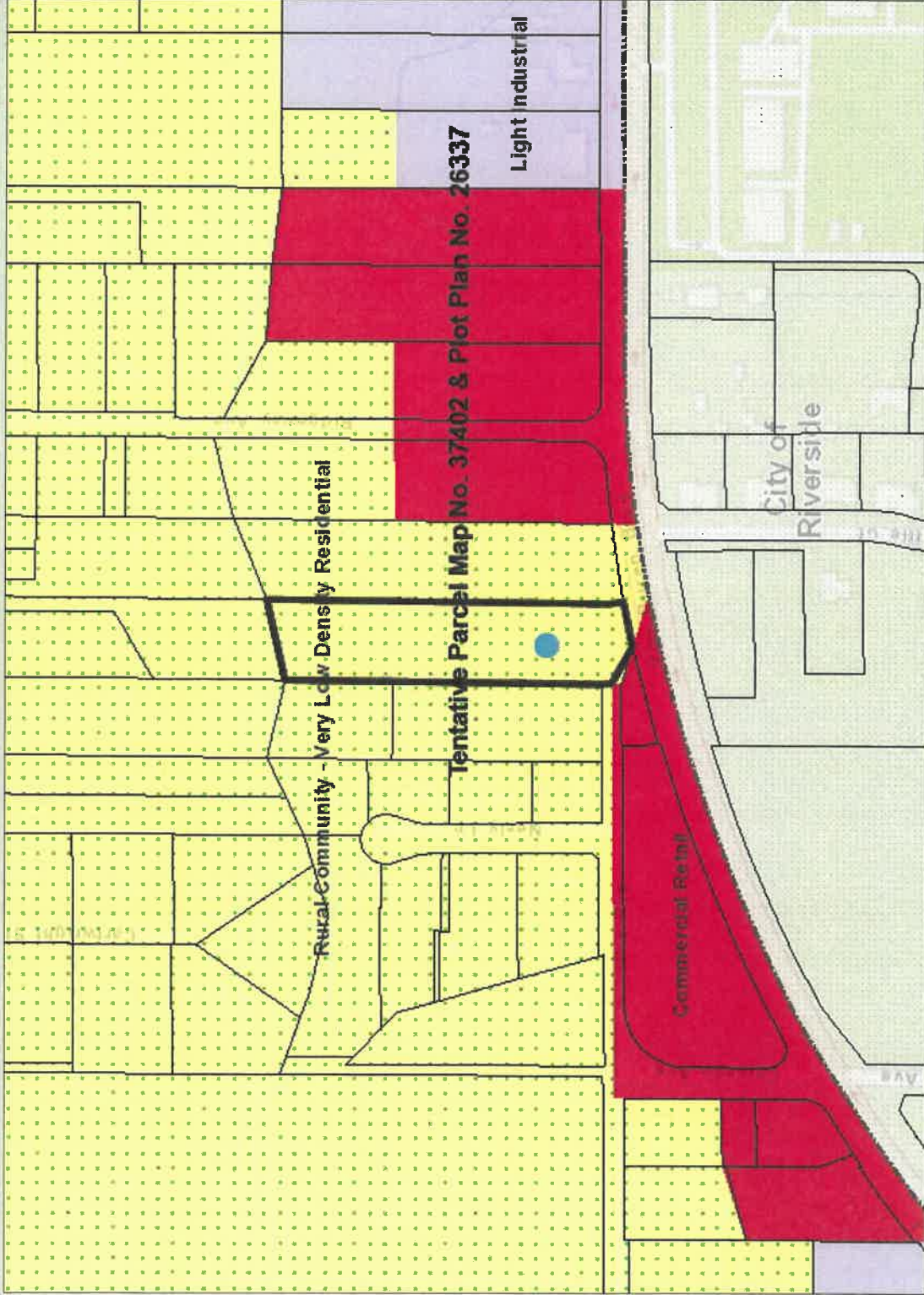
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REPORT PRINTED ON... 9/7/2018 10:26:38 AM

© Riverside County GIS

Tentative Parcel Map No. 37402 and Plot Plan No. 26337

General Plan Map



Legend

- Parcels
- 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

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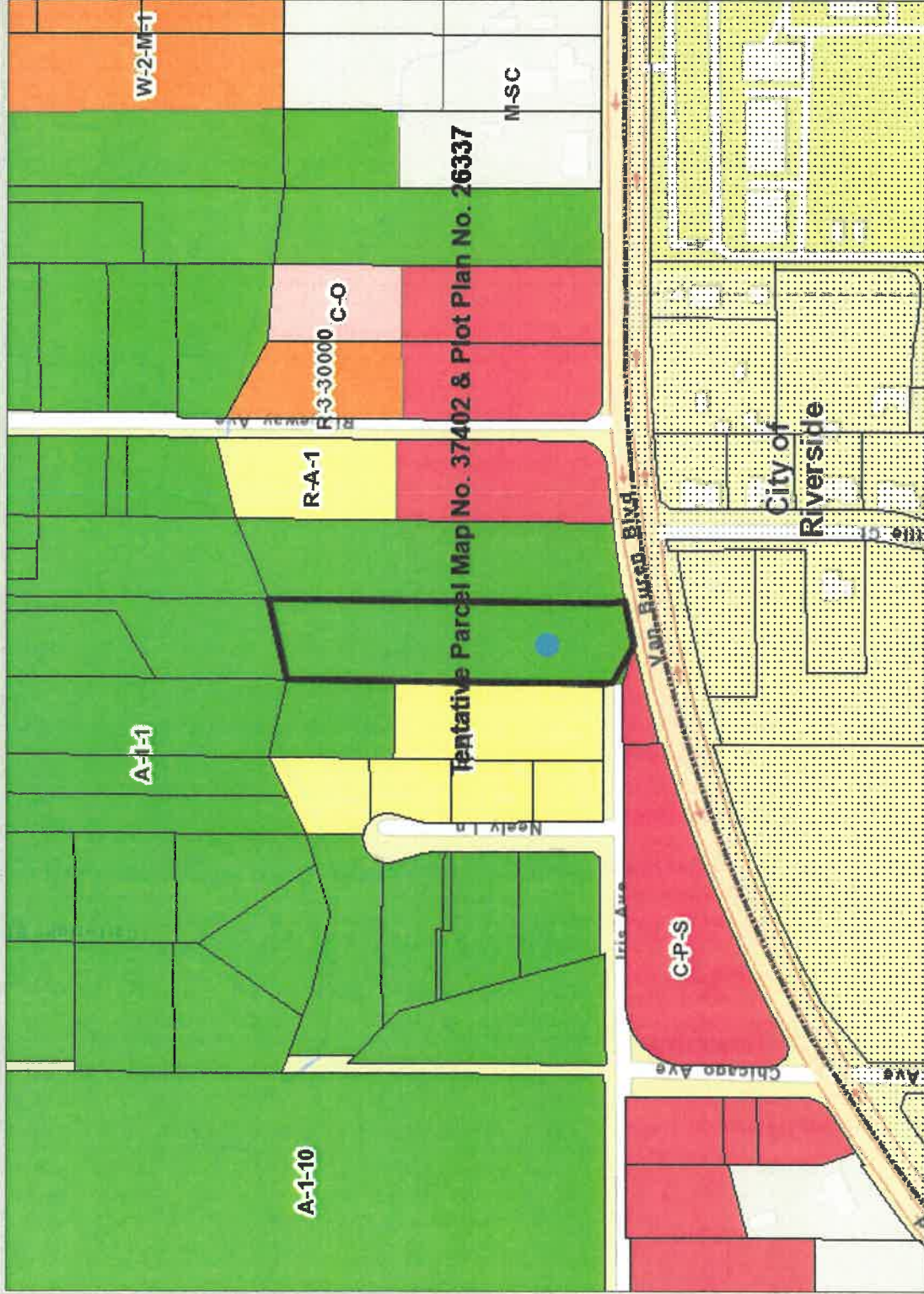
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Tentative Parcel Map No. 37402 and Plot Plan No. 26337

Zoning Map



Legend

Parcels

Zoning

OTHER ZONING

A-1	[Green Box]
A-1-1	[Green Box]
A-1-1 1/2	[Green Box]
A-1-1/2	[Green Box]
A-1-10	[Green Box]
A-1-10	[Green Box]
A-1-15	[Green Box]
A-1-2	[Green Box]
A-1-2 1/2	[Green Box]
A-1-2 1/4	[Green Box]
A-1-20	[Green Box]
A-1-30000	[Green Box]
A-1-4	[Green Box]
A-1-40	[Green Box]
A-1-5	[Green Box]
A-2	[Green Box]
A-2-1	[Green Box]
A-2-10	[Green Box]
A-2-2	[Green Box]
A-2-2 1/2	[Green Box]
A-2-20	[Green Box]
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A-D	[Green Box]
A-P	[Green Box]
A-P-10	[Green Box]

Notes

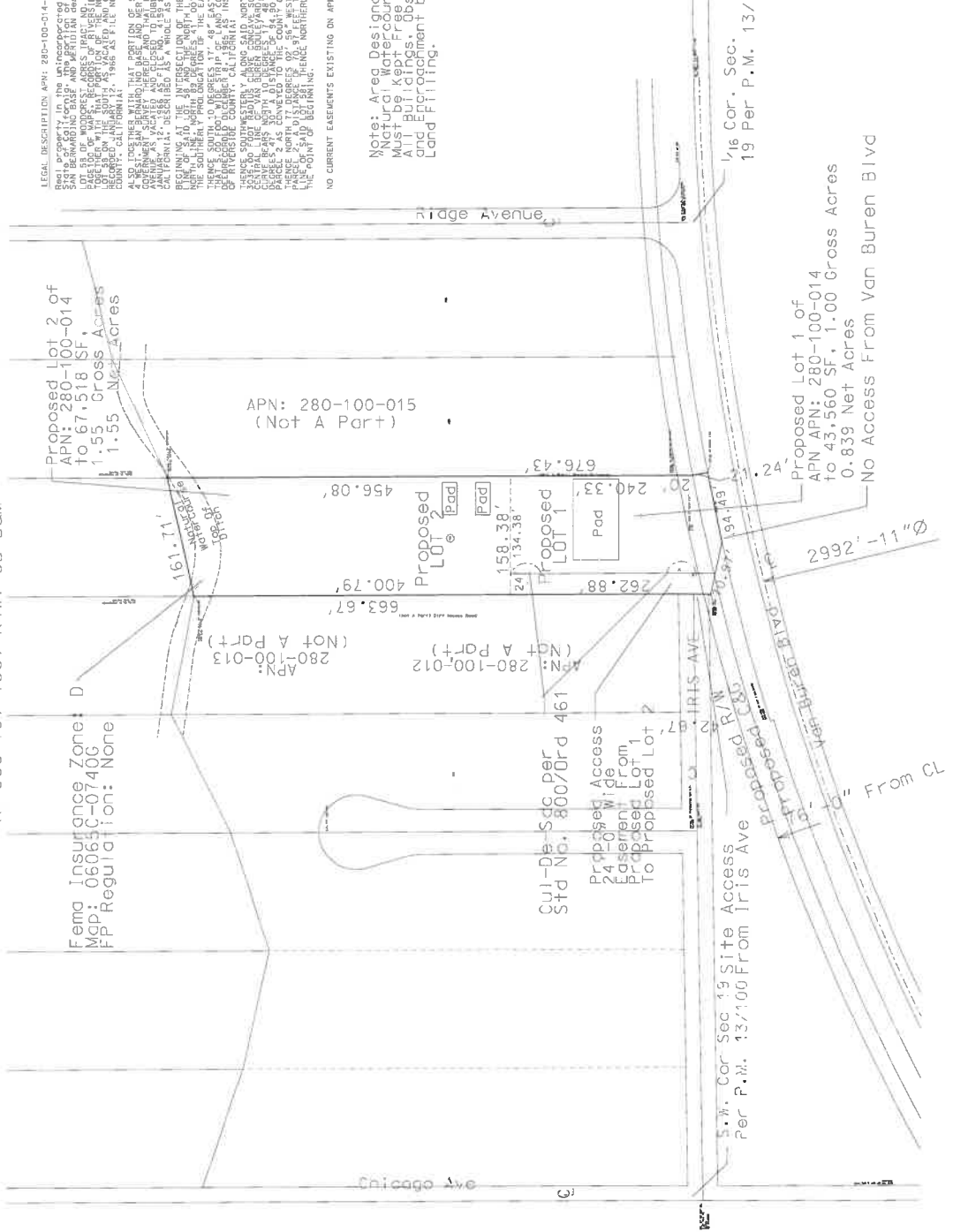
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Tentative Parcel Map 37402

A Portion of Lot 58 of Woodcrest Acres
 No. 2 as Shown By Map On File in Book 13
 AT Page 100 Records of Riverside County
 in Sec 19, 13S., R4W., SB B&M



LEGAL DESCRIPTION APN: 280-100-014-8
 Real property in the unrecaptured area of the County of Riverside, Range 4 West, San Bernardino Base and Meridian described as follows: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 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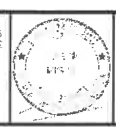
Note: Area Designated as
 Natural Watercourse
 Must be kept Free of
 All Buildings, Obstructions
 and Encroachment by
 Land Filling.

1/16 Cor. Sec.
 19 Per P.M. 13/100

Proposed Lot 1 of
 APN: 280-100-014
 to 43,560 SF, 1.00 Gross Acres
 0.839 Net Acres
 NO ACCESS FROM Van Buren Blvd

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

Prepared Engineering by: Lumina Beart
 3161 Torrance Ave., Norco, CA 92860
 951-377-1566
 lumina@beart.com



Applicant:
 Lumina Beart
 15510 Stony Creek Dr
 Riverside, CA 92504
 lumina@beart.com

Tentative Map
 Child Day Care Center
 & Single Family Residence
 APN 280-100-014

Sheet Title

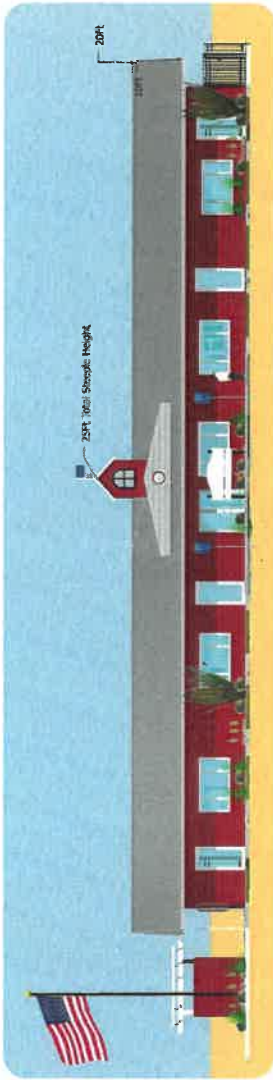
Plot Plan Review
 Date: 7/20/17
 Drawn by: JCB
 Job Number: LUG02017
 Drawing Number

C-4

SCHOOLHOUSE DAYCARE CENTERS

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 FF-5 Fire Sprinkler Plan for Residence
 L-01 Landscape Plan
 L-02 Landscape Plan (Combined Shown)



Schoolhouse Daycare Centers will offer a fun, safe and loving environment with a home-like feel. The children will be exposed to creative learning that will prepare them for Kindergarten readiness and help them develop a love for learning. Our goal is to offer competitive cost while providing superior service.

About the Business Partners –

- **Amber Rodgers** – Amber and her husband live and work in the community. She has worked within the community at Childer's Lighthouse Daycare Center and The Grove Community Church Preschool. She has 7+ years of experience in providing instruction and supervision to children 6 weeks to 12 years. Amber is committed to helping children of all ages to learn and grow to achieve their highest potential by better understanding the world around them. It's been Amber's dream to build and run a successful daycare center that operates with more of an in-home feel.
- **Loren Hanson** – Loren and his family have lived in Woodcrest for the past 12 years and he owns and operates a local company for the past 10 years. He has a background in business development and has multiple successful operations. He currently sits on the Board of a local organization called HomeAid Inland Empire that specializes in the development of homeless shelters to fight the end of homelessness.

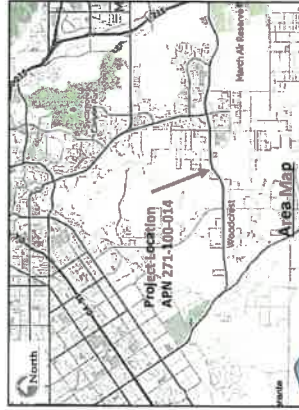
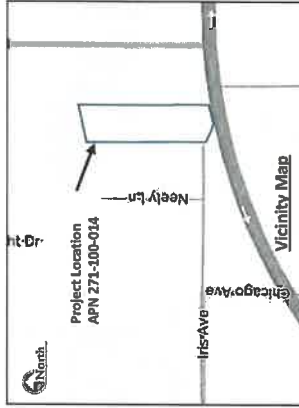


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 L-01.13 Landscape Plan (Combined Shown)

Schoolhouse Daycare Centers
 15517 Woodcrest Ave., Norco, CA 92860
 Phone: (951) 755-1558
 Email: info@schoolhouse.com
 Website: www.schoolhouse.com

Prepared by: Luarne Bean
 Design Engineering Consultant
 3517 Tresscott Ln
 Riverside, CA 92504
 Phone: (951) 517-1558
 Email: luarne@debc.com

Child Day Care Center
 & Single Family Residence
 APN 280-100-014

Building Department Review

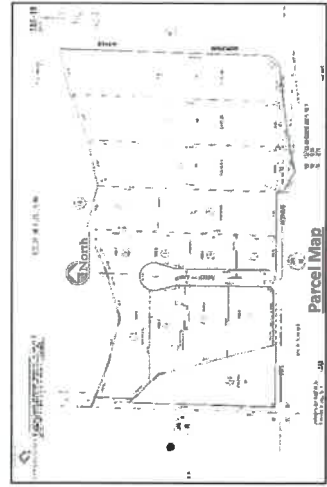
Schoolhouse Daycare Centers
 15517 Woodcrest Ave., Norco, CA 92860
 Phone: (951) 755-1558
 Email: info@schoolhouse.com
 Website: www.schoolhouse.com

Project Plan Review
 Date: 1/26/17
 Drawn by: LDB
 Checked by: LDB
 Job Number: 15081011

Drawing Number
A-0



High Pressure Gas Mains



Address: 277-100-014
City: Woodland Hills
County: Los Angeles
Zip: 91367

Project Description: Proposed Child Day Care Center on 1.0 Acres (APN 288-106-014) TRD on 0.44 Acres (APN 288-106-014) TRD - to be determined for Lot Split Type Number

General: General Purpose
 N.W. Mosquito & Vector Control District
 Riverside County Open Space
 Riverside County Open Space
 Riverside County Open Space
 Riverside County Community College
 Riverside County Resource Center
 Riverside County Resource Center
 Not in an Alquist-Petris Earthquake Fault Zone, County Fault Zone, or other geological hazard zone

Proposed Property Lines:

Lot Area (sq. ft.)	Use Code	Occupancy Group	Structure	Building Type	Current Zoning	Proposed Zoning
11,098 SF	Child Day Care	E Proposed Licensed Child Day Care	Classroom/Office @ 48, 1200 SF	Type V/Void Stair, Sprinklered	A-1	A-1
46,508 SF	Educational	R	Play Outside			
5,009 SF	Day Care/Child		7 Teachers			
1,200 SF	Residential		1,200 SF	Type V/Void Sprinklered	A-1	A-1

Project Description:

- The proposed Child Day Care Center will be located on the site with a dedicated easement through the front lot for access. The family will provide a single entry with a drop-off of 27,044 sq. ft. The proposed Child Day Care Center will be located on the site with a dedicated easement through the front lot for access. The family will provide a single entry with a drop-off of 27,044 sq. ft. The proposed Child Day Care Center will be located on the site with a dedicated easement through the front lot for access. The family will provide a single entry with a drop-off of 27,044 sq. ft.
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Project Objectives:

- Provide quality child care services to the community.
- Ensure a safe and secure environment for all children.
- Provide a nurturing and educational environment.

Project Location: 11,098 SF (2.56 Acres) APN 288-106-014
 46,508 SF (1.0 Acres) APN 288-106-014 TRD on 0.44 Acres (APN 288-106-014) TRD - to be determined for Lot Split Type Number

Land Description: See sheet C-1
 Site Class: Child Day Care Center
 Risk Category: MEDIUM - 100% B1 - 10,000 G
 SLO: 10% - 100% G
 FEMA District: 9005C/0749C

Prepared by: Lunnne Bean
 Design Engineering Consultants
 951-277-1858
 4665 N. Hollywood Blvd., Suite 200
 Los Angeles, CA 90028

Project Information:

Project Name: Child Day Care Center
Address: 277-100-014
City: Woodland Hills
County: Los Angeles
Zip: 91367

Client: Lunnne Bean Design Engineering Consultants
 4665 N. Hollywood Blvd., Suite 200
 Los Angeles, CA 90028

Project Description: Proposed Lot Split of APNs 288-106-014 to Construct Child Day Care Center on Southern Portion of Lot 46,509 SF, 1.06 Acres and Single Family Residence on Northern Portion of Lot 46,509 SF, 1.06 Acres. To be Determined

Project Address: To be Determined

Lot Area Proposed: 11,098 SF (2.56 Acres) APN 288-106-014
 46,508 SF (1.0 Acres) APN 288-106-014 TRD on 0.44 Acres (APN 288-106-014) TRD - to be determined for Lot Split Type Number

Land Description: See sheet C-1
 Site Class: Child Day Care Center
 Risk Category: MEDIUM - 100% B1 - 10,000 G
 SLO: 10% - 100% G
 FEMA District: 9005C/0749C

Project Description:

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Project Objectives:

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- Ensure a safe and secure environment for all children.
- Provide a nurturing and educational environment.

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 4665 N. Hollywood Blvd., Suite 200
 Los Angeles, CA 90028

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 Risk Category: MEDIUM - 100% B1 - 10,000 G
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 Los Angeles, CA 90028

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Project Name: Child Day Care Center
Address: 277-100-014
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Client: Lunnne Bean Design Engineering Consultants
 4665 N. Hollywood Blvd., Suite 200
 Los Angeles, CA 90028

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Land Description: See sheet C-1
 Site Class: Child Day Care Center
 Risk Category: MEDIUM - 100% B1 - 10,000 G
 SLO: 10% - 100% G
 FEMA District: 9005C/0749C



Existing View Looking NW



Existing View Looking North



Existing View Looking NE



Proposed Residence South-West View



Proposed Residence North East View



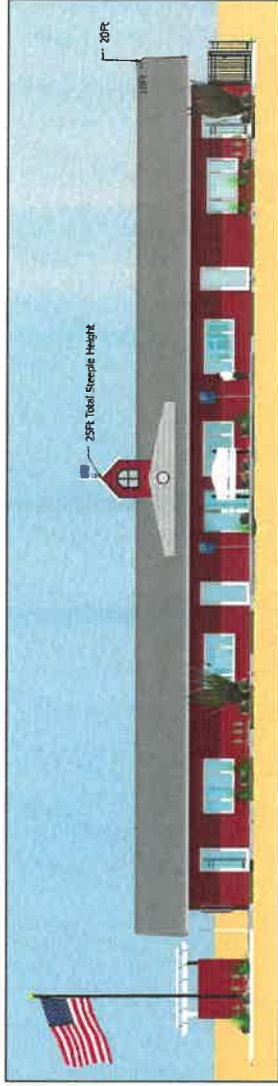
Proposed Child Day Care East View



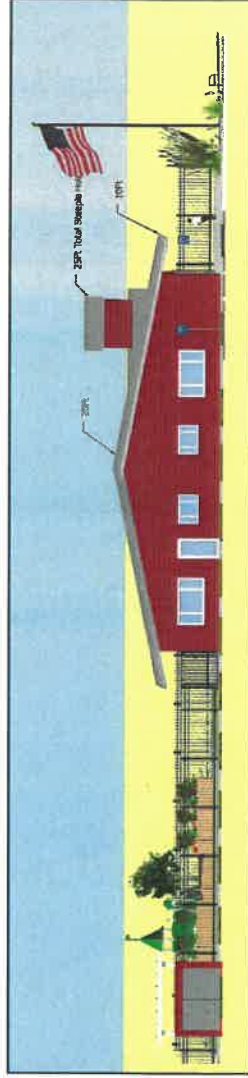
Proposed Child Day Care North View



Proposed Child Day Care BirdsEye View



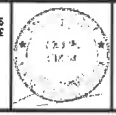
Proposed Child Day Care South View



Proposed Child Day Care West View

DATE	DESCRIPTION

Prepared by: Luonne Bean
 Design Engineering Consultant
 3161 Tanswell Ave, Norco, CA 92860
 951-371-1568 luonneb@earthlink.net



Applicant:
 Luonne Bean, Owner or
 11000 S. Orange Ave, Suite 200
 #11000, Norco, CA 92864
 951-371-1568
 luonneb@earthlink.net

Architectural Renderings
 Child Day Care Center
 & Single Family Residence
 280-100-014

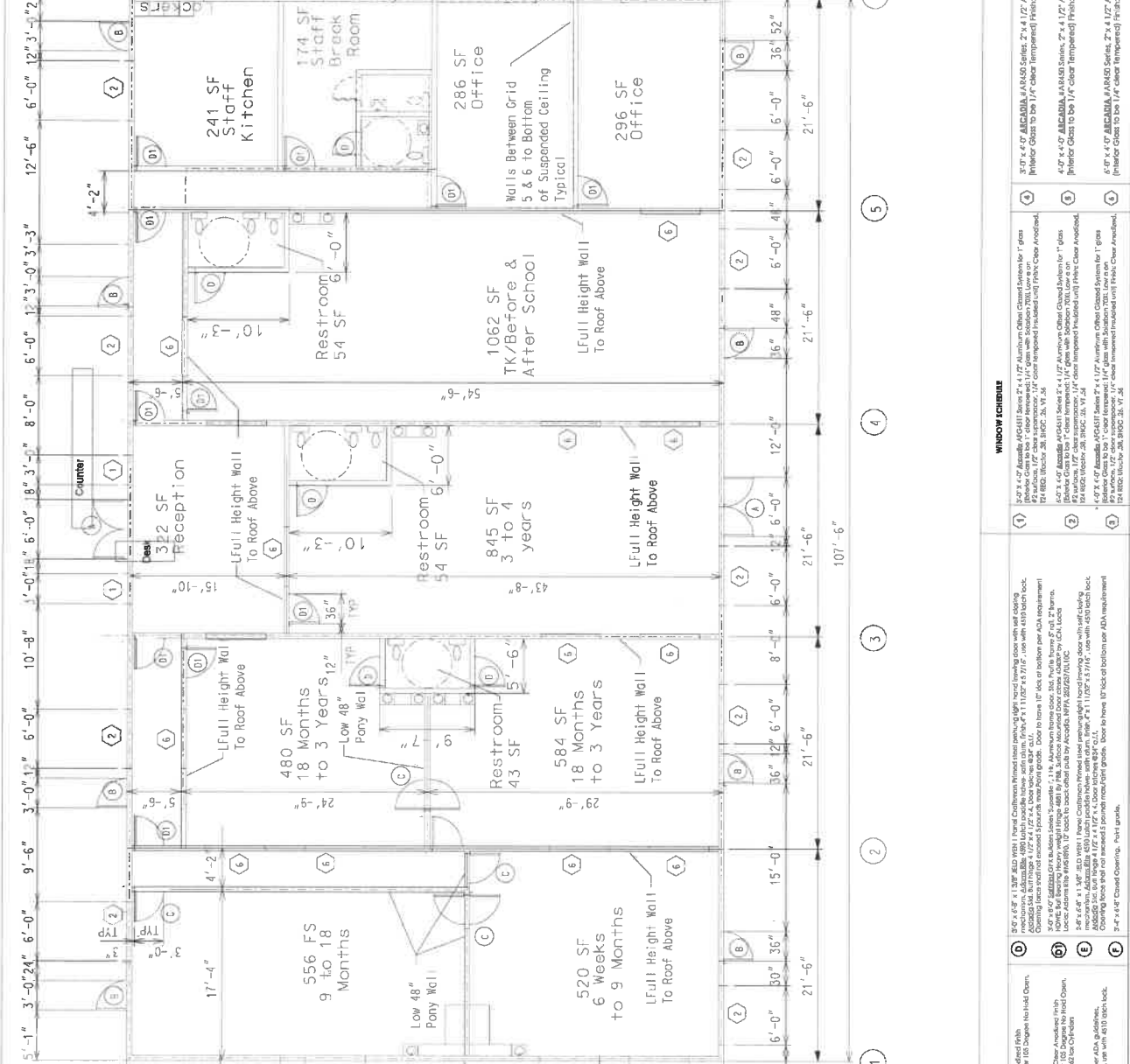
Building Department Review

1 11

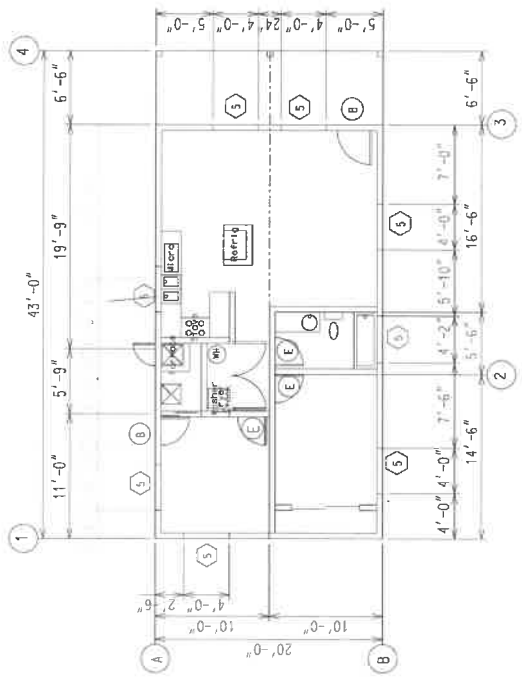


Plot Plan Review
 Title: 100-200-014
 Date: 12/20/21
 Drawn by: LEB
 Checked by: LEB
 License: C00012513
 Drawing Number

A-1.1



DOOR SCHEDULE		WINDOW SCHEDULE	
<p>A 2'-0" x 8'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>D 2'-0" x 8'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>1 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>4 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>
<p>B 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>E 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>2 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>	<p>5 1-4'-0" x 4'-0" Tempered IGLOE 2" x 4 1/2" Aluminum Center Glazed System for 1/4" glass. (Interior Glass to be 1/4" clear tempered 1/4" glass with 5/8" x 5/8" Low-e on 1/2" IGLOE Insulator. 38. SHGC. 28. VT. 28. Clear tempered included until 1/4" clear tempered)</p>
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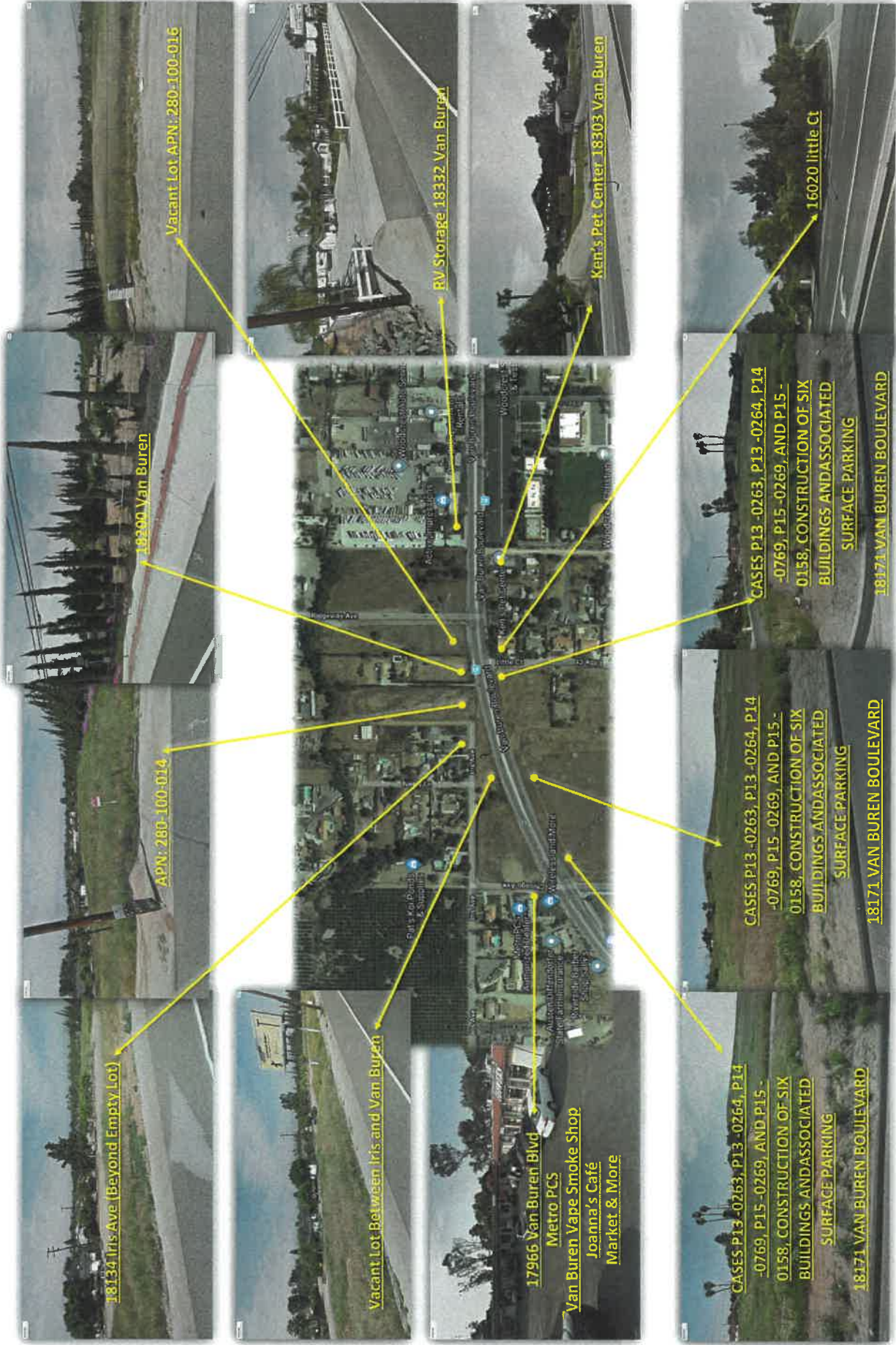


DOOR SCHEDULE

- 1. 3'-0" x 6'-0" x 1 3/8" ALUMINUM FRAMED SLIP RESISTING LIGHT TRANSPARENT INSULATED GLASS UNIT (IGU) WITH 45 DB STC RATED GLASS. ADDITIONAL 1/2" CLEARANCE BETWEEN GLASS AND FRAME. 1 1/2" x 1 1/2" x 1/4" USE WITH 45 DB STC RATED GLASS. DOOR TO HAVE 1 1/2" x 1 1/2" x 1/4" USE WITH 45 DB STC RATED GLASS. DOOR TO HAVE 1 1/2" x 1 1/2" x 1/4" USE WITH 45 DB STC RATED GLASS. DOOR TO HAVE 1 1/2" x 1 1/2" x 1/4" USE WITH 45 DB STC RATED GLASS.
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WINDOW SCHEDULE

- 1. 3'-0" x 4'-0" ANCADIA 6000 SERIES, 2" x 4 1/2" ALUMINUM CENTER GLAZED SYSTEM FOR 1/4" GLASS. (PRIME GLASS TO USE 1/4" CLEAR TEMPERED) FINISH CLEAR ANODIZED
- 2. 4'-0" x 4'-0" ANCADIA 6000 SERIES, 2" x 4 1/2" ALUMINUM CENTER GLAZED SYSTEM FOR 1/4" GLASS. (PRIME GLASS TO USE 1/4" CLEAR TEMPERED) FINISH CLEAR ANODIZED
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PREPARED BY: LUANNA BEAN Design Engineering Consulting 3161 Torrance Blvd, Torrance, CA 92560 310-371-1566 luanna@designca.com		APPLICANT: 18303 Van Buren Blvd Torrance, CA 92560 310-371-1566 luanna@designca.com	ISSUED FOR: Application Plot Plan Review Child Day Care Center & Single Family Residential APN: 280-100-014	1st Submittal Street Title
				PROJECT PLAN REVIEW DATE: 10/20/2022 DRAWN BY: JACOB WATKINS CHECKED BY: JACOB WATKINS JOB NUMBER: LUK032022 DRAWING NUMBER: A-4



- Schoolhouse Sign**
- 48" h x 88" w
 - 1/2" MDO with Digital Vinyl Print
 - 4x4 wooden posts
 - Painted White (Confirm Grade site)
 - Posts on:
 - 32" h x 88" w
 - 1/2" MDO with Digital Vinyl Print

Pickup/Drop Off Car Schedule
6:30 AM to 6:00 PM M-F

Time	No. of Cars Pickup/Drop
6:30	1-2
6:45	2-3
7:00	3-4
7:15	4-5
7:30	5-7
7:45	6-8
8:00	4-6
8:15	2-3
8:30	1-2
8:45	1
9:00	1
9:15	1
9:30	1
9:45	1
10:00	1
10:15	1
10:30	1
10:45	1
11:00	1
11:15	1
11:30	1
11:45	1-2
12:00	2-3
12:15	1-2
12:30	1

46-63 Cars Drop Off Children/Employees 6:30 AM to 12:30 PM

12:45	1
1:00	1-2
1:15	1-3
1:30	2-3
1:45	2
2:00	1
2:15	1
2:30	1-2
2:45	1-3
3:00	2-3
3:15	1-2
3:30	2-4
3:45	1-3
4:00	1-2
4:15	2-3
4:30	3-4
4:45	3-4
5:00	5-7
5:15	4-5
5:30	4-8
5:45	4-5
6:00	1-2

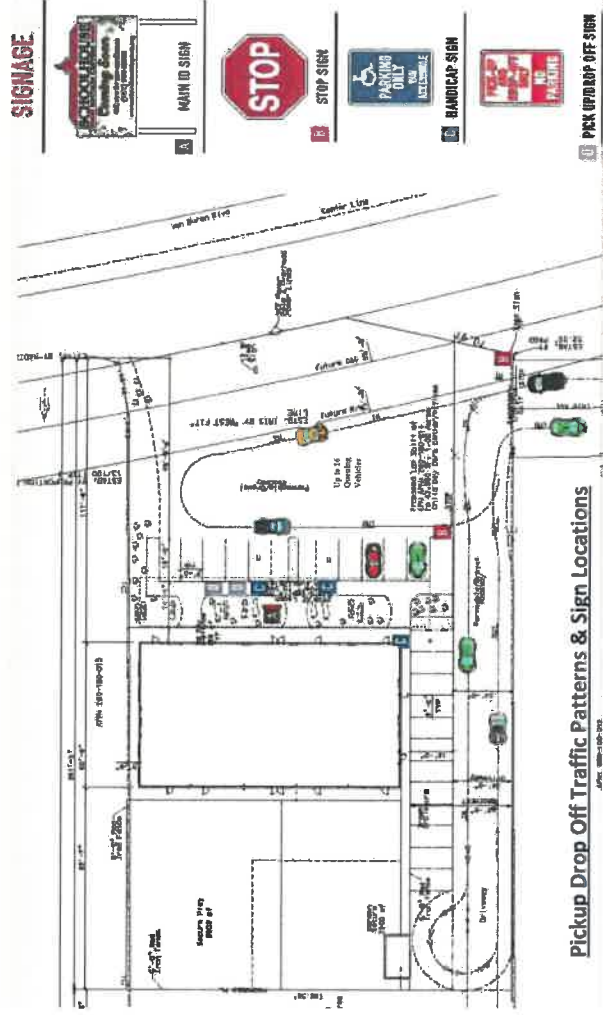
46-57 Pickups Children & Employees between 12:30 PM & 6:00 PM

DayCare Signage



- Handicap Parking Sign**
- 17" h x 12" w
 - .080 Aluminum
 - Rounded Corners
 - Painted, Reflective
 - Vinyl Copy/Art
 - Square aluminum sign posts, perforated, Concrete footings TBD
 - Grade TBD

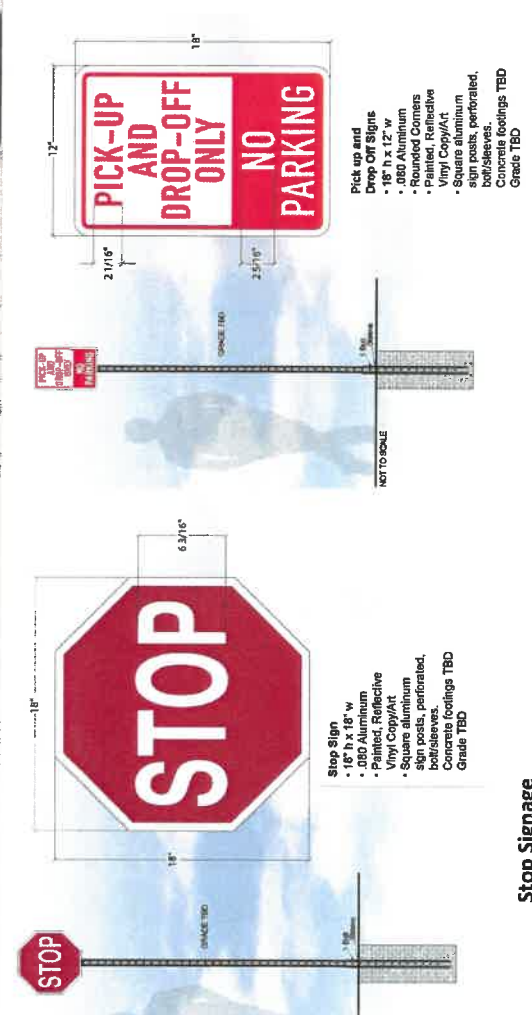
Handicap Parking Signage



Signage



Pickup Drop Off Traffic Patterns & Sign Locations



- Stop Sign**
- 18" h x 18" w
 - .080 Aluminum
 - Painted, Reflective
 - Vinyl Copy/Art
 - Square aluminum sign posts, perforated, Concrete footings TBD
 - Grade TBD

- Pick up and Drop Off Signs**
- 18" h x 12" w
 - .080 Aluminum
 - Rounded Corners
 - Painted, Reflective
 - Vinyl Copy/Art
 - Square aluminum sign posts, perforated, Concrete footings TBD
 - Grade TBD

Pick-Up And Drop-Off Signage

REVISED

SCHOOLHOUSE DAYCARE CENTERS

Prepared by: LuAnne Beon
Design Engineering Consultant
1561 Temescal Ave., Norco, Ca 92866
951-377-1556
luanneb@eml.com

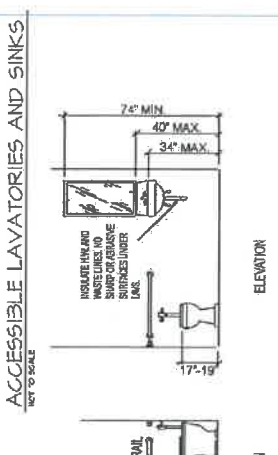
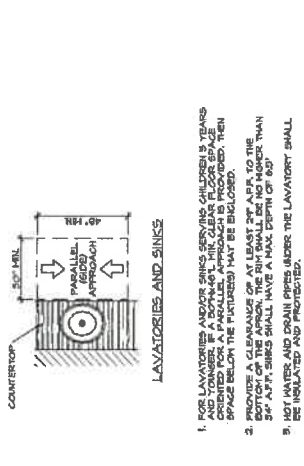
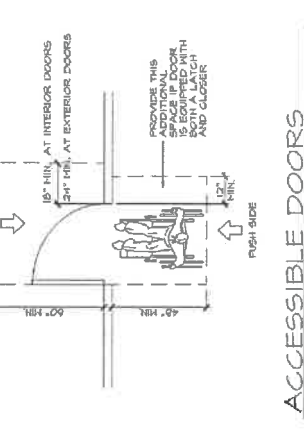
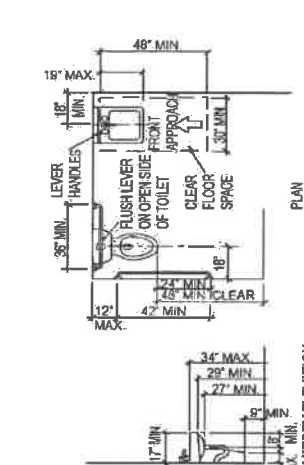
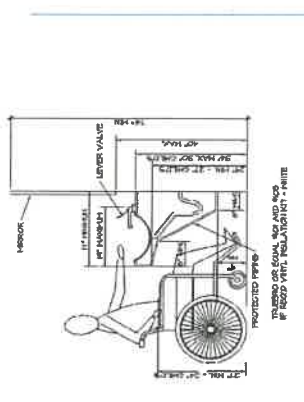
Applicant:
Loren Watson
1560 Stony Brook Dr
Beverly Hills, CA 91604
Loren@stonybrook.com

Traffic Pattern & Sign Layout
& Single Family Residence
APN 280-100-014

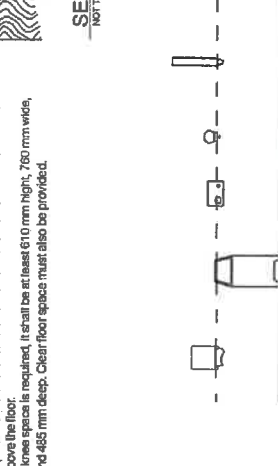
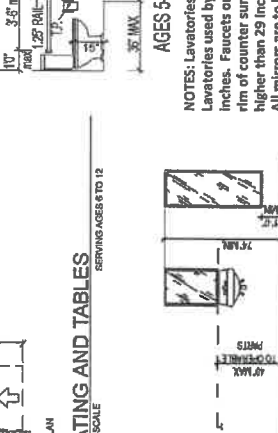
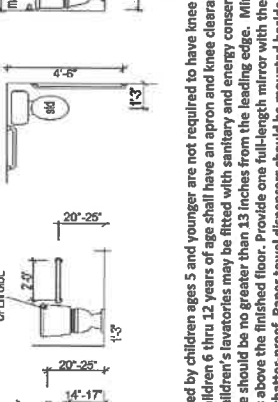
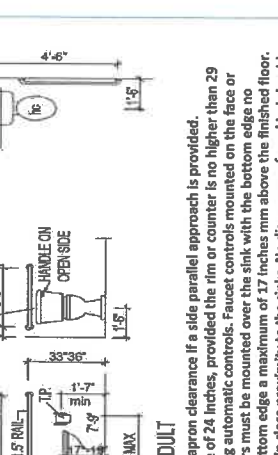
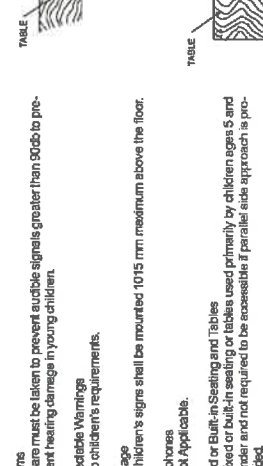
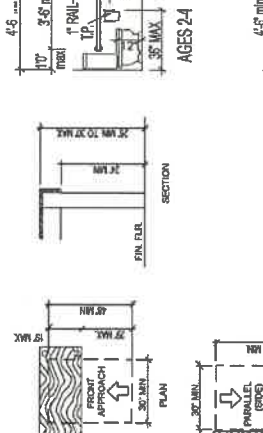
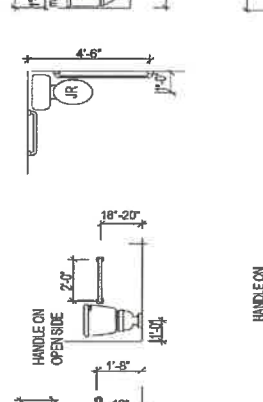
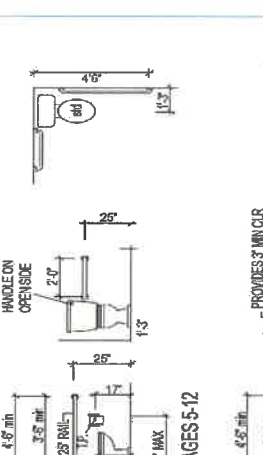
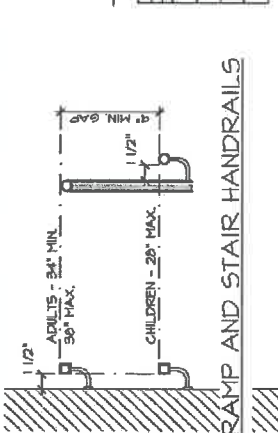
Building Department Review

ACKNOWLEDGEMENT

Plan Review:
Date: 1/26/17
Checked by: LEB
Drawing Number: A-5



FIXTURE	MIN. CLEARANCE	MIN. CLEARANCE	MIN. CLEARANCE
TOILET	58" MIN.	58" MIN.	58" MIN.
WATERCLOSET CONTROLS	58" MIN.	58" MIN.	58" MIN.
TOILET SEAT	58" MIN.	58" MIN.	58" MIN.
TOILET TISSUE DISPENSER	58" MIN.	58" MIN.	58" MIN.



ACCESSORIES MOUNTING HEIGHTS
 NOT TO SCALE

ACCESSORIES MOUNTING HEIGHTS
 NOT TO SCALE

ACCESSORIES MOUNTING HEIGHTS
 NOT TO SCALE

ACCESSORIES MOUNTING HEIGHTS
 NOT TO SCALE

NOTES: Lavatories used by children ages 5 and younger are not required to have knee or apron clearance if a side parallel approach is provided. Lavatories used by children 6 thru 12 years of age shall have an apron and knee clearance of 24 inches, provided the rim or counter is no higher than 29 inches. Faucets on children's lavatories may be fitted with sanitary and energy conserving automatic controls. Faucet controls mounted on the face or rim of counter surface should be no greater than 43 inches from the leading edge. Mirrors must be mounted over the sink with the bottom edge no higher than 29 inches above the finished floor. Provide one full-length mirror with the bottom edge a maximum of 17 inches mm above the finished floor. All mirrors are to be shatter-proof. Paper towel dispensers should be mounted beside or in close proximity to the sinks. No dispensers of any kind should have serrated edges if they are within children's reach. Sinks used by children ages 5 and younger are not required to have knee or apron clearance if a side parallel approach is provided. Sinks used by children 6 thru 12 years of age shall have an apron and knee clearance of 24 inches provided the rim or counter is no higher than 29 inches. Controls and Operating Mechanisms shall be mounted so the Maximum High Reach is 36 inches; minimum low reach is 20 inches above the finished floor on the wide side of toilet areas. Toilet paper dispensers should be mounted 14 inches above the finished floor within children's reach.

REV	NO.	DESCRIPTION

REV	NO.	DESCRIPTION
A	1	ISSUED FOR PERMITS
B	2	ISSUED FOR PERMITS
C	3	ISSUED FOR PERMITS

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951-377-1566 Lumme@gmail.com
Prepared by: Luame Beant
Design Engineering Consultant



Application
Lumen Beant
15390 Stony Creek Dr
Riverside, CA 92504
lummeengineering.com

Grading Plan
& Single Family Residence
APN 280-100-014
Child Day Care Center

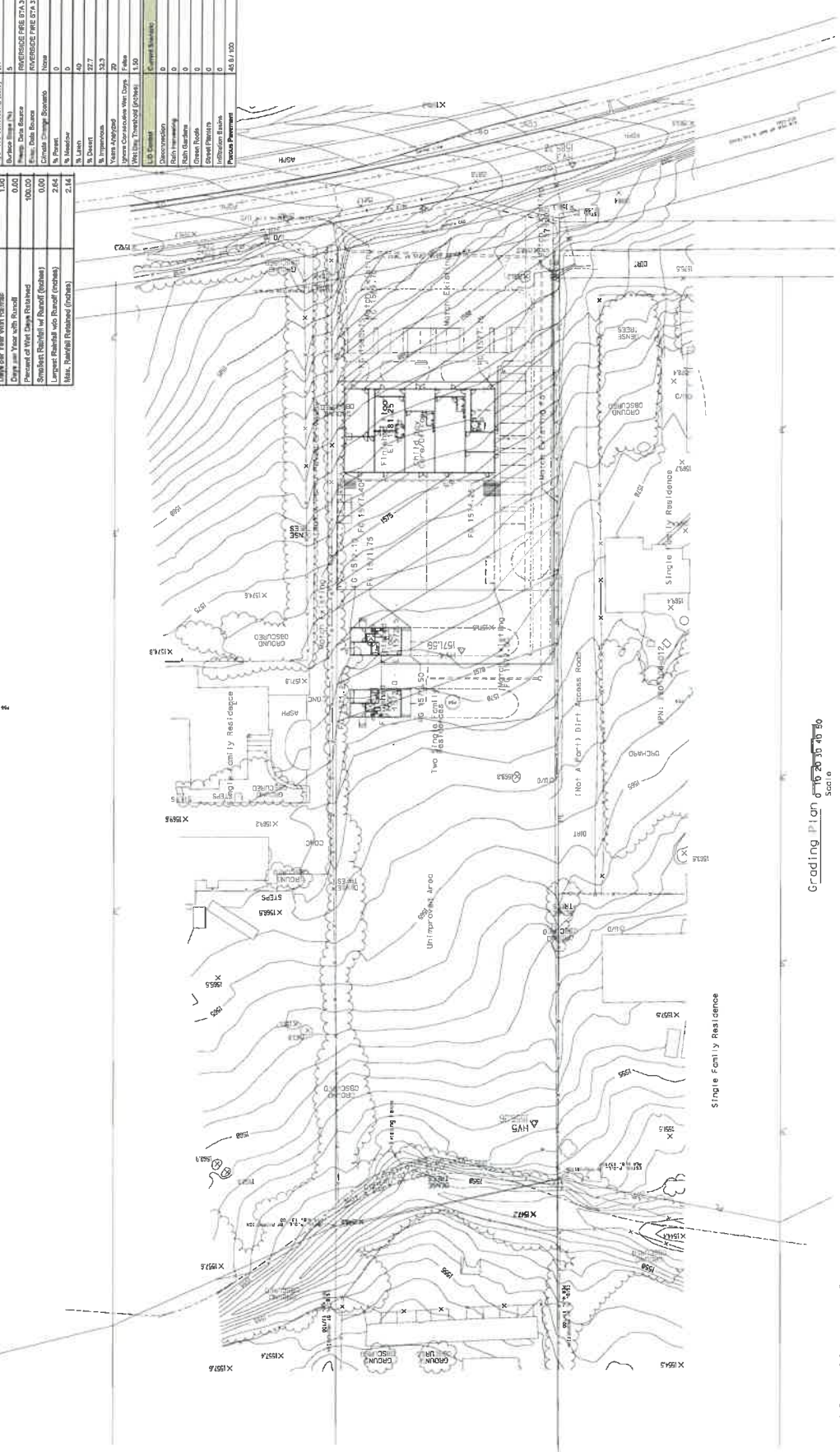
Building Department Review
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Sheet Title	C-1
Plot Plan Review	
Date	08/20/17
Drawn by	LEB
Checked by	LEB
Number	C0003201
Drawing Number	C-2

Item	Quantity	Material	Notes
10.00	10.00	Earthwork	
1.50	1.50	Average Annual Rainfall (inches)	
1.50	1.50	Design Storm Intensity (in/hr)	
0.01	0.01	Design Rain Depth (inches)	
0.00	0.00	Design Runoff Coefficient	
100.00	100.00	Percent of Wet Deck Retained	
0.00	0.00	Shortest Retention Time (minutes)	
2.44	2.44	Minimum Retention Volume (cubic feet)	
2.14	2.14	Minimum Retention Volume (cubic feet)	

Item	Material	Quantity
1	Import/Export Soil Group	0.00
2	Hydraulic Conductivity (cm/s)	0.14
3	Soil Permeability	5
4	Permeability (cm/s)	0.00
5	Permeability (cm/s)	0.00
6	Permeability (cm/s)	0.00
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100	Permeability (cm/s)	0.00

1



Grading Plan Scale 1" = 40'-0"

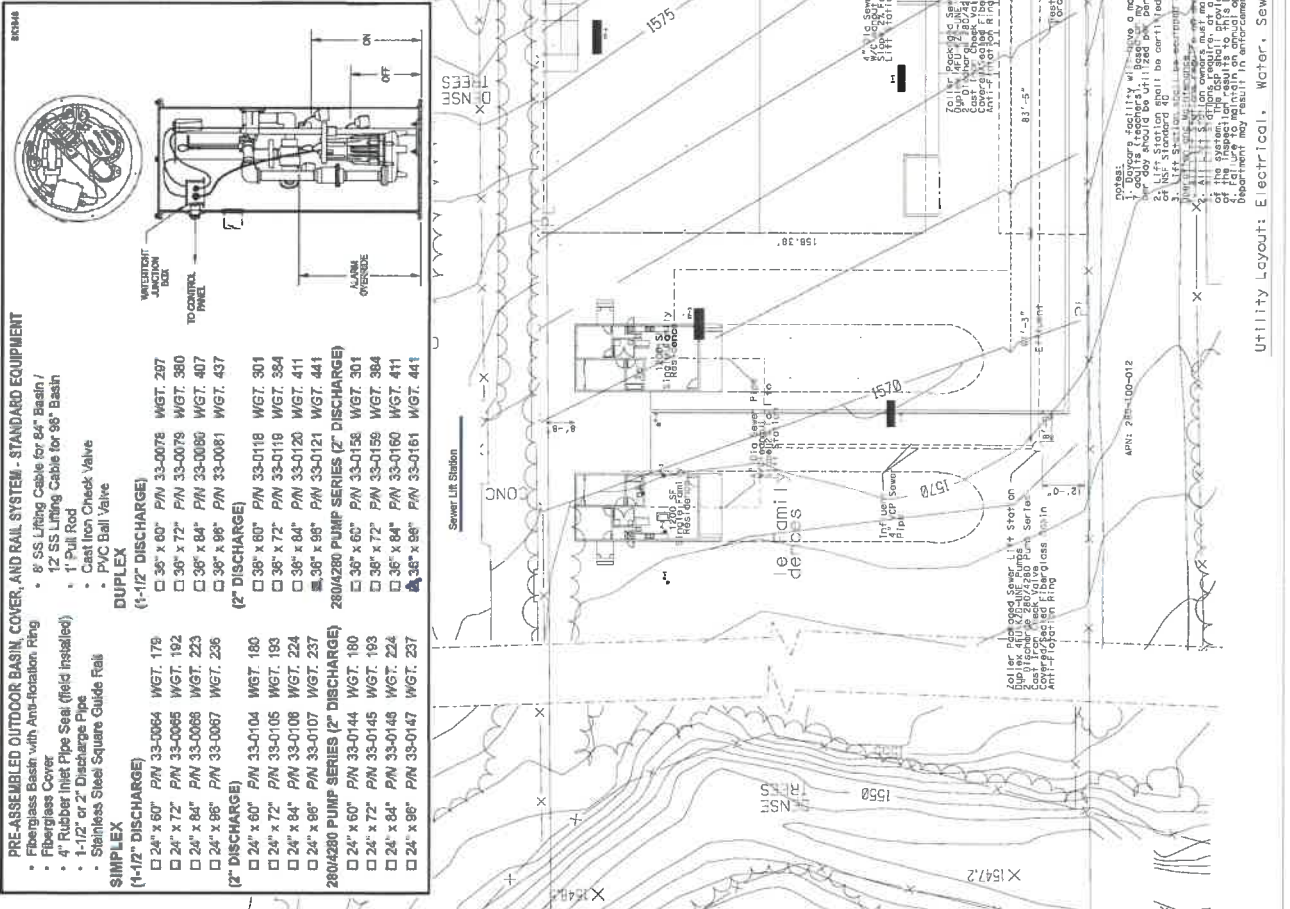
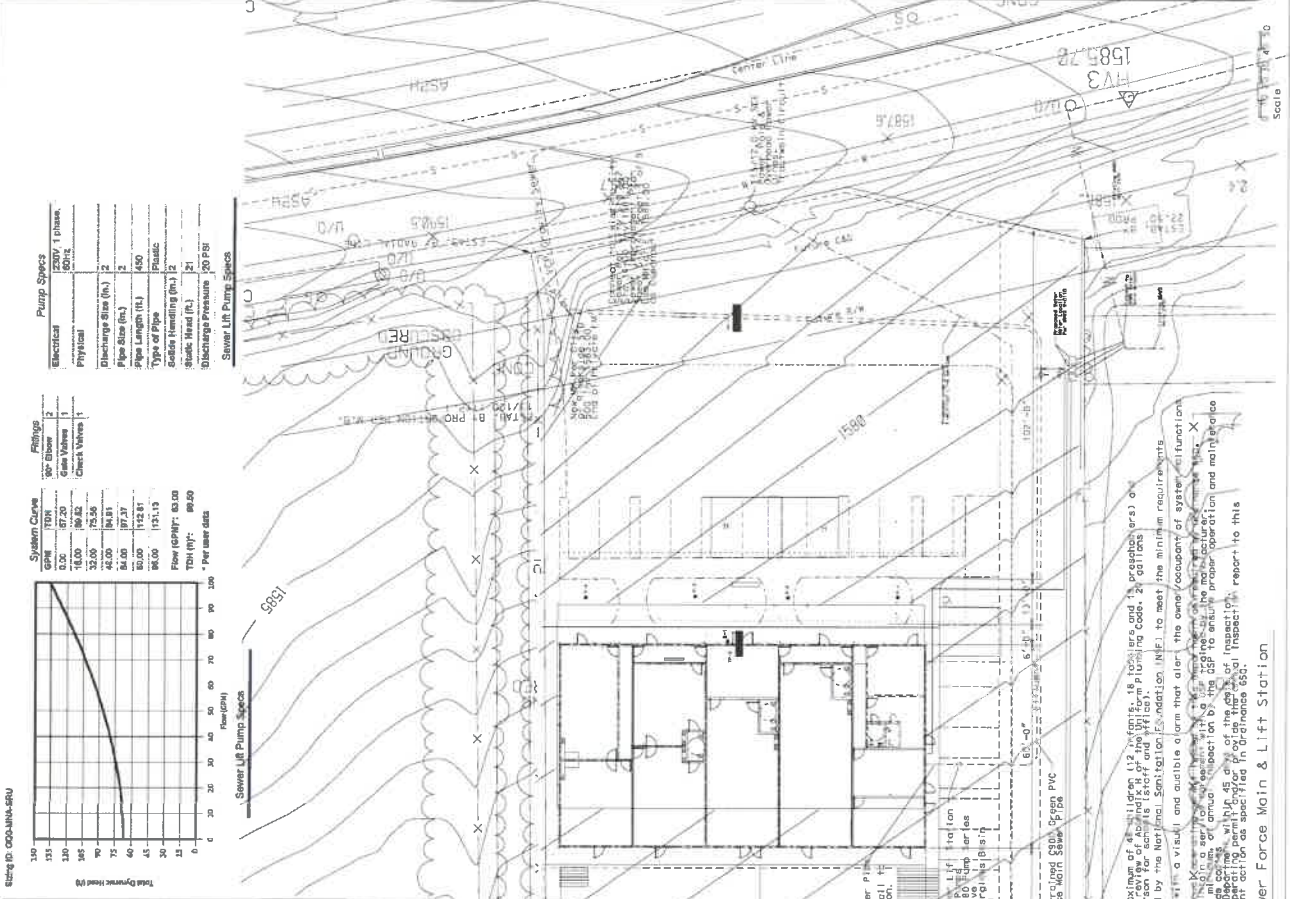
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Build: Mapography Report and DataQuest
- FIRM File: 280-100-014
- EST Method: 11.1%, 10.0% CX, Balanced
- EST Method: 11.1%, 10.0% CX, Balanced

Prepared by: LUNA Beaumont Engineering Consultancy
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 LUNA BEAUMONT ENGINEERING CONSULTANCY

Project Title: Utility Layout
 Building Department Review
 Client: Child Day Care Center & Single Family Residence
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 1-800-931-1177
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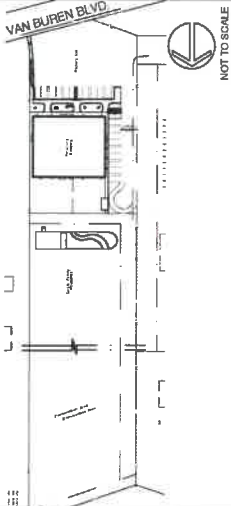
CHILD DAY CARE CENTER & SINGLE FAMILY RESIDENCE

APN 280-100-014 RIVERSIDE, CALIFORNIA LANDSCAPE ARCHITECTURAL PLANS

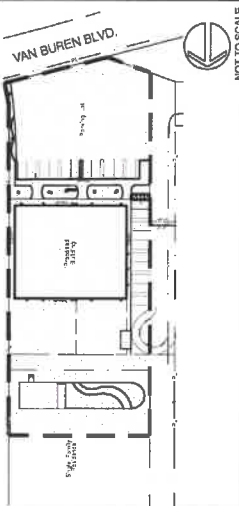
SHEET INDEX

L.0.01	TITLE SHEET
L.1.01	IRRIGATION PLAN
L.2.01	IRRIGATION DETAILS
L.3.01	PLANTING PLAN
L.4.01	PLANTING DETAILS
L.5.01	LANDSCAPE SPECIFICATIONS
L.5.02	LANDSCAPE SPECIFICATIONS

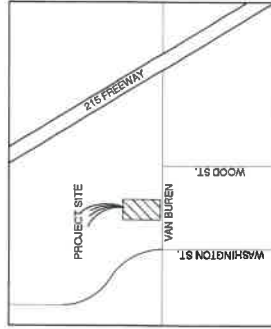
SITE PLAN



LIMIT OF WORK



VICINITY MAP



GENERAL NOTES

- CONTRACT DOCUMENTS shall consist of specifications and all general conditions and the drawings. The contractor shall be responsible for obtaining all necessary permits and licenses for the proper execution of this work. The contractor shall be responsible for obtaining all necessary permits and licenses for the proper execution of this work.
- VERIFICATION: The contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications of the work of others, the contractor shall immediately notify the architect in writing. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- PERMITS: All work shall be performed by a CDPF Certified Licensed Landscape Contractor.
- INSURANCE: The contractor shall carry all Workmen's Compensation, Public Liability and Property Damage Insurance as required by all applicable codes, regulations and the owner.
- LANDSCAPE ARCHITECTURE: The owner and architect, recognizing the fact that the contractor's responsibility is to install and maintain the landscape in accordance with the specifications, shall be held responsible for any damage to the site due to incorrect measurements.
- CONSTRUCTION SAFETY: The design, adequacy and safety of worker, excavation, heating, temporary supports, etc., is the sole responsibility of the contractor, and they shall be held responsible for any damage to the site due to incorrect measurements.
- SUBMITTALS: The contractor shall submit all submittals to the architect for review and approval. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- PROTECTION OF WORK, PROPERTY AND PERSON: The contractor shall adequately protect the site, adjacent property and the public, and shall be responsible for any damage or injury due to the work.
- CHANGES IN THE WORK: The owner may order changes in the work. The contract sum being paid shall be adjusted accordingly. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- PROVISIONS FOR EXTENSIVE: No work of any kind shall be considered or done unless a separate estimate is given for each item before it is commenced and it is approved by the owner, and the contractor shall be held responsible for any damage to the site due to incorrect measurements.
- SUBSTITUTIONS: All materials shall be approved unless the contractor can establish that they are acceptable, and substitutions are approved in writing by the landscape architect.
- COORDINATION OF WORK: The contractor shall be responsible for coordinating the work with the other trades and shall be held responsible for any damage to the site due to incorrect measurements.
- LANDSCAPE COORDINATION: The landscape coordinator shall be the architect's representative in the field. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- CLASSIFICATION OF DRAWINGS BEFORE BEGINNING: After reviewing the drawings thoroughly, the contractor shall be held responsible for any damage to the site due to incorrect measurements.
- WARNING: The landscape architect reserves the right to check and verify the quality of materials, methods, and workmanship. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- PRE-CONSTRUCTION CONFERENCE: The contractor shall meet with the landscape architect at least 7 days before beginning work. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- COMPLETION: Completion is defined as being when all work of the contract has been completed and all materials have been installed and the site is ready for use. The contractor shall be held responsible for any damage to the site due to incorrect measurements.
- GUARANTEE: In addition to the specified guarantee provided for in the separate sections of the specifications, the contractor shall guarantee in writing all workmanship and materials for the period of one year from the date of acceptance of the work by the owner.

CONSULTANTS:

ARCHITECT:
LUANNE BEAN
3161 TEMESCAL AVE.
MORCO, CA 92590
TEL: 951/577-1599

MWEO COMPLIANCE:

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONCEPT PLAN TO THE LOCAL WATER PURVEYOR FOR REVIEW AND APPROVAL OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE 441. PROJECT CONDITIONS OF APPROVAL, AND IN SINGLE-FAMILY RESIDENCES, THE LANDSCAPE CONCEPT PLAN SHOULD THE ORDINANCES BEING APPLIED TO THE PROJECT.

THUNDERBOLT, CA 92588

TOTAL USAGE:	111,076 SQ. FT.
TOTAL LANDSCAPE AREA:	4,370,640 SQ. FT.
PROJECT TYPE:	NEW
WATER SUPPLY TYPE:	POTABLE
LOCAL WATER PURVEYOR:	WESTERN MUNICIPAL WATER DISTRICT

OWNER/CLIENT:

FUSION GROUP
680 COLUMBIA AVE, RIVERSIDE CA 92507
CONTACT: MR. LOREN HANSON
PHONE: 714/720-5461

APPROVALS



Segura Associates, Inc.
Landscape Architects - Land Planning, Urban Design
PO Box 964 Riverside, CA 92502
Tel: (951) 696-2700
Fax: (951) 696-2700
E: segura@segurainc.com

TITLE SHEET

Scale	As Shown
Date	7/20/17
Drawn by	LS
Checked by	LS
Project No.	09022017
Drawing Number	L.0.01

Prepared by: Luanne Bean
Design Engineering Consultant
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561-577-1595 luannebean@dnain.com



ARCHITECT:
LUANNE BEAN
3161 TEMESCAL AVE.
MORCO, CA 92590
TEL: 951/577-1599

Child Day Care Center
& Single Family Residence
APN 280-100-014

Building Department Review

Sheet Title

- 4" pipe (provided)
- bubbler (included) 1" O.D. (1/2" grommet included)
- riser pipe (provided) 1/2" O.D. (1/2" grommet included)
- 1/2" riser pipe (provided)
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NOTE: 1/2" RISER PIPE IS 1/2" O.D. OF HOSE SIZE.

- riser pipe, as reqd.
- water pistol (provided)
- riser pipe, as reqd.
- backflow preventer (provided)
- riser pipe, as reqd.
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NOTE: RISER PIPE IS 1/2" O.D. OF HOSE SIZE.

- concrete pad
- 1" riser pipe
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Designed By: LuAnne Beem
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591-77-1368 lurnebhm@earthlink.net

Child Day-Care Center
& Single Family Residence
4PN 280-100-014

Building Department
Review

Sheet Title

IRRIGATION DETAILS

Scale: 1/8" = 1'-0"
Date: 7/25/17
Sheet: 1-2
Project: 111666

DATE	DESCRIPTION

Prepared By: LuAnne Bean
 Design Engineering Consultant
 3151 International Ave., Norco, Ca 92860
 951-777-1565 luanneb@earthlink.com

Client: Child Day Care Center & Single Family Residence
 280-100-014

Building Department Review

Street Title

PLANTING PLAN

Scale: 1" = 20'

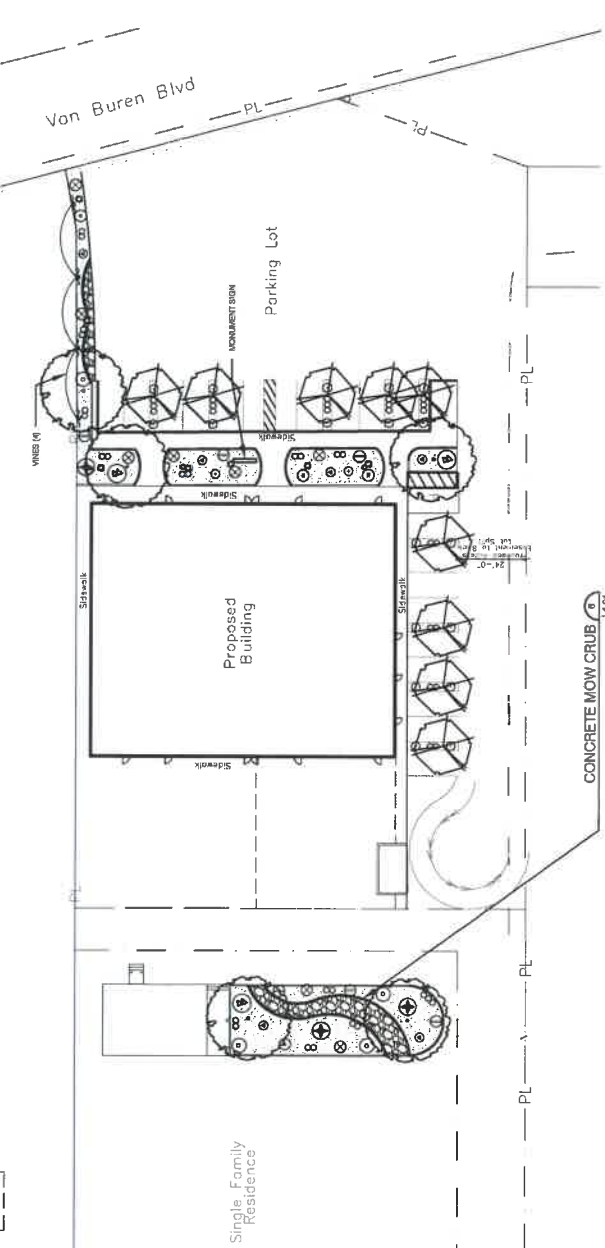
DATE	BY	DESCRIPTION
7/20/17	LB	

Project No: 16202017
 Drawing No: 10104

L3.01

PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAKING "HIS/HER" PARTY WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- ALL PLANTING SHALL BE UNDER THE DIRECTION OF A LICENSED CONTRACTOR WHO IS RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND SOAKILL REQUIREMENTS.
- FOR COMPLETION OF INSTALLATION, A MAINTENANCE PERIOD OF NINETY (90) DAYS IS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS.
- ALL PLANTS LOCATED WITHIN THE SOIL PREPARATION AREA SHALL BE INSTALLED WITHIN THE SOIL PREPARATION AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS.
- CONTRACTOR SHALL ACCEPT GRADE PRIOR TO COMMENCING WORK. STARTING WORK SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL UNUSUAL SLOPES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL UNUSUAL SLOPES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER'S LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE. LOCATION SHALL BE APPROVED PRIOR TO EXCAVATION.
- ALL TREES LOCATED WITHIN THE PLANTING AREA SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE THE PROTECTIVE PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS.
- CONTRACTOR SHALL ACCEPT GRADE PRIOR TO COMMENCING WORK. STARTING WORK SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL UNUSUAL SLOPES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL UNUSUAL SLOPES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- CONTRACTOR SHALL NOTIFY OWNER SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION CHECKS AS REQUIRED BY SPECIFICATIONS.
- ALL TREES NOT PLANTED IN TURF GRASS SHALL BE INSTALLED WITHIN A MINIMUM OF 15 FEET FROM ANY EXISTING OR PROPOSED CONCRETE OR MASONRY FOUNDATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND INSTALLATION OF ALL PLANTS AND MATERIALS.
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PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.	P.F.	QTY	COMMENTS
①	ACACIA REDOLENS	PROSTRATE ACACIA	5 GAL	0.2	L	3	
②	ALOE	ALOE BLUE ELP	1 GAL	0.2	L	48	
③	AGAVE ATTENUATA	FOX TAL AGAVE	5 GAL	0.2	L	3	
④	CONVOLVULUS CHERLUM	BUSH MORNING GLORY	5 GAL	0.2	L	8	
⑤	LANTANA CHAMA	LANTANA	5 GAL	0.2	L	4	
⑥	PENSETUM ORIENTALE	TEXAS WANSER	5 GAL	0.2	L	6	
⑦	SALVIA GREGGII	FLOUNTAIN GRASS	5 GAL	0.2	L	4	
⑧	SALVIA GREGGII	CLEVELAND SAGE	5 GAL	0.2	L	4	
⑨	SALVIA GREGGII	AUTUM SAGE	5 GAL	0.2	L	20	
⑩	ACACIA SIMILI	DESSERT SWEET ACACIA	24" BOX	L	0.2	8	
⑪	RHUS LANSEA	AFRICAN SUMAC	24" BOX	L	0.2	5	
⑫	RECOMPOSED GRANITE	D.G.	STABILIZED			3,288 SQFT	
⑬	RECREATIVE STONE		717 SQFT				
⑭	MACFARVENA UNGLIUS-CATI	CATS CLAW WINE	5 GAL	0.2	L	4	
⑮	BOULDERS					3	
⑯	BOULDERS					7	

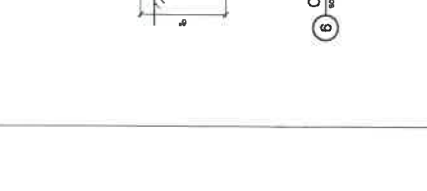
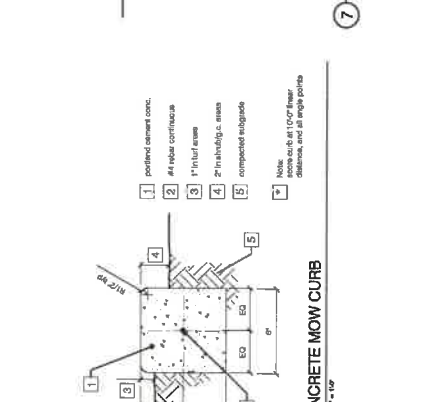
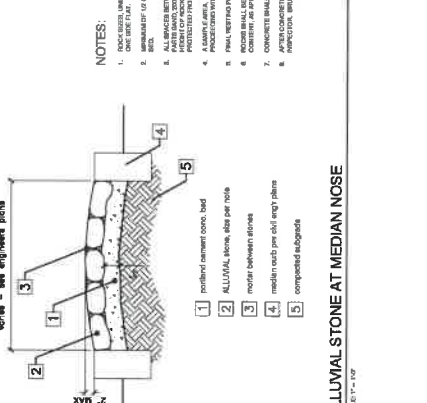
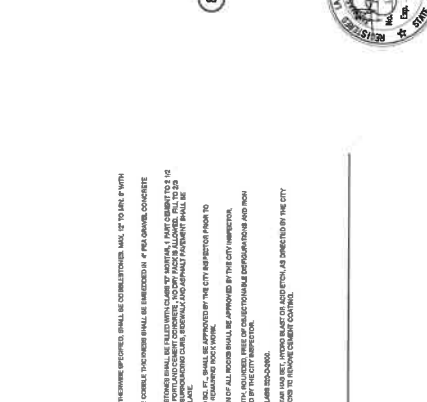
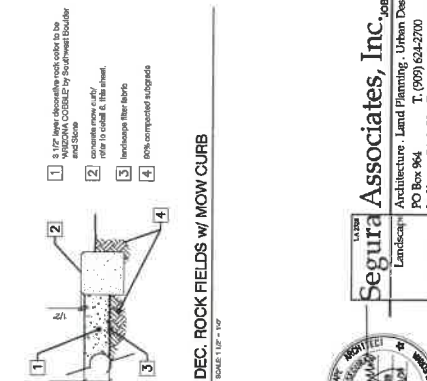
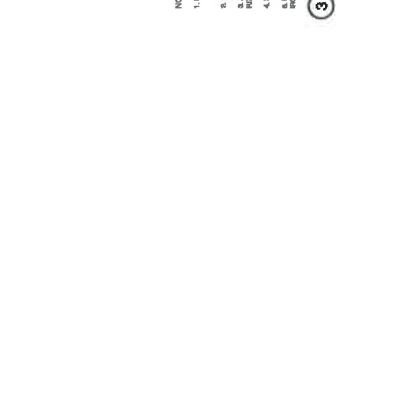
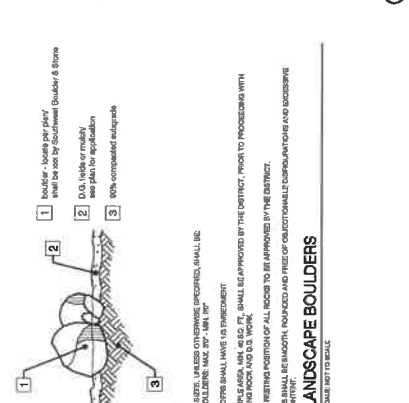
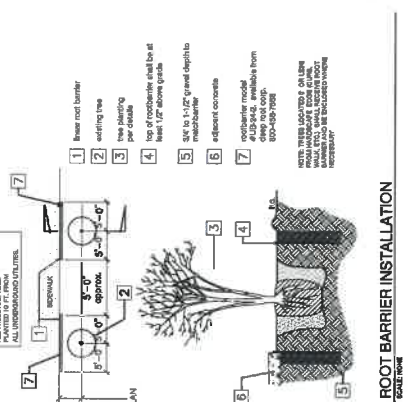
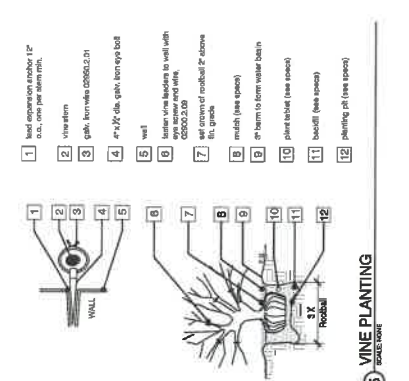
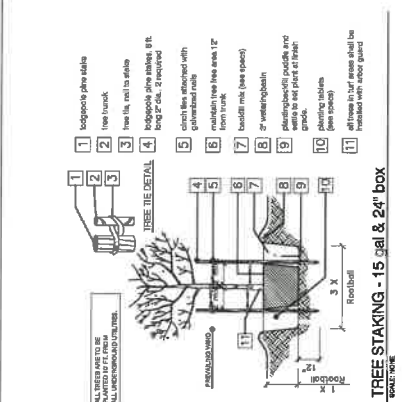
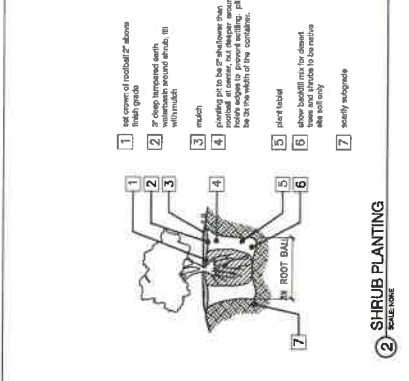
MWLE COMPLIANCE

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONCEPT PLAN TO THE CITY OF SAN ANTONIO FOR REVIEW WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

[Signature]
 THE CITY OF SAN ANTONIO, TEXAS | SAN ANTONIO, TX 78204

Segura Associates, Inc.
 Landscape Architecture & Land Planning, Urban Design
 PO Box 96-029030
 La Verne, CA 91750 E. segura@segurainc.com

Scale: 1" = 20'



Segura Associates, Inc.
 Landscape Architecture
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Phone: (310) 274-8888
 Website: www.segura.com

Building Department Review
 Child Day Care Center
 & Single Family Residence
 APN 280-100-014

Street Title
 PLANTING DETAILS

Scale: 1/8" = 1'-0"
 Date: 7/25/17
 Drawn by: JLB
 Checked by: JLB
 Project No: 17-00201517
 Drawing No: 04

L4.01
 Drawing No: 04

FINAL MAINTENANCE INSPECTIONS: At the end of the construction period, the contractor shall submit a final maintenance inspection report to the City of Menlo Park. The report shall include a list of all maintenance items to be performed, a schedule for the performance of such items, and a description of the items to be performed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

WEED CONTROL: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

SOIL REMEDIATION: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

CONSTRUCTION: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

PLANTING: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

MAINTENANCE: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

GENERAL NOTES: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

PLANTING SPECIFICATIONS: The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed. The contractor shall be responsible for the maintenance of all landscape elements until the final maintenance inspection is completed.

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La Jolla, CA 91970 E: bsegura@segura.com

JOB #1704



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



Juan C. Perez
Agency Director

09/23/19, 4:34 pm

PM37402

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37402. 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 (PM37402) 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

Tentative Parcel Map No. 37402 is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP Tentative Map, dated August 6, 2019.

Advisory Notification. 5 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)
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 68020 (90 Days to Protest)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
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. 460 (Division of Land)
 - 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)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
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-Plan Check

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

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

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.

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

E Health

E Health. 1 DEH Comments

The proposed facility shall obtain potable water service from Western Municipal Water District (WMWD) and sanitary sewer service from the City of Riverside. For entitlement, a will-serve was received.

E Health. 2 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 1 0010-Fire-USE FIRE FLOW AND HYDRANTS**

Provide or show there exist fire hydrants capable of providing the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants must be spaced per the California Fire Code.

Flood**Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 37402 is a proposal for a schedule "H" subdivision of a 2.55-acre site in the Woodcrest area. The site is located on the north side of Van Buren Boulevard at the easterly terminus of Iris Avenue approximately 425 feet west of Ridgeway Avenue. This map is being processed concurrently with Plot Plan (PP) 26337, which is a proposal for a day care facility on Parcel 1 of the map. Parcel 2 will be developed as a single family residence.

The northeast corner of the site is clipped by a Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources (DWR) and listed in Ordinance 458 Section 5.d. The limits of this floodplain are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area. These floodplain limits shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the ECS. A note shall be placed on the ECS stating, "Approximate floodplain must be kept free of all fill, buildings, and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed."

This subdivision is not associated with any existing or proposed District maintained 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 (WQMP).

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1 0010-Planning-MAP - FEES FOR REVIEW**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning-All**Planning-All. 1 0015-Planning All- MAP - 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 1 0015-Planning All- MAP - HOLD HARMLESS (cont.)**

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 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 Transportation General**

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PM37402

Parcel: 280100014

Fire

000 - Fire. 1 015 - Fire additional comments. Not Satisfied

1.) 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. 2.) 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. 3. Turnarounds - For those parcels located in the Local Responsibility Area (LRA): • A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building. (TP# 16-001 rev 10/23/17)

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all fill, buildings, and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

050 - Flood. 2 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 2 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 3 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

Plan: PM37402

Parcel: 280100014

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 5 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 6 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1.00 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A-1-1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-MAP – ECS AND FINAL MAP Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

One drainage occurs onsite at the north end of the project. This drainage shall be labeled on the ECS and final map. A note shall be placed on the ECS stating: "drainages shall be kept free of grading/development/structures".

Plan: PM37402

Parcel: 280100014

50. Prior To Map Recordation

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

By the project's design, access on Van Buren Boulevard shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Van Buren Boulevard.

050 - Survey. 2 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 DEDICATION - IMPROVEMENT Not Satisfied

Unnamed access cul-de-sac street is a reserved private street and shall be improved with 24 feet of acceptable Base (0.33' thick) within a 24 foot private road easement as approved by the Director of Transportation. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

050 - Transportation. 2 INTERNAL CIRCULATION Not Satisfied

Student drop off and pick up drive aisle shall not encroach into the public road right of way.

050 - Transportation. 3 R O W DEDICATION Not Satisfied

Sufficient public street right of way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half width right of way per Standard No. 91, Ordinance 461.

NOTE: Since direct lot access is restricted from Van Buren Blvd. a barrier (e.g. fence, landscaping, etc.) shall be provided outside the road right-of-way along the project frontage. This will serve to prohibit drivers on Van Buren Blvd. from accessing the project directly. Signage may be required.

050 - Transportation. 4 RELOCATE SIGN Not Satisfied

Existing/future sign, monument sign, fence, and any structure shall be relocated outside the ultimate road right of way.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Plan: PM37402

Parcel: 280100014

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-MAP -IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Planning

060 - Planning. 1 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2 0060-Planning-MAP - GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 3 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder 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 1.00 acres (gross) for Parcel 1 and 1.55 acres (gross) for Parcel 2 in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be

Plan: PM37402

Parcel: 280100014

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction (cont.) Not Satisfied
consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-MSHCP GRADING PLAN REVIEW Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). One drainage occurs at the north end of the project. This drainage shall be delineated and clearly labeled on the grading plans and set for avoidance.

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLAN

Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO B/PMT WITHOUT G/PMT

Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL

Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance

Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE

Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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Parcel: 280100014

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 3 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval. <http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

Plan: PM37402

Parcel: 280100014

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 1.00 acres (gross) for Parcel 1 and 1.55 acres (gross) for Parcel 2 in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Transportation

090 - Transportation. 1 Map - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



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

Juan C. Perez
Agency Director



09/23/19, 5:08 pm

PP26337

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26337. 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 (PP26337) 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. 26337 proposes a 6, 480 square foot Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 square foot outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three accessible (3) spaces. Parcel 2 would be developed for a single family residence with a 24 foot wide access easement along the northwest portion of Parcel 1 to access Parcel 2.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

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

Tentative Map, dated August 6, 2019.

Exhibit A (Site Plan), dated August 6, 2019.

Exhibit B (Elevations), dated August 6, 2019.

Exhibit C (Floor Plans), dated August 6, 2019.

Exhibit G (Conceptual Grading Plan), dated August 6, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated June 5, 2019.

Exhibit M (Colors and Materials), dated August 6, 2019.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 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)

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
 - Current California Building Code

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. 460 (Division of Land)
 - 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)
 - Ord. No. 927 (Regulating Short Term Rentals)

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)

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS****PERMIT ISSUANCE:**

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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.

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. 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.

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

E Health

E Health. 1 DEH COMMENTS

The proposed facility shall obtain potable water service from Western Municipal Water District (WMWD) and sanitary sewer service from the City of Riverside. For entitlement, a will-serve was received.

E Health. 2 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0015 - Plot Plan

- 1.) 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.
- 2.) 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.
3. Turnarounds - For those parcels located in the Local Responsibility Area (LRA): • A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building. (TP# 16-001 rev 10/23/17)

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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4 0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 5 0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 6 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.

Planning. 7 0010-Planning-USE - LOW PALEO POTENTIAL

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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7****0010-Planning-USE - LOW PALEO POTENTIAL (cont.)**

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; placed 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.

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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 8 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. 9 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. 10 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. 11 0010-Planning-USE - HOURS OF OPERATION

Use of the facilities approved under this plot plan shall be limited to the hours of 6 a.m. to 6 p.m., Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

Planning. 12 0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the one (1) sign shown on APPROVED EXHIBIT A. Said sign is 8 feet in height and 32 square-feet in size. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 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, approvals, 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 and void.

Planning. 14 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property (Parcel 1 of PM37402) approved under this plot plan as a principal place of residence. No person, 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. 15 0010-Planning-USE - VOID RELATED PROJECT

Any approval for use of or development on this property that was made pursuant to PP26337 or PM37402 shall become null and void upon final approval.

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 0015-Planning All- MAP - 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 the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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 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.

Planning-CUL**Planning-CUL. 1 If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180015 ACCEPTED

County Geologic Report GEO No. 180015, submitted for the project PP26337 (PM37402), was prepared by GeoTek, Inc., and is titled; "Geotechnical and Infiltration Evaluation for Proposed Day Care Center and Single-Family Residence, Assessor's Parcel Number (APN) 280-100-014, Woodcrest Area of County of Riverside, California," dated January 15, 2018. GEO180015 concluded:

1. Based on our review and geologic mapping, No active faulting is known to or suspected to traverse the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. Based on the results of our field exploration, review of the site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements; however, due to the presence of shallow bedrock, the site is considered susceptible to the development of shallow perched water conditions.
3. Liquefaction is not considered to be a hazard at the subject site due to the underlying very dense soils.
4. Evidence of ancient landslides or slope instabilities at this site was not observed or noted during our evaluation, nor is the site located in a seismic hazard zone for landslide potential. Thus the potential for landslides is considered negligible.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

GEO180015 recommended:

1. Site preparation should commence with removal of deleterious materials and vegetation, and this material should be disposed of offsite.
2. To ensure a uniform engineered fill blanket beneath the proposed structures, the colluvium and older alluvium should be completely removed prior to fill placement.
3. A minimum depth of three feet of engineered fill should underlay all building pads.
4. Where new foundations are planned outside the areas of the proposed building pads (such as site walls), we recommend that a minimum three feet of engineered fill be provided below the proposed foundations and a minimum five feet beyond that.
5. Where this is not possible, reduced foundation strength parameters will be necessary.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1 GEO180015 ACCEPTED (cont.)**

GEO No. 180015 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180015 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation**Transportation. 1 Transportation General**

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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 - 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. 3 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.

Waste Resources. 4 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:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - AB 341 (cont.)

-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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF A WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Planning

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

Prior to the issuance of grading permits for Plot Plan No. 26337, 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 1.00 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

060 - Planning. 3 0060-PM37402 Approved and Recorded Not Satisfied

Prior to issuance of a Grading Permit, Tentative Parcel Map No. 37402 must be recorded.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-MSHCP GRADING PLAN REVIEW Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). One drainage occurs at the north end of the project. This drainage shall be delineated and clearly labeled on the grading plans and set for avoidance.

060 - Planning-EPD. 3 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Not Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per Trans. 80 and 90 condition of approval.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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60. Prior To Grading Permit Issuance Transportation

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection Planning-CUL

070 - Planning-CUL. 1 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - No Building Permit W/O Grading Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

Planning

080 - Planning. 1 0080-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.

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 A, B, & C.

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 A, B, & C.

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

Prior to issuance of building permits for Plot Plan No. 26337, 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*- SCHOOL MITIGATION Not Satisfied

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

Survey

080 - Survey. 1 ACCESS RESTRICTION Not Satisfied

By the project's design, access on Van Buren Boulevard shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Van Buren Boulevard.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping along Van Buren Boulevard.

080 - Transportation. 2 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Van Buren Boulevard and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 4 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Landscaping plans shall be submitted for review to the Transportation - Landscape Division for on-site and/or off-site/road right-of-way areas or easements adjacent to the public right-of-way areas. Approval of landscape plans is required prior to issuance of a building permit.

080 - Transportation. 5 R-0-W DEDICATION Not Satisfied

Sufficient public street right of way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half width right of way per Standard No. 91, Ordinance 461. NOTE: Since direct lot access is restricted from Van Buren Blvd. a barrier (e.g. fence, landscaping, etc.) shall be provided outside the road right-of-way along the project frontage. This will serve to prohibit drivers on Van Buren Blvd. from accessing the project directly. Signage may be required.

080 - Transportation. 6 SUBMIT WQMP IF REQUIRED Not Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval. <http://rcflood.org/npdes/>

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN 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. 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

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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.

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90. Prior to Building Final Inspection

Planning

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.

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 - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26337 has been calculated to be 0.84 net acres.

090 - Planning. 5 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of three (3) accessible parking space[s] 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. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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. 6 0090-Planning-USE - ORD 810 O S FEE (2) 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

Plan: PP26337

Parcel: 280100014

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - ORD 810 O S FEE (2) (cont.) Not Satisfied

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. 26337 is calculated to be 0.84 net acres.

090 - Planning. 7 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of nineteen (19) 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.

090 - Planning. 8 0090-Planning-USE - SKR FEE CONDITION 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 1.00 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 9 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(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate 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(s) 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. 10 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Van Buren Boulevard.

Plan: PP26337

Parcel: 280100014

90. Prior to Building Final Inspection Transportation

090 - Transportation. 2 DEDICATION -IMPROVEMENT Not Satisfied

Unnamed access Cul-de-sac Street is a reserved private street and shall be improved with 24 feet of acceptable Base (0.33' thick) within a 24 foot private road easement as approved by the Director of Transportation. The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

090 - Transportation. 3 INTERNAL CIRCULATION Not Satisfied

Student drop off and pick up drive aisle shall not encroach into the public road right of way.

090 - Transportation. 4 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Van Buren Boulevard. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 5 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Van Buren Boulevard.

090 - Transportation. 6 RELOCATE SIGN Not Satisfied

Existing/future sign, monument sign, fence, and any structure shall be relocated outside the ultimate road right-of-way.

090 - Transportation. 7 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 8 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Plan: PP26337

Parcel: 280100014

90. Prior to Building Final Inspection
Transportation

090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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.

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

DATE: September 19, 2017

TO:

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

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

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

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – EA43054 – Applicant: Loren Hanson – Engineer/Representative: Bean Luanne – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue – 2.55 ac – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The proposals are to subdivide the subject parcel into two (2) parcels; parcel 1 of 1.00 acre gross and parcel 2 of 1.55 acre gross. Parcel 1 will consist of a day care center with a total number of 48 children from ages six (6) weeks to five (5) years old. Hours of operations will range from 6:30 am to 6:00 pm Monday thru Friday. Parcel 2 will be developed for a single family residence with an ingress/egress easement for access to parcel 2. APN 280-100-014. **BBID: 549-618-641, UPROJ: PM37402, PP26337**

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 October 5, 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

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

DATE: May 2, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section

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

City of Riverside Sphere of Influence

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337, 2nd Submittal – EA43054 – Applicant: Loren Hanson – Engineer/Representative: Bean Luanne – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue – 2.55 ac – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST: The Tentative Parcel Map proposes to subdivide the subject parcel (2.55 acres) into two (2) parcels; Parcel 1 of 1.00 acre gross and Parcel 2 of 1.55 acre gross. The Plot Plan proposed will be located on Parcel 1 consisting of a day care center with a total number of 48 children from ages six (6) weeks to five (5) years old with approximately seven (7) teachers on staff. Hours of operations will range from 6:30 am to 6:00 pm Monday thru Friday. Parcel 2 will be developed for a single family residence with an 24 foot wide ingress/egress easement for access to Parcel 2. APN 280-100-014. **BBID: 549-618-641****

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 Public Land Use System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 31, 2018.** 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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 26, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Glen Holmes
Hemet

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor,
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1310MA18
Related File No.: PP26337 (Plot Plan), PM37402 (Tentative Parcel Map)
APN: 280-100-014

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. PM37402 (Tentative Parcel Map No. 37402), a proposal to divide a 2.55 acre parcel located northerly of Van Buren Boulevard, westerly of Ridgeway Avenue, and easterly of Chicago Avenue and the easterly terminus of Iris Avenue into two parcels, and PP26337 (Plot Plan), a proposal to develop a 6,480 square foot children’s day care center building with a 5,000 square foot outdoor play area on the proposed southerly one-acre parcel. (The proposed northerly 1.55 acre parcel will be developed with an 880 square foot single family residence.)

The site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity and residential density are not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 22,376 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,758.7 feet AMSL. The site’s maximum elevation is approximately 1,588 feet AMSL, and has a proposed maximum building height of 22 feet, resulting in a top point elevation of 1,610 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment of irrigation controllers, access gates, etc.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Fusion Properties, Loren Hanson (applicant/landowner)
Luanne Bean (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1310MA18\ZAP1310MA18.LTR.doc



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – EA43054 – Applicant: Loren Hanson – Engineer/Representative: Bean Luanne – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue – 2.55 ac – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) –

REQUEST: The proposals are to subdivide the subject parcel into two (2) parcels; parcel 1 of 1.00 acre gross and parcel 2 of 1.55 acre gross. Parcel 1 will consist of a day care center with a total number of 48 children from ages six (6) weeks to five (5) years old. Hours of operations will range from 6:30 am to 6:00 pm Monday thru Friday. Parcel 2 will be developed for a single family residence with an ingress/egress easement for access to parcel 2. APN 280-100-014.

Wheeler, Timothy

From: Thomson, Heather
Sent: Thursday, September 27, 2018 12:28 PM
To: Ebru Ozdil; Molly Earp-Escobar; Nicole Cory
Cc: Wheeler, Timothy; Andrea Fernandez
Subject: RE: PP26337 PM37402 - AB52 Consultation Closure

Thank you Ebru.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

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From: Ebru Ozdil [<mailto:eozdil@pechanga-nsn.gov>]
Sent: Thursday, September 27, 2018 12:23 PM
To: Thomson, Heather <HTHOMSON@RIVCO.ORG>; Molly Earp-Escobar <mescobar@pechanga-nsn.gov>; Nicole Cory <ncory@pechanga-nsn.gov>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Andrea Fernandez <afernandez@pechanga-nsn.gov>
Subject: RE: PP26337 PM37402 - AB52 Consultation Closure

Dear Heather,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate conditions of approval/mitigation measures to be implemented during development of the PP 26337 PM 37402 Project. With this e-mail and the inclusion of the measures/conditions included in the attached letter in your email dated September 26, 2018 we consider our AB 52 consultation complete at this time. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Hearing.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

*Ebru T. Ozdil
Cultural Analyst
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593*

*Office: (951)-770-6313
Fax: (951)-693-2314
eozdil@pechanga-nsn.gov*

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From: Thomson, Heather [<mailto:HTHOMSON@RIVCO.ORG>]
Sent: Wednesday, September 26, 2018 1:33 PM
To: Ebru Ozdil <eozdil@pechanga-nsn.gov>; Molly Earp-Escobar <mescobar@pechanga-nsn.gov>; Nicole Cory <ncory@pechanga-nsn.gov>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: PP26337 PM37402

Hi Ebru-

I am writing to you about a project that we have been consulting on since September 2017. The property is located off of VanBuren and the project will be a Child Day Care Center. The record search came back that the property had never been surveyed. I went out to look at it today and did not find any resources. However, because the soils are alluvium to 3½' and because there are milling sites to the south, I have conditioned the project for both archaeological and native monitoring. Please see the attached conditions of approval for this project.

Also please let me know if you have any further comments or concerns or if there are any tribal cultural resources that may be impacted by this project.

Thank you.

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – EA43054 – Applicant: Loren Hanson – Engineer/Representative: Bean Luanne – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue – 2.55 ac – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) –

REQUEST: The proposals are to subdivide the subject parcel into two (2) parcels; parcel 1 of 1.00 acre gross and parcel 2 of 1.55 acre gross. Parcel 1 will consist of a day care center with a total number of 48 children from ages six (6) weeks to five (5) years old. Hours of operations will range from 6:30 am to 6:00 pm Monday thru Friday. Parcel 2 will be developed for a single family residence with an ingress/egress easement for access to parcel 2. APN 280-100-014.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

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REQUEST: The proposals are to subdivide the subject parcel into two (2) parcels; parcel 1 of 1.00 acre gross and parcel 2 of 1.55 acre gross. Parcel 1 will consist of a day care center with a total number of 48 children from ages six (6) weeks to five (5) years old. Hours of operations will range from 6:30 am to 6:00 pm Monday thru Friday. Parcel 2 will be developed for a single family residence with an ingress/egress easement for access to parcel 2. APN 280-100-014.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and [email cc to fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

San Manuel Band of Mission Indians
Lee Clauss , Director
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37402, EA43054)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 27, 2017

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O Box 693
San Gabriel, CA 91778

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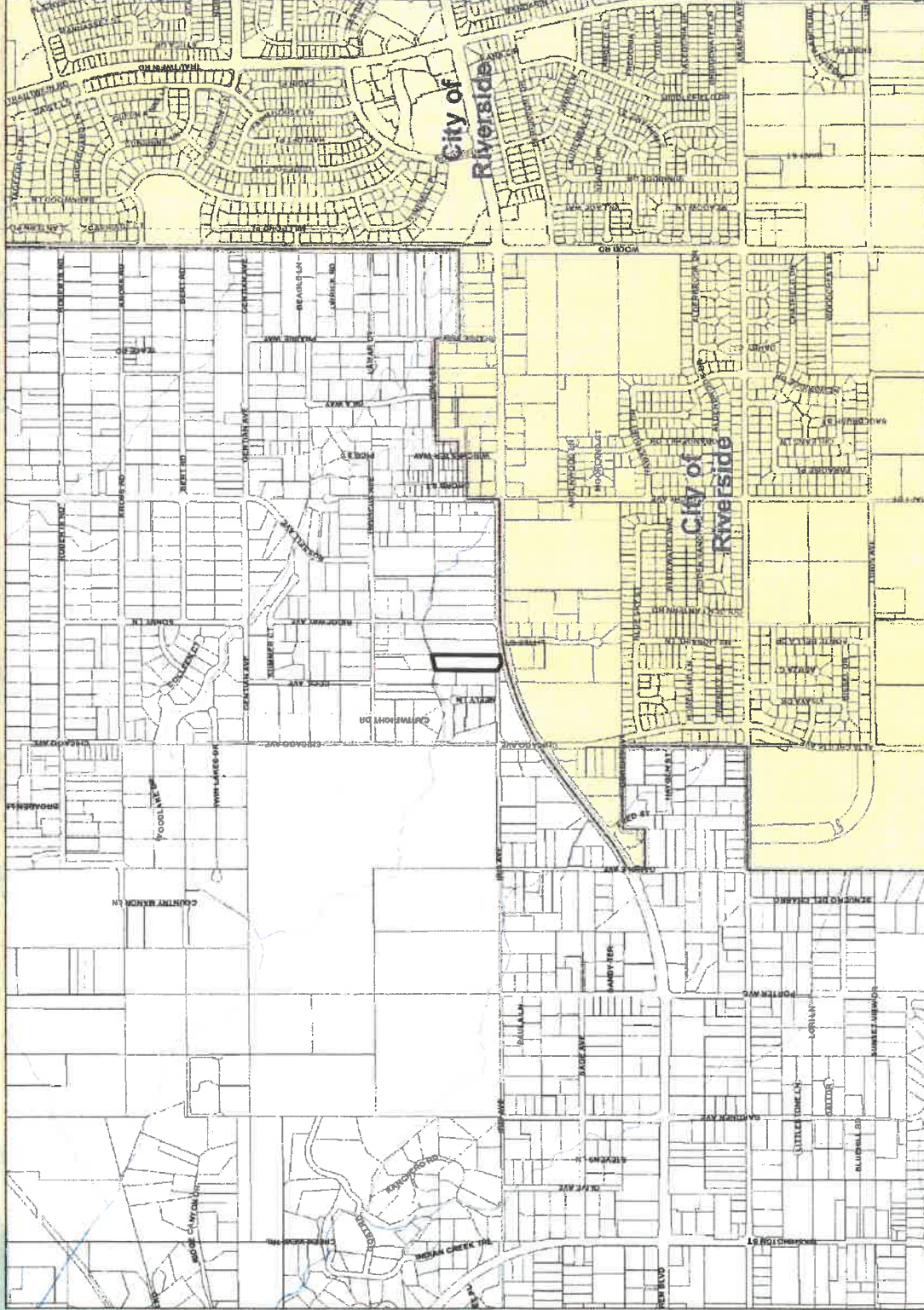
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PM37402



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
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 - counties
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 - waterbodies
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 - Rivers



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.



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PM37402



- Legend**
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0 405 809 Feet



REPORT PRINTED ON... 9/25/2017 4:31:37 PM

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Craig D. Miller
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

January 29, 2018

Luanne Bean
Fusion Group
15590 Stoney Creek Drive
Riverside, CA 92504

**WATER AND SEWER AVAILABILITY REQUEST, LOT 58 OF TRACT 2 -
APN 280-100-014, GRID #39037, ID-1, T3S, R4W, SEC. 19**

A potential customer at the above location, has inquired with Western Municipal Water District ("Western") about obtaining water and sewer service to construct a single family residential tract development with approximately 1,200 S.F. and a children's day care school with a maximum occupancy of approximately 6,300 ("Proposed Project") and has requested that Western provide a letter setting forth the terms and conditions of water and sewer service.

The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

- (a) applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;
- (b) applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users, and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:
 - (i) provide and/or pay for connection facilities, as well as certain additional facilities that will be necessary to

accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

- (ii) provide and/or pay for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;
 - (iii) payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and
 - (iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.
- (c) Western is the water and sewer service agency. However, Western does not have sewer facilities within the vicinity of the proposed project. Facilities sufficient to serve the project will need to be planned and installed, or other arrangements made in collaboration with Western.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer shall pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is currently \$5,000.00. Depending on the complexity of the proposed development, surplus in account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water, sewer, and/or recycled water facilities and proposed points of connection.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

Fusion Group
1/29/2018
Page 3 of 3

All requirements are subject to change without notice and in no case shall the terms of water and sewer availability remain in effect greater than one (1) year from the issuance date of this letter.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

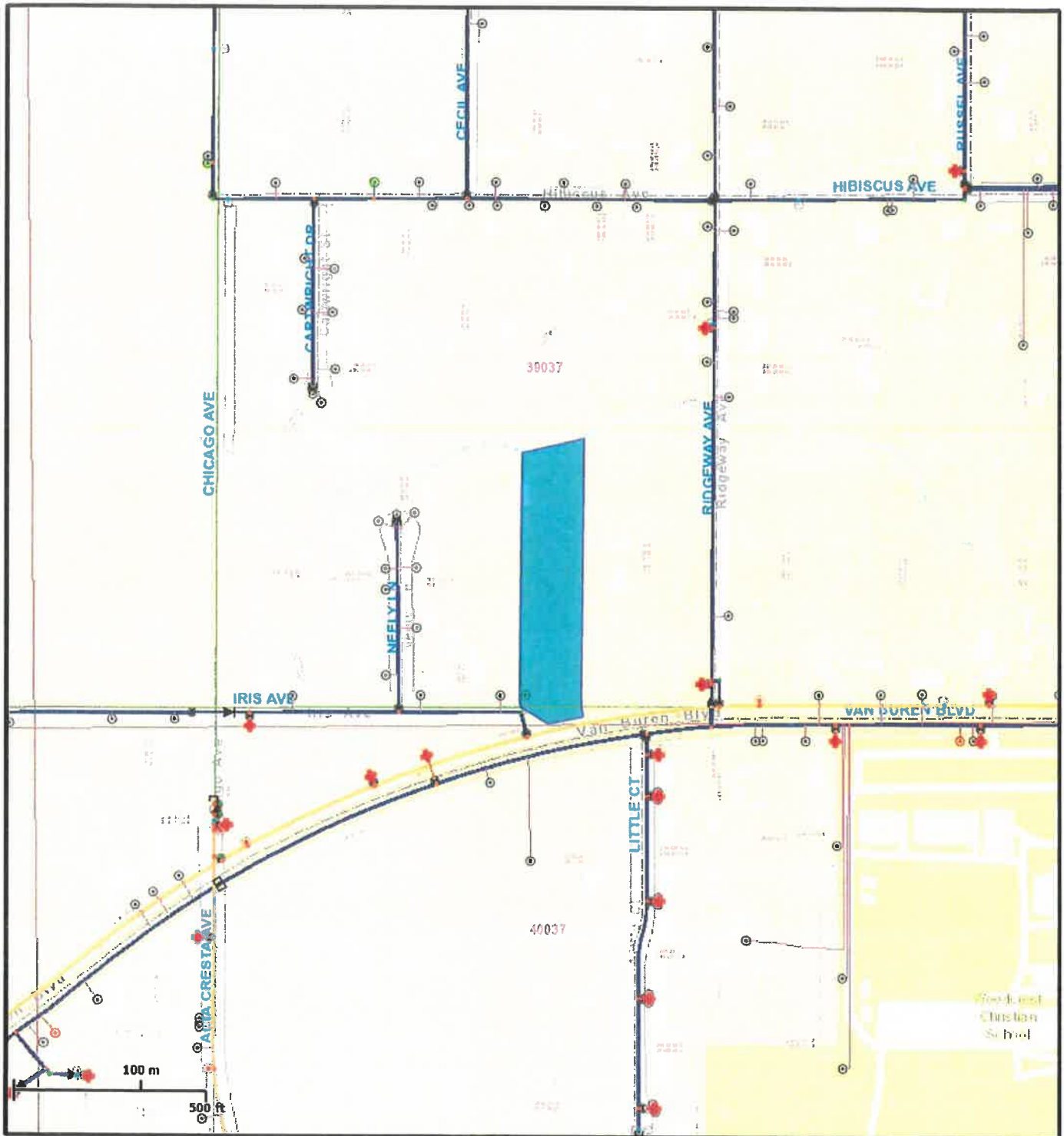
A handwritten signature in blue ink, appearing to read "Thomas W. Thornton" followed by a stylized monogram.

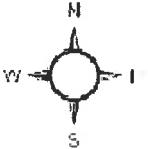

THOMAS W. THORNTON, P.E.
Principal Engineer

TWT:tm:sc

Attachment(s): Map

APN 280-100-014



1" = 376 ft	Sub Title	01/24/2018		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information.

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Monday, October 02, 2017 2:23 PM
To: 'christy greene'
Subject: RE: Woodcrest preschool proposal ?

Please see my comments below...

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: christy greene [mailto:curessma1@gmail.com]
Sent: Friday, September 29, 2017 1:29 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Woodcrest preschool proposal ?

Hello,

I live in Woodcrest on Iris Ave. and have some concerns about this new proposed preschool development. I am not wanting any extra traffic on my residential street with my farm animals and way of life for a planning zone change. We already have to hear and deal with the extra traffic on Van Buren Blvd. from all of the development of Orangecrest.

Where will the cars be entering this property? I sure hope it is off of Van Buren. The project is proposing ingress and egress off of both Van Buren Blvd. and Iris Ave. The daycare's hours are proposed Monday thru Friday from 6:30 am to 6:00 pm.

How many cars does this bring in and out each day? I do not know how many cars from either Van Buren or Iris will be coming to the site.

From children going and leaving school, from parents visiting for lunch, for staff coming and going and leaving for lunch? How many? 48 kids from ages 6 weeks to 5 years old and 7 teachers will be at the daycare.

Why should I have this traffic on my street and feel peaceful about it? As I stated in my voicemail, we are in the very early stages of this proposed project. We are meeting with the Applicant this Thursday to discuss it further with the other development departments of the County of Riverside.

Would you want this traffic going in front of your home each day? Especially, if you bought your home expecting low traffic forever? We are taking everything into consideration surrounding properties, the community, etc.... when we review and discuss these type of projects. This Thursday will be our 1st meeting with all parties involved since they submitted the project a month ago.

This daycare will benefit the Riverside City residents of Orangecrest most likely and we are a county street. We don't want the traffic and we don't want to be annexed! Annexation isn't a part of this project. This is a proposed project submittal in the County of Riverside. It may benefit various different communities, city or county.

Please feel free to contact me if you have additional questions. I will keep this email on record for this project.

Christy Greene
curesmal@gmail.com



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Loren Hanson

Contact Person: _____ E-Mail: loren@fusionsign.com

Mailing Address: 15590 Stony Creek Dr
Riverside Ca 92504
City State ZIP

Daytime Phone No: (714) 720 3481 Fax No: () _____

Engineer/Representative Name: Luanne Bean

Contact Person: Luanne Bean E-Mail: luannebean@gmail.com

Mailing Address: 3161 Temescal Ave
Norco Ca 92860
City State ZIP

Daytime Phone No: (951) 377-1566 Fax No: () _____

Property Owner Name: Fusion Group LLC

Contact Person: Loren Hanson E-Mail: loren@fusionsign.com

Mailing Address: 6280 Columbia Ave Riverside Ca 92507

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street

City

State

ZIP

Daytime Phone No: (714) 770-3481 Fax No: ()

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 subdivision 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 subdivision is ready for public hearing.)

Loren Hanson

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): 280-100-014

Approximate Gross Acreage: 2.55 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Van Buren, South of Hibiscus, East of Neeley Lane, West of Ridgeway Ave.

SUBDIVISION PROPOSAL:

Map Schedule: H Minimum Developable Lot Size: 1 AC.
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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 signed copy(ies): _____

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](#)

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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: 271-100-014

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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: Loren Hanson

Contact Person: Loren Hanson E-Mail: loren@fusionsign.com

Mailing Address: 680 Columbia Ave
Riverside CA 92507
City State ZIP

Daytime Phone No: (714) 720-3481 Fax No: ()

Engineer/Representative Name: Luanne Bean

Contact Person: Luanne Bean E-Mail: LuanneBean1@Gmail.com

Mailing Address: 3161 Temescal Ave
Norco Ca 92860
City State ZIP

Daytime Phone No: (951) 377-1566 Fax No: ()

Property Owner Name: Fusion Group, LLC

Contact Person: Loren Hanson E-Mail: loren@fusionsign.com

Mailing Address: 680 Columbia Ave.
Riverside CA 92507
City State ZIP

Daytime Phone No: (714) 720-3481 Fax No: ()

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

Desert Office · 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.

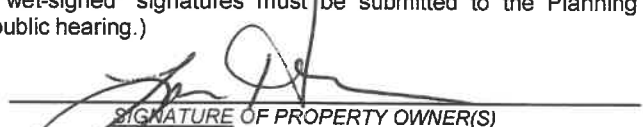
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

Loren Hanson

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): 280-100-014

Approximate Gross Acreage: 2.55 Acres

General location (nearby or cross streets): North of Van Buren Ave, South of Hibiscus Ave, East of Neeley Lane, West of Ridgeway Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Provide licensed child day care facility *with classrooms & office - see attached detailed descrip.*

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 21.25b

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				No Existing Buildings	<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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	6300	15	1	Licensed Child Day Care Facility
2	1200	10	1	Single Family Residence
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	5000	Secure Child Play Area
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). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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): _____

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: 271-100-014

Specify any list pursuant to Section 65962.5 of the Government Code: None

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 9/5/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and The Fusion Group, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 280-100-014 (“PROPERTY”); and,

WHEREAS, on September 5, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26337 and Parcel Map No. 37402 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
The Fusion Group, LLC
Attn: Loren Hanson
680 Columbia Ave.
Riverside, CA 92507

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

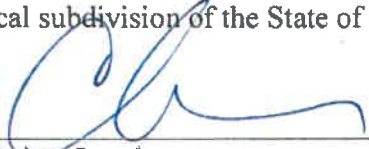
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

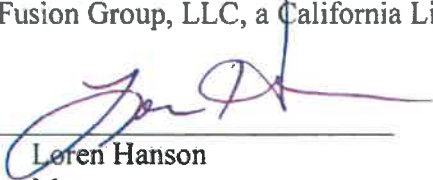
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

FORM APPROVED COUNTY COUNSEL
BY:  11/11/18
MELISSA R. CUSHMAN

Dated: 1/18/18

PROPERTY OWNER:
The Fusion Group, LLC, a California Limited Liability Company

By: 
Loren Hanson
Manager

Dated: 1/3/18

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 a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) – Applicant: Loren Hanson – Engineer/Representative: Luanne Bean – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Van Buren Boulevard, southerly of Hibiscus Avenue, easterly of Iris Avenue, and westerly of Ridgeway Avenue – 2.55 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST: Tentative Parcel Map No. 37402** is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. **Plot Plan No. 26337** proposes a 6,480 sq. ft. Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 sq. ft. outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three (3) accessible spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 ft. wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 4, 2019**
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 October 22, 2019,

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

APN (s) or case numbers 280-100-014 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 Mailing Labels

PM37402 / PP26337 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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REPORT PRINTED ON... 10/22/2019 12:03:14 PM

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280100014
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15590 STONEY CREEK DR
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266020001
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CORONA CA 92880

280080016
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RIVERSIDE CA. 92508

280090003
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280080006
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280080017
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HEATHER M JOHNSTON
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266020045
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JULIA F ARREDONDO
16052 LITTLE CT
RIVERSIDE CA. 92508

266020046
STEVE L WILLIAMS
GAYLE T WILLIAMS
16092 LITTLE CT
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280100002
MARIO OROZCO
MARIA DEL ROSARIO OROSCO OROSCO
AMBROCIO OROZCO

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280100006
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LORRAINE M YOUNG
18080 IRIS AVE
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280080008
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18101 HIBISCUS AVE
RIVERSIDE CA. 92508

280100010
WILBUR NORMAN
CHERYL NORMAN
18114 IRIS AVE
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280100008
DIANE M MCLAUGHLIN
18124 IRIS AVE
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280080010
NORMAN RICKY CARDOZA
18139 HIBISCUS AVE
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280080012
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JULIEANN STEWART
18163 HIBISCUS AVE
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280100003
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280100007
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280100011
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DAWN ARCENEUX
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280100009
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JOYCE ANN HACKER
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280100012
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LUIS A HERNANDEZ
VICTORIA M HERNANDEZ

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280100013
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280080011
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280100015
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280080015
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266020022
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18233 VAN BUREN BLV
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266020041
RALSTON HUGH & PHYLLIS JEAN LIVING TRUST
HUGH ALLEN RALSTON
KATHLEEN LENDRA SMITH RALSTON

18265 VAN BUREN BLV
RIVERSIDE CA 92508

266020010
SCOTT VANGORDER
SARA VANGORDER
18311 VAN BUREN BLV
RIVERSIDE CA. 92508

266020061
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HANGO K SUN

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266020072
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RIVERSIDE CA 92503

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BULLHEAD CITY AZ 86249

280110001
NESHER FUNDING & ACQUISITIONS
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VAN NUYS CA 91401

266020002
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280100016
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Attn: Planning Dept.

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Lozeau Drury, LLP
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Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: PM37402 / PP26337 / EA43054

Project Location: In the unincorporated area of Riverside County, more specifically located north of Van Buren Blvd. south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue.

Project Description: Tentative Parcel Map No. 37402 is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. Plot Plan No. 26337 proposes a 6,480 square foot Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six weeks (infants) to five years old supported by approximately seven teachers. The Child Day Care Center would also include an approximate 5,000 square foot outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three accessible (3) spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 foot wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Loren Hanson 15590 Stoney Creek Dr. Riverside, CA 92504

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 (15315-Minor Land Division and 15303-New Construction or Conversion of Small Structures)
- Statutory Exemption (_____)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

Reasons why project is exempt: The proposed Schedule "H" subdivision (TPM37402) map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, Minor Land Divisions. This sections specifically applies division of property in urbanized areas zoned for residential commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposec parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, given the project site's proximity to the City of Riverside, and frontage on Van Buren Boulevard, the County has determined that the project meets this minimum criteria for an "Urbanized Area" as described in more detail in the findings below: i.The projec site is located seventy-six feet north of the centerline of Van Buren Boulevard, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Riverside. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Riverside, which has a density of approximately 4,000 persons per square mile, the project site is located withir an urbanized area, thus meeting this criteria. ii.The project site must be zoned residential, commercial or industrial. The subject is located within the A-1-1 zone classification that allows for single-family dwelling units as a permitted by right use. iii.The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 2.55 acre size into two parcels of one acre and 1.55 acre, intended fo development a Child Day Care Center and single-family dwelling unit. iv.The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community Very Low Density Residential, with a one acre minimum. The zoning classification is Light Agriculture, which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria. v. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposec project. vi.All services and access must be available to the project site. The project site will take direct access from Iris Avenue. All utilities can be provided to the site. Both parcels would be connected to sewer which has recently been installed in the area along Van Buren Boulevard. vii. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years. viii.The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,542 feet, and a maximum elevation in the southeast corner of the parcel of 1,580, resulting in an average slope of approximately five percent. Therefore, the projec would be consistent with the CEQA Exemption 15015. Additionally, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15300 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: i.One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project proposes to construct a single-family residence on Parcel 2. ii.A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The project is only proposing a Child Day Care Center and a single-family residence and not a duplex or similar multi-family residential structure. iii.A store, motel, office, restaurant and/or similar small commercial structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project is only proposing a Child Day Care Center and a single-family residence. The Child Day Care Center's square-footage would be 6,300 sqft. making it under the 10,000 sqft. for urbanized areas. iv.Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The project would benefit from the recent installation of a sewer system along Van Buren Boulevard due to a City of Riverside development project. v.Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project would not propose any additional accessory structures for the proposed uses, except a garage for the single-family residence. vi.An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste. The proposed project would not be involved with any steam sterilization unit for the treatment of medical waste. Therefore, the project would be consistent with the CEQA Exemption 15303. Section 15300.2 identifies exceptions to the Class 3 CEQA exemptions. The Project shall be and shall remain exempt except when: a)Location. Class 3 are qualified by consideration of where a Project is to be located – a Project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, this class are considered to apply in all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The Project site is not located in an area that has been identified sensitive environment or in an area that has been mapped for hazards or environmental resources of concern. b)Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time. The Project would provide a Child Day Care Center and a one-family dwelling unit(s) uses that have been identified as permitted and allowable uses by the County's General Plan and Zoning ordinance. Consistency and compliance with the General Plan and Zoning as intended and anticipated uses would not create a cumulative impact that was not previous identified and analyzed. c)Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project as a prevalent and permitted use in the County is not unusual. The Project design and conditions of approval will ensure that the Project would not have a significant effect on the environment. d)Scenic Highways. A categorical exemption shall not be used for a Project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The Project site will not result in damage to any resources, nor located within or adjacent to a state scenic highway. e)Hazardous Waste Sites. A categorical exemption shall not be used for a Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not located on an identified Hazardous Waste Site. f)Historic Resources. A categorical exemption shall not be used for a Project which may cause a substantial adverse change in the significance of a historical resources. The Project proposes the construction of a Child Day Care Center on Parcel 1 and a one-family dwelling unit(s) on Parcel 2; on a vacant parcel of land. The Project will not have any effect on a historic resource. The Project would not trigger any of the above-mentioned exceptions and therefore, the Class 3 Categorical Exemption from CEQA would be appropriate.

Tim Wheeler _____
County Contact Person

951-955-6060 _____
Phone Number

Signature

Urban/Regional Planner _____
Title

November 4, 2019 _____
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43054 ZCFG No. 06428 - ****SELECT****
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06428)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Loren Hanson

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



680 E Columbia Ave
Riverside, Ca 92507

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06428	09/05/2017	09/05/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06428	0452 - CF&G TRUST: RECORD FEES	\$50.00
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:
760-863-7735

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 H
Palm Desert, CA 92211



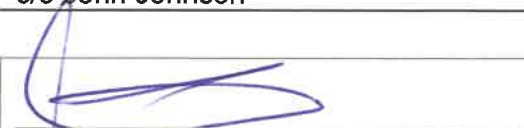
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

Director's Hearing: November 4, 2019

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 22263, Revised Permit No. 2	Applicant(s): RTN Development c/o Rick Neugebauer
CEQA Exempt	Section 15301	Representative(s): Kolibrien Corp.
Area Plan:	Southwest	c/o John Johnson
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	927-640-003	 Juan C. Perez TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building.

The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site.

The Project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The Project address is 37350 De Portola Road.

The above is hereafter referred to as the "Project or Revised Permit".

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) and based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN NO. 22263, REVISED PERMIT NO. 2, subject to the attached Advisory Notification Document, 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:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine County Policy Area–Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Rural Residential (RR)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Wine County-Winery Existing (WC-WE)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Wine Country-Winery (WC-W)
East:	Citrus/Vineyard (C/V) and Wine Country-Winery (WC-W)
South:	Wine Country-Winery Existing (WC-WE)
West:	Rural Residential (R-R)
Existing Use:	Vineyard and Winery
Surrounding Uses	
North:	Vacant/Future Class V Winery
South:	Existing Vineyard and Winery
East:	Horse Ranch and Existing Equestrian facility
West:	Residential Dwelling and Vineyards

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.60 Gross Acres/11.73 Net Acres	10.00 Gross Acres minimum for Class III Winery
Existing Building Area (SQFT):	13,684 sq. ft. total of all buildings	N/A
Proposed Additional Building Area (SQFT):	8,000 sq. ft.	N/A
Proposed New Building Height (FT):	20.6 feet in height	40 feet max. height
Vineyard Planting Area:	75% of Net Acres (8.80ac)	75% of Net Acres (8.80 ac)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting Building with Patio Restaurant	9,284 sqft.	For tasting areas and restaurant serving area use 1 space per 45 sq. ft. of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sq. ft. of office area.	86	94
Restroom Building	400 sqft.	N/A	N/A	N/A
Production Building	4,000 sqft.	Storage area use 1 space per 1,000 sq. ft. of storage area, Production/barrel fermentation area (fabrication) use 1 space per 500 sq. ft. Uncommitted to any type of use 1 space per 500 sq. ft	6	13
New Cold Storage Building	8,000 sqft.	Storage area use 1 space per 1,000 sqft. of storage area	8	13
TOTAL:			100	120

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone A

WRCMSHCP Criteria Cell:	Yes – Cell Group C, Cell # 6917 – HANS01592 approved
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The original entitlement for the Project site (Renzoni Vineyards and Winery) was applied for on October 31, 2006. It was reviewed and approved at a Director’s Hearing on April 7, 2008.

Substantial Conformance No. 1 to Plot Plan No. 22263 was applied for on July 31, 2008 for a temporary tasting facility inside an accessory metal building. The Substantial Conformance No. 1 was finally denied as of March 22, 2011.

The applicant and owners applied for a Revised Permit No. 1 to Plot Plan No. 22263 on November 7, 2011. During various reviews and discussions with Planning Staff and the County and based on a scaled down proposal, a Substantial Conformance No. 2 to Plot Plan No. 22263 was applied for in place of Revised Permit No. 1 on August 28, 2012 for addition of a basement and a temporary tasting room. The Revised Permit No. 1 was withdrawn in September 2012 and Substantial Conformance No. 2 to Plot Plan No. 22263 was administratively approved on September 4, 2012.

Substantial Conformance No. 3 to Plot Plan No. 22263 was applied for on May 8, 2013 for changes (elevations and floor plan) to the kitchen. Substantial Conformance No. 3 to Plot Plan No. 22263 was administratively approved on June 6, 2013.

Substantial Conformance No. 4 to Plot Plan No. 22263 was initially applied for on January 31, 2019 for the proposed storage building. After review of the project submittal it was determined that a Revised Permit is required due to the large size of the proposed cold storage building of 8,000 sq. ft. The Revised Permit No. 2 to Plot Plan No. 22263 was then applied for on February 28, 2019. Furthermore, the Revised Permit will assist in incorporating the previous Substantial Conformances of the existing kitchen expansion into an outdoor patio restaurant as permitted in the WC-WE zone with a Class III Winery. Additionally, the Revised Permit would remove allowance for special occasions since the applicant does not propose them or have facilities proposed to accommodate them; however it would continue to permit wine tours of the wine production building and live music performances or events at the outdoor patio restaurant.

Comments were provided to the representative and applicant from a Development Advisory Committee (DAC) review from April 4, 2019. Comments provided were from Building & Safety Plan Check, Fire Department, Environmental Health, WQMP, and Planning. Additional parking was requested to accommodate patrons of the outdoor patio restaurant. Resubmittal of the Project occurred on September 5, 2019. The project planner worked "one-on-one" with the remaining DAC members to resolve any outstanding issues.

The Project is located in the Wine Country Community Plan (WCCP), Winery District and is zoned Wine County-Winery Existing (WC-WE). A recently entitled Class V Winery is located to the north and vineyards and residential dwellings are to the west of the Project site. Existing wineries are to the immediate south and east across De Portola Rd; as well as an equestrian facility. The Project meets the WCCP policies and WC-WE zone and development standards as listed below in this report. With this Revised Permit submitted as a Class III Winery, there will be wine club activities and events, retail wine sales, gift sales within the wine tasting area, and an outdoor patio restaurant. There will be no special occasions on the Project site.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I 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 existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use.

- i. Additions to existing structures provided that the addition will not result in an increase of more than 10,000 sqft. if:
 - a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan. The Revised Permit, in this case, is proposing an additional structure (building) on the Project site under 10,000 sqft. (8,000 sqft.) and already has access to public services from the existing use (a vineyard/winery) and facilities available allowed for maximum development permissible in the General Plan and the WCCP.
 - b. The area in which the project is located is not environmentally sensitive. The area on the Project site is not environmentally sensitive as it was determined to not require dedication of conservation area per HANS 01592 and is approximately 700 feet to the north from the existing blue-line on the Project site. Furthermore, the accommodation of the storage building onsite will replace storage that is currently occurring offsite; therefore the proposed building will not result in additional trips or employees and would reduce the amount of trips generated from the project site and the surrounding area.

Therefore, the proposed Project's addition would be under 10,000 sqft, be served by existing public services or facilities, and is not located in an environmentally sensitive area; complying with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Community Plan/Policy Area – Winery District.
3. The proposed use, a Class III Winery, is allowed within the Wine Country-Winery Existing (WC-WE) Zoning Classification with an approved Plot Plan.
4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the WCCP is a vineyard. The Project is located within the Wine Country-Winery District of the WCCP. The Project is currently consistent with the WCCP - Winery District because the Project was already approved as a winery with wine tasting and continues to propose those uses. The Revised Permit would include a cold storage building and include a restaurant as allowed with a Class III Winery on a 12.60 gross acre lot; which meets the required 10

acre minimum for a Class III Winery. The Project is therefore continues to be consistent with the General Plan.

5. The Project site has a Zoning Classification of Wine Country-Winery Existing (WC-WE) consistent with the WCCP. The Zoning Classification of WC-WE allows for a Class III Winery on a parcel of 10 gross acres provided a plot plan has been approved pursuant to Article VIVd, Section 14.94 B.6 of Ordinance No. 348. Appurtenant and incidental uses with a Class III Winery with an established on-site vineyard located on a minimum gross parcel size of 10 acres includes the following: a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, special occasion facility, and one (1) of the following; Bed & Breakfast Inn, a delicatessen not to exceed 500 square feet in size, or a restaurant (Ord. No. 348, Sec. 14.91 F.). The Project currently has wine tasting, wine club activities and events, retail wine sales and gift sales, WTA events. The Project is adding a cold storage building for wine and establishing the existing kitchen and outdoor seating area as an outdoor patio restaurant. Special occasions would no longer be applicable with this Project under the Revised Permit; however wine tours and live music associated with the kitchen (outdoor patio restaurant) would continue as previously entitled or allowed. No other appurtenant and incidental uses are permitted than those listed above in the Revised Permit project description for a Class III Winery.

Entitlement Findings:

The following findings are required to approve the Plot Plan, pursuant to provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirement of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. As noted above in the Land Use Findings and further below, the Project complies with applicable provisions of the General Plan and Ordinance No. 348. As is included in the Advisory Notification Document, the ongoing operation of the Project shall comply with all applicable local and state regulations.
2. The overall development of the land shall be designed for the protection of the building health, safety and general welfare. Impacts of the existing development were analyzed in the prior Initial Study/Mitigated Negative Declaration for the project. As noted above in the CEQA finding, the current Revised Permit would be exempt from CEQA since the Project does not propose any substantial increase in impacts to the existing facility. Since the proposal is a relatively small building to accommodate onsite storage instead of that storage being accommodate elsewhere offsite. The existing Project's current front setback is over 260 feet from De Portola Road, which meets the required 100 foot setback and the proposed storage building is located further from De Portola Road. The Project currently meets the Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery tasting building is just southeast of the center of the property. The wine production building is located northwest of the winery tasting building and more than 40 feet from a neighboring property line. The Project's site abuts an existing winery to the south along De Portola Road, a future winery development to the north, and another winery northeast across De Portola Road. Other surrounding land uses are single family residences, existing vineyard farmland, or horse ranches. As the Revised Permit is limited to adding an 8,000 sq. ft. cold storage building for wine and establishing a full restaurant from the expanded kitchen previously; no other appurtenant and incidental uses are proposed or permitted through this Project. Noise levels will continue to meet Riverside County Noise Standards and the lighting meeting Zone A existing requirements for Ordinance No. 655.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, since The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery Existing (WC-WE) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along De Portola Road. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setback, and location on the property. The existing Project site is adding an 8,000 sqft. cold storage building, which are common for wineries and vineyards, and permanently establishing a restaurant on the subject property; all which are allowed for a Class III Winery.
4. The 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 existing Project site is currently a winery with wine tasting and some prepared food. The addition of the cold storage building will not create a demand for additional trip generated to the site. It would be used for processed wine and its storage until used or sold from the subject property. No additional employees are proposed either for the operation or maintenance of the cold storage building. No changes to traffic flows then what already exist on the project site, near the project roadways, or in the surrounding area or community. The location of the cold storage building is being constructed in an area previously used for outside storage and the former location of a proposed event building that was never constructed. Drainage would around the proposed cold storage building and leach into the vineyards. The topography would remain relatively the same as this locations was previously disturbed from the development under the original entitlement (PP22263).
5. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Wine Country – Winery Existing (WC-WE) zone as detailed in the following Development Standards Findings section. A Class III Winery allows for a wine tasting area; wine club activities and event; retail wine sales and gift sales within the tasting area; eight Winegrowers Trade Association Events per year; a special occasion facility; and either one of the following: bed and breakfast inn, delicatessen not to exceed 500 sqft, or a restaurant. The Revised Plot Plan will continue to include a wine tasting area; wine club activities and event; retail wine sales and gift sales within the tasting area; eight Winegrowers Trade Association Events per year; and a restaurant as a part of the Class III Winery now. The Project will no longer be permitted special occasions at this time. Newly included Class III Winery uses would be specifically the cold storage building and establishing an outdoor patio restaurant. No bed and breakfast inn or delicatessen.
6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to 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. No subdivision of the site is proposed at this time to dived the property and would generally not be allowed to use the buildings as they are currently since the incidental commercial uses of those buildings are dependent on the primary use as a winery and may not be able to occur on a separate parcel that is separate of the primary winery use.

Development Standard Findings:

General Standards

The proposed use is consistent with Ordinance No. 348, in particular with the development standards of the WC-WE zone as follows:

1. The subject parcel is 12.60 gross acres (11.73 net acres) and meets the minimum lot size, 10 gross acres, for a Class III Winery.
2. The minimum required lot average width is two hundred feet (200'). The subject parcel's width is over five hundred and fifty feet (550') and exceeds the minimum lot width requirement.
3. The minimum required lot average depth is two hundred feet (200'). The subject parcel's depth is over seven hundred thirty feet (730') and exceeds the minimum lot depth requirement.
4. The minimum required road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of De Portola Road and is required to meet a setback of 100 feet. The Project's existing winery tasting building is located approximately 260 feet from De Portola Road (the front setback). The proposed project exceeds these setback standards.
5. The minimum required side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to a side property is the newly proposed cold storage building at 35 feet away from the south side property line, exceeding the setback requirement. The wine production building is also approximately 45 feet from the adjacent side property line to the north. Both side property lines neighbor wineries. The project meets the required minimum side setback.
6. The minimum required rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the newly proposed cold storage building at approximately 245 feet from the rear property line, exceeding the setback requirement. The building is also approximately 145 feet and 35 feet from the adjacent side property lines. The project meets the required minimum rear setback.
7. The allowable number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met: *The Wine Country Hotel or Wine Country Resort is located along the following roads Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and is setback a minimum of five hundred feet (500') from said roads or The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories.* The Project's current uses and proposed uses do not include a hotel; so the maximum amount of habitable stories allowed is two.

The existing wine tasting building currently has two habitable stories. The newly proposed cold storage building is one story and is at a maximum height of 20.6 feet. The project meets the allowable number of habitable stories at two.

8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the existing Project site is the wine tasting building at 31 feet high with an architectural minaret (bell tower; with no floor space) at a maximum height of 44 feet. The newly proposed cold storage building is at a maximum height of 20.6 feet, meeting the maximum height allowed.
9. The Project on the subject property has been laid out and designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The wine tasting building is over 260 feet from the front property line (De Portola Road). The closest building, the newly proposed cold storage building, is over 240 feet away to the nearest residential dwelling to the west side property line.
10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed for the additional cold storage building for this Revised Permit on the Project site. The Project site has an existing blue line stream, that will continue to not be disturbed and that provide natural drainage for the Project site.
11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No curbs, gutters, or streetlights will be constructed in association with this Revised Permit.
12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Revised Permit will not disturb the existing trail easement within De Portola Road's road-right-of-way (R-O-W) and the Project site will remain consistent with the Wine County Policy Area and General Plan.
13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. Existing overhead electrical lines rated above 33kV (estimated at 115kV) are located along De Portola Road within the road-right-of-way. All other electrical lines will be placed underground for the Revised Permit.
14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting on the existing Project site is shielded and directed down towards the ground so as not to illuminate into De Portola Road, or the neighboring properties. The additional lighting associated with the Revised Permit will be attached to the cold storage building and be shielded and directed down towards the ground.
15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No signage is proposed under this Revised Permit than what is already existing on site.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed under the Revised Permit.

Wine Country Clustered Subdivision Development Standards - In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

1. This Project does not propose a subdivision or wine country clustered subdivision, so these standards are not applicable.

Special Occasion Facility Standards - In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. This Project would no longer be entitled to have special occasions as a part of the Revised Permit for a Class III Winery, so these standards are not applicable.

Lodging Facility Standards - In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

1. This Project is not permitted to have a lodging facility as a part of the Revised Permit for a Class III Winery, so these standards are not applicable.

Winery Standards - In addition to the General Standards, the following standards shall apply to all wineries in the WC-WE zone:

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The existing Project site currently has seventy-five percent (75%) of net acres planted in vineyards. The proposed area for the cold storage building is within an area previously disturbed and no vineyard area would be removed. The vineyard planting will remain as originally approved at 75% and will remain as a planting requirement and maintained for the life of the Revised Permit.

2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. The vineyards or olive trees planted will be maintained for the life of the permit. The proposed Revised Permit currently meets these average density requirements and no changes to the density would occur due to the addition of the cold storage building. This will be satisfied by a field inspection prior to a building permit's final inspection.

3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The original entitlement, PP22263, established the winery with wine tasting and special occasion facility. The original entitlement's exterior noise levels produced by any use

allowed under that entitlement, 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. Exposure to noise from this entitlement was determined to be within the County of Riverside general noise levels and monitoring by the Department of Building and Safety would be conducted; with reconsideration by the Director if a significant amount of excessive noise complaints had been received. The Revised Permit would not increase or alter the existing noise levels that currently occur on the Project site. Amplified music under the original entitlement was limited. As per this Revised Permit, noise levels will be required to remain the same as previously entitled and amplified music would continue to be limited to only the outdoor patio restaurant area. Special occasion facility will no longer be a part of this project entitlement. With the limited outdoor seating area for the patio restaurant; the noise or amplified music would remain the same or less than previously analyzed under the original entitlement. No additional noise study or exception was deemed necessary for the Revised Permit.

4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Alcoholic Beverage Control (at least a type 02). The Project site is currently an existing winery. A condition of approval for ABC licensing is required to be satisfied to meet this requirement.
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project is currently an active winery site with all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property. No alterations to this business practice would occur due to this Revised Permit.
6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class III Winery shall be at least one thousand five hundred (1,500) square feet and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner. The Project site is an active existing winery and is currently meeting this requirement. Furthermore, an advisory notification document condition is included with the Revised Permit to prompt applicant to seek further determination by the Agricultural Commissioner.
7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project site currently consists of a wine production building and a wine tasting building with an eating kitchen attached. The Revised Permit would entitle the existing site as a Class III Winery with all existing uses; plus a cold storage building and establish an outdoor patio restaurant. No other buildings or incidental commercial uses are a part of this Revised Permit then what was previously approved or entitled. The wine production building and wine tasting building are currently operational on site.

Other Findings:

1. The Project site is located within Criteria Cell Group C and Cell No. 6917 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). A Habitat Acquisition and Negotiation Strategy (HANS No. 01592) was reviewed and approved under the original entitlement PP22263 in April 2008. The area proposed for construction of the cold storage building was previously disturbed under the original entitlement and reviewed at that time. The location of the cold storage building is approximately 700 feet to the north from the existing blue-line stream on the project site. No further review or assessment requested from the Environmental Programs Department (EPD).
2. The project site is not located within the Sphere of Influence of a city.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
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 was paid in full under BGR120037/MT130183 in May 2013. No additional fees for SKRHCP are required.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This proposed use has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing fire access road including widths, turn radius, and percent grade, as well as, any required turnouts and required turnarounds located within 50 feet of each building. A fuel modification plans shall be submitted and approved indicating a 30 foot setback for structure, as well as, any fuel modification required by the SRA Fire Safe Regulations. However, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations. As this is an existing winery, Fire Department will address any further reviews for fire safety under the grading/building permits (BGR1900027/BNR1900003).

- b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 6.03 miles west. Thus, the Project site is adequately served by fire protection services under existing conditions.

- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed Project.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Initial Study, 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

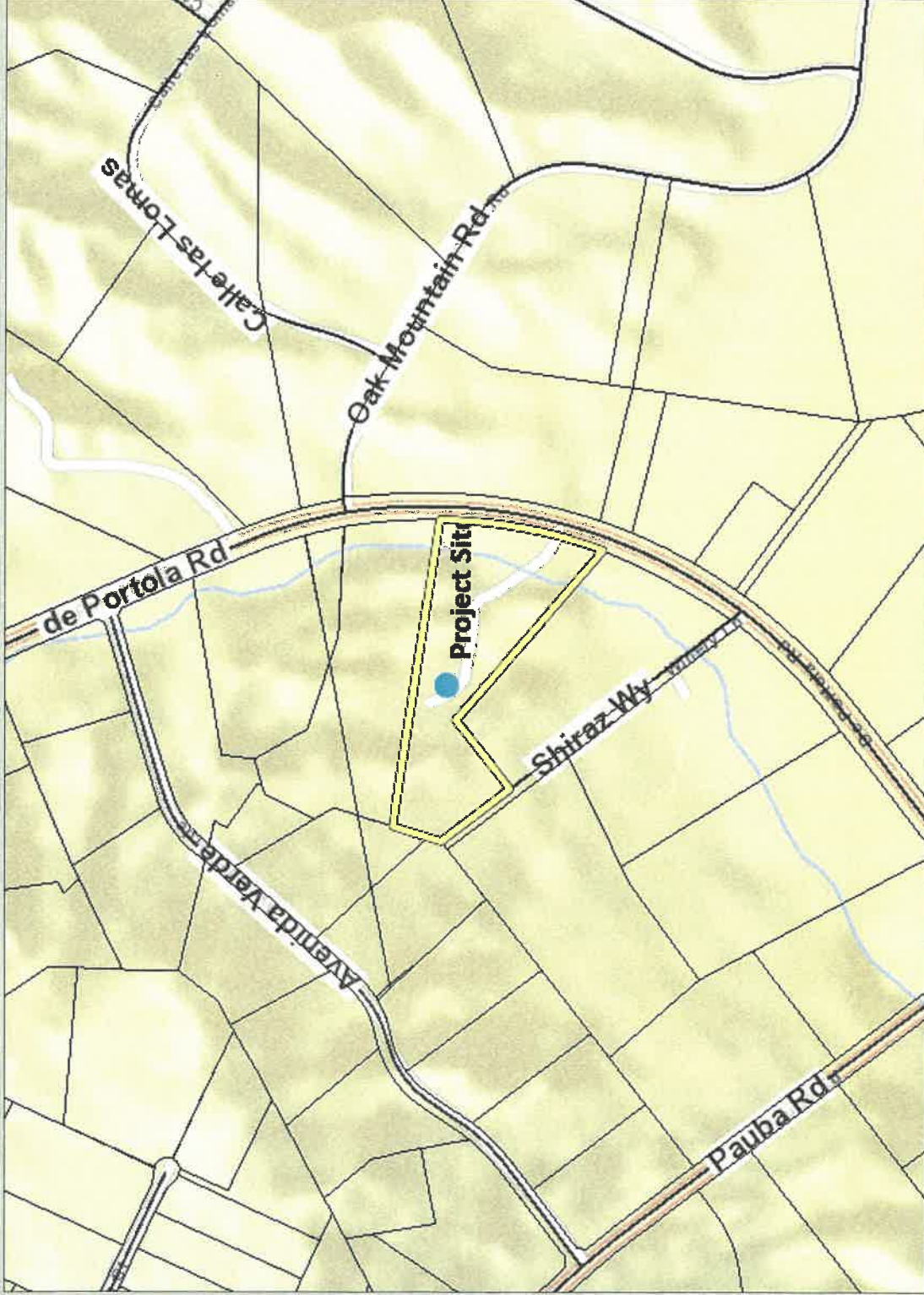
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public indicating support/opposition to the proposed project.

APPEAL INFORMATION

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

PP22263R02

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blue-line Streams
- City Areas
- World Street Map

Notes

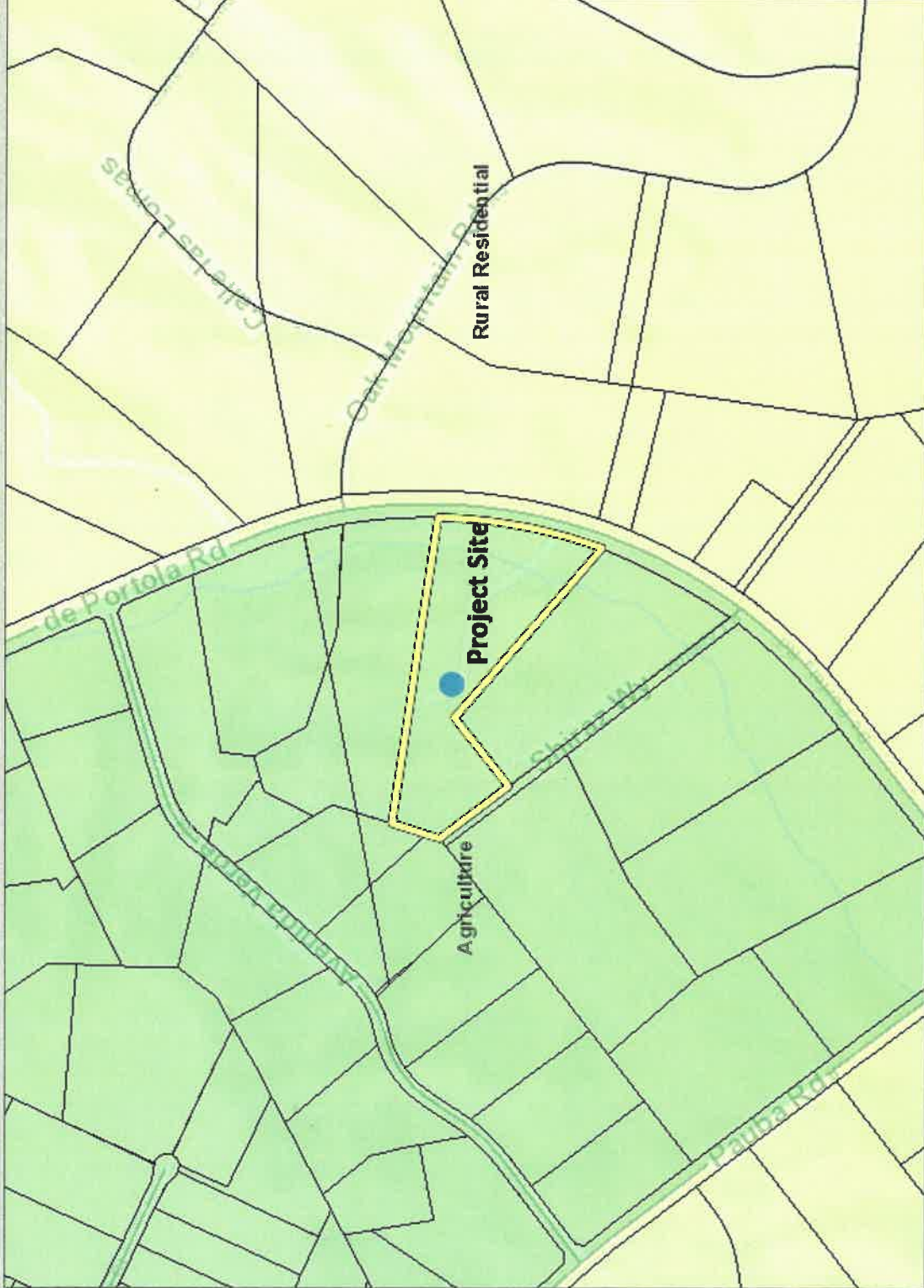
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PP22263R02 General Plan Map



Legend

- Parcels
- 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

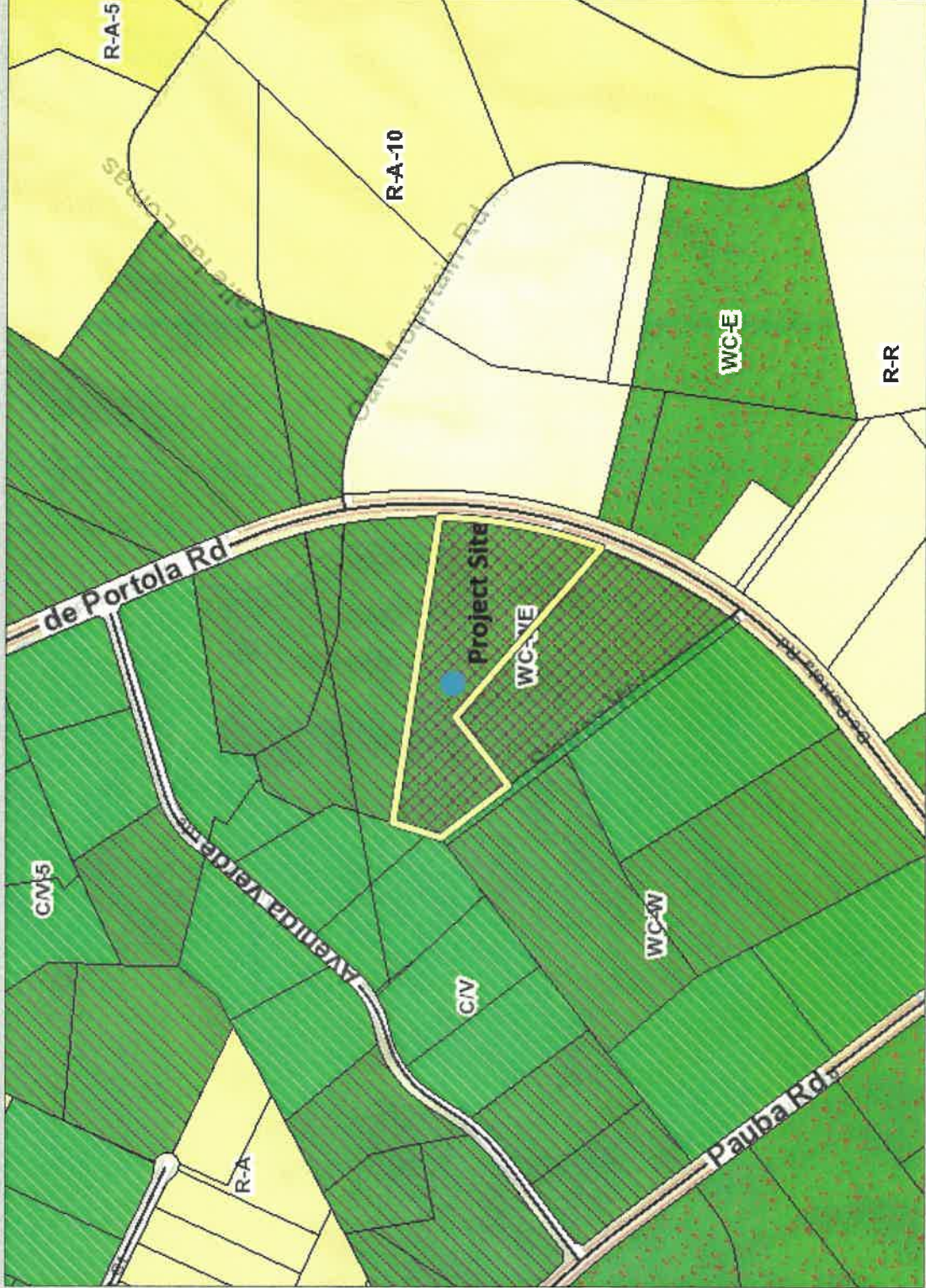
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PP22263R02 Zoning Map



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

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0 752 1,505 Feet

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PP22263R02

Land Use Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

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ROBERT RENZONI VINEYARDS
 DETACHED COLD STORAGE BUILDING
 37350 DE PORTOLA ROAD
 TEMECULA, CA 92592



Project Name:	ROBERT RENZONI VINEYARDS
Project No.:	22263.V.2
Date:	REVISION DESCRIPTION
Scale:	1/4" = 1'-0"
Author:	1/4" = 1'-0"
Checker:	1/4" = 1'-0"
Engineer:	1/4" = 1'-0"
Project Manager:	1/4" = 1'-0"
Client:	1/4" = 1'-0"
Site:	1/4" = 1'-0"
Scale:	1/4" = 1'-0"

AS 1.0
 TITLE SHEET

SITE DATA

ADDRESS: 37350 DE PORTOLA ROAD, TEMECULA, CA 92592

APN: 927-460-003

LOT SIZE: 518,988 S.F. (11.79 ACRES)

COUNTY: RIVERSIDE

ZONING LAND USE: CITRUS/VINEYARD (CV)

EXISTING BUILDING: CITRUS/VINEYARD

EXISTING STORAGE BUILDING: 2,284 S.F.

EXISTING STORAGE BUILDING: 4,000 S.F.

EXISTING STORAGE BUILDING: 8,000 S.F.

EXISTING STORAGE BUILDING: 16,000 S.F.

OCCUPANCY: S-I

CONSTRUCTION TYPE: WB - NON-UNREINFORCED

PARKING SPACES: 119 SPACES

REGULAR SPACES: 119 SPACES

COMPACTED SPACES: 0 SPACES

DESIGN DATA

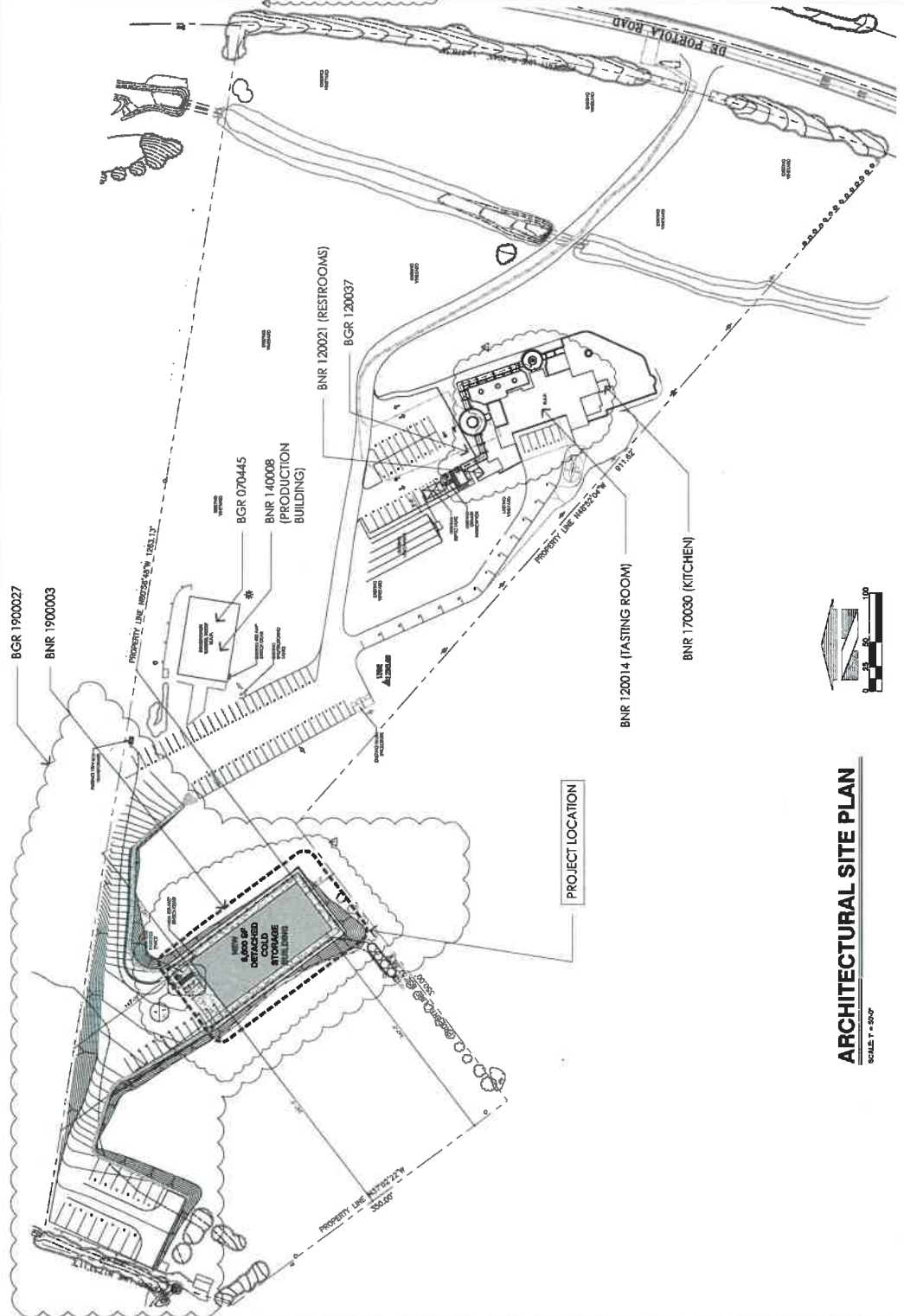
AREA	STORAGE AREA
GROCEFACTORY	6,000 SF
STORAGE	54
RESTROOMS	14
KITCHEN	282 SF ADA
SPRINKLER	6600.758 GPM
NUMBER OF DEcks	2
DECK AREA	34
DECK AREA	34

OWNER
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 ROBERT RENZONI VINEYARDS
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 FAX: (916) 447-7401
 EMAIL: info@barredesigngroup.com
 CONTACT: GREGORY HAN, ARCHITECT

SCOPE OF WORK
 1. ARCHITECT, CIVIL, MECHANICAL, ELECTRICAL, METAL FABRICATED COLD STORAGE ROOM.
 2. MECHANICAL AND ELECTRICAL TO BE PROVIDED.

DRAWING INDEX
 THE SHEET / TITLE PLAN
 AS 1.0 ARCHITECTURAL SITE PLAN
 AS 1.1 SEATING ROOM (FOR REFERENCE ONLY)
 AS 1.2 KITCHEN (FOR REFERENCE ONLY)
 AS 1.3 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.4 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.5 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.6 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.7 RESTROOMS (FOR REFERENCE ONLY)
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 AS 1.48 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.49 RESTROOMS (FOR REFERENCE ONLY)
 AS 1.50 RESTROOMS (FOR REFERENCE ONLY)



VICINITY MAP



CODE INFORMATION

2014 CALIFORNIA BUILDING CODE
 2014 CALIFORNIA ELECTRICAL CODE
 2014 CALIFORNIA MECHANICAL CODE
 2014 CALIFORNIA PLUMBING AND MECHANICAL CODE
 2014 CALIFORNIA FIRE CODE
 2014 CALIFORNIA INSIST CODE

ADDITIONAL NOTES

1. ALL HAZARDOUS MATERIALS WILL BE STORED AND/OR HANDLED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN CIRCULARS 307 (1) AND 307 (2)

PROJECT TEAM

BARRE DESIGN GROUP, INC.
 PO BOX 14
 AUBURN, CA 95602
 CONTRACT GREGORY HAN
 PROJECT MANAGER
 PHONE: (916) 447-7400
 FAX: (916) 447-7401
 EMAIL: greg@barredesigngroup.com

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 50'

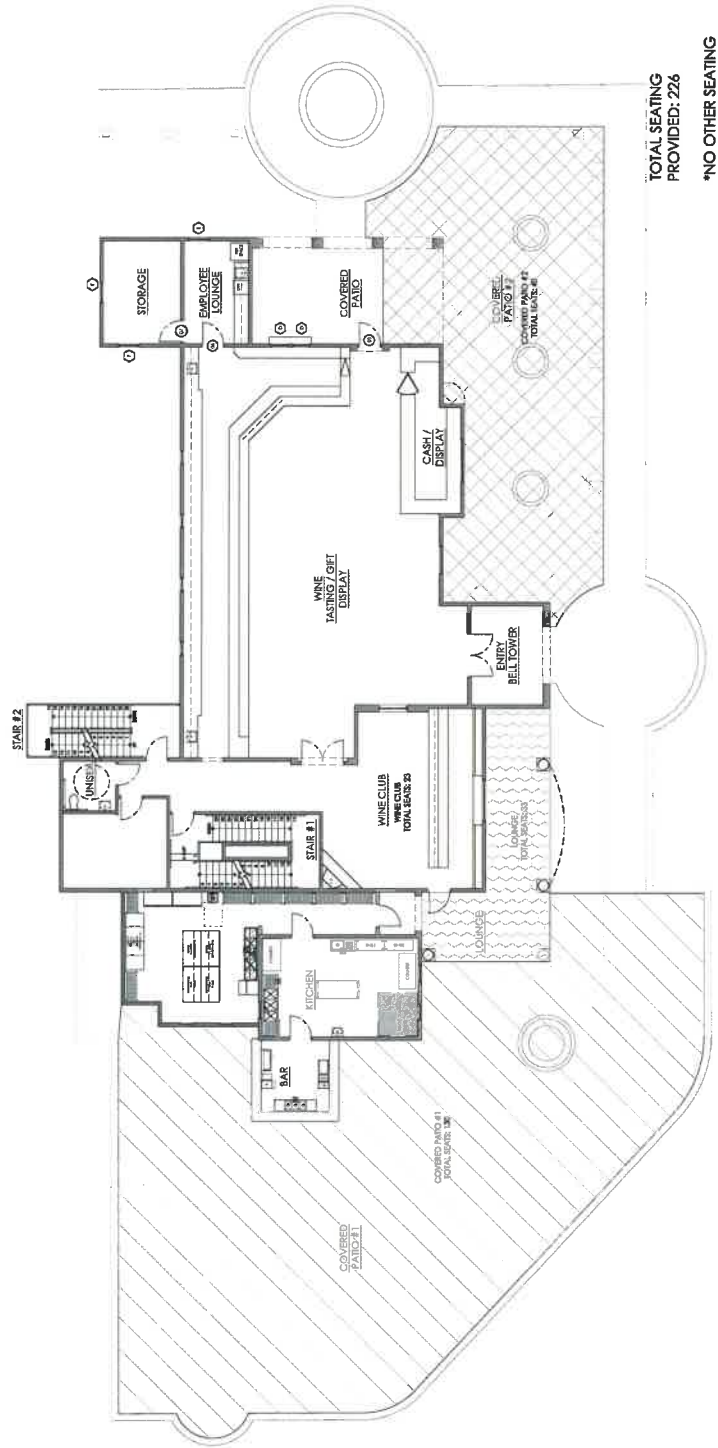
REVISED PERMIT 22263.V.2



DATE	12/15/18
PROJECT NUMBER	EDG181112D
PROJECT NAME	DETACHED COLD STORAGE BUILDING
PROJECT LOCATION	37350 DE PORTOLA ROAD, TEMECULA, CA
PROJECT OWNER	ROBERT RENZONI VINEYARDS
PROJECT ARCHITECT	WILSON J. WALK, AIA
PROJECT ENGINEER	WILSON J. WALK, AIA
PROJECT CONTRACTOR	
PROJECT SUBMITTER	
PROJECT DATE	
PROJECT PERIOD	
PROJECT PHASE	
PROJECT STATUS	

SEATING FLOOR PLAN FOR REFERENCE ONLY

AS 1.2



TOTAL SEATING PROVIDED: 226
 *NO OTHER SEATING PROVIDE AT ANY OTHER STRUCTURE ON-SITE

1 SEATING FLOOR PLAN - FOR REFERENCE ONLY
 SCALE: 1/8" = 1'-0"



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37350 DE PORTOLA ROAD
TEMECULA, CA 92592

EMPIRE DESIGN GROUP, INC.
2151 REDWOOD CITY BLVD.
REDWOOD CITY, CA 94063
TEL: (650) 341-1000
FAX: (650) 341-1001
WWW.EMPIREDESIGNGROUP.COM



DATE	08/15/2012
PROJECT NUMBER	12080411310
NO.	
DATE	
REVISION DESCRIPTION	
1	1/14/12 1ST SUBMITTAL
2	2/20/12 2ND SUBMITTAL
3	
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GREEN BUILDING CODE
MANDATORY REQUIREMENTS

SHEET NO.

GBC2

GENERAL NOTES

1. All work shall be in accordance with the California Building Code, 2007 Edition, unless otherwise specified.

2. The contractor shall be responsible for obtaining all necessary permits and fees from the appropriate authorities.

3. The contractor shall be responsible for coordinating with the utility companies for the location and depth of existing utilities.

4. The contractor shall be responsible for protecting existing utilities and structures on the site.

5. The contractor shall be responsible for maintaining access to adjacent properties at all times.

6. The contractor shall be responsible for the safe handling, storage, and disposal of all materials and waste.

7. The contractor shall be responsible for the proper installation and sealing of all windows and doors.

8. The contractor shall be responsible for the proper installation and sealing of all roof and wall penetrations.

9. The contractor shall be responsible for the proper installation and sealing of all exterior finishes.

10. The contractor shall be responsible for the proper installation and sealing of all interior finishes.

11. The contractor shall be responsible for the proper installation and sealing of all mechanical, electrical, and plumbing systems.

12. The contractor shall be responsible for the proper installation and sealing of all fire and life safety systems.

13. The contractor shall be responsible for the proper installation and sealing of all accessibility features.

14. The contractor shall be responsible for the proper installation and sealing of all energy efficiency measures.

15. The contractor shall be responsible for the proper installation and sealing of all green building measures.

PERMITS AND REGULATIONS

The contractor shall obtain all necessary permits from the appropriate authorities, including but not limited to:

- Building Permit
- Mechanical Permit
- Electrical Permit
- Plumbing Permit
- Fire Department Permit
- Health Department Permit
- Accessibility Permit
- Energy Efficiency Permit
- Green Building Permit

The contractor shall be responsible for complying with all applicable codes and regulations, including but not limited to:

- California Building Code, 2007 Edition
- California Mechanical Code, 2007 Edition
- California Electrical Code, 2008 Edition
- California Plumbing Code, 2007 Edition
- California Fire Code, 2007 Edition
- California Health Code, 2007 Edition
- California Accessibility Code, 2007 Edition
- California Energy Code, 2007 Edition
- California Green Building Code, 2007 Edition

CONTRACTOR'S OBLIGATIONS

The contractor shall be responsible for the following:

- Obtaining all necessary permits and fees.
- Complying with all applicable codes and regulations.
- Maintaining access to adjacent properties.
- Protecting existing utilities and structures.
- Safe handling, storage, and disposal of materials and waste.
- Proper installation and sealing of all systems and finishes.
- Proper installation and sealing of all fire and life safety systems.
- Proper installation and sealing of all accessibility features.
- Proper installation and sealing of all energy efficiency measures.
- Proper installation and sealing of all green building measures.



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TEL: (619) 515-9200
WWW.EMPIREDESIGNGROUP.COM

ROBERT RENZONI VINEYARDS

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TEMECULA, CA 92592
TEL: (951) 265-1001
WWW.ROBERTRENZONI.COM



Table with project details: Date, Project Number (EGD24043.0), No., Date, Revision, etc.

FLOOR PLAN NOTED AND DIMENSIONED FOR THIS PLAN

A 1.0

GENERAL NOTES:

- A. FINISHES ARE THE FACE OF FRAMING OR FORMATION UNLESS NOTED OTHERWISE.
B. ALL INTERIOR WALLS SHALL BE FINISHED TO MATCH EXTERIOR WALLS UNLESS NOTED OTHERWISE.
C. FINISHES SHALL BE IN PLACE OF WOOD STUD, PLAN SHALL SHOW FINISHES TO BE USED FOR ALL INTERIOR AND EXTERIOR SURFACES.
D. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
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F. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
G. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
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K. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
L. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
M. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
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R. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
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U. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
V. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
W. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
X. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
Y. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.
Z. PROVIDE CLEAR RECESSED SILL FOR ALL WALL TRANSOMS.

WALL LEGEND:

6" INSULATED METAL PANEL BY MET SPAN, NO SOUND

ELECTRICAL LEGEND:

12" x 4" SURFACE MOUNTED LED LIGHT, SEE ELECTRICAL

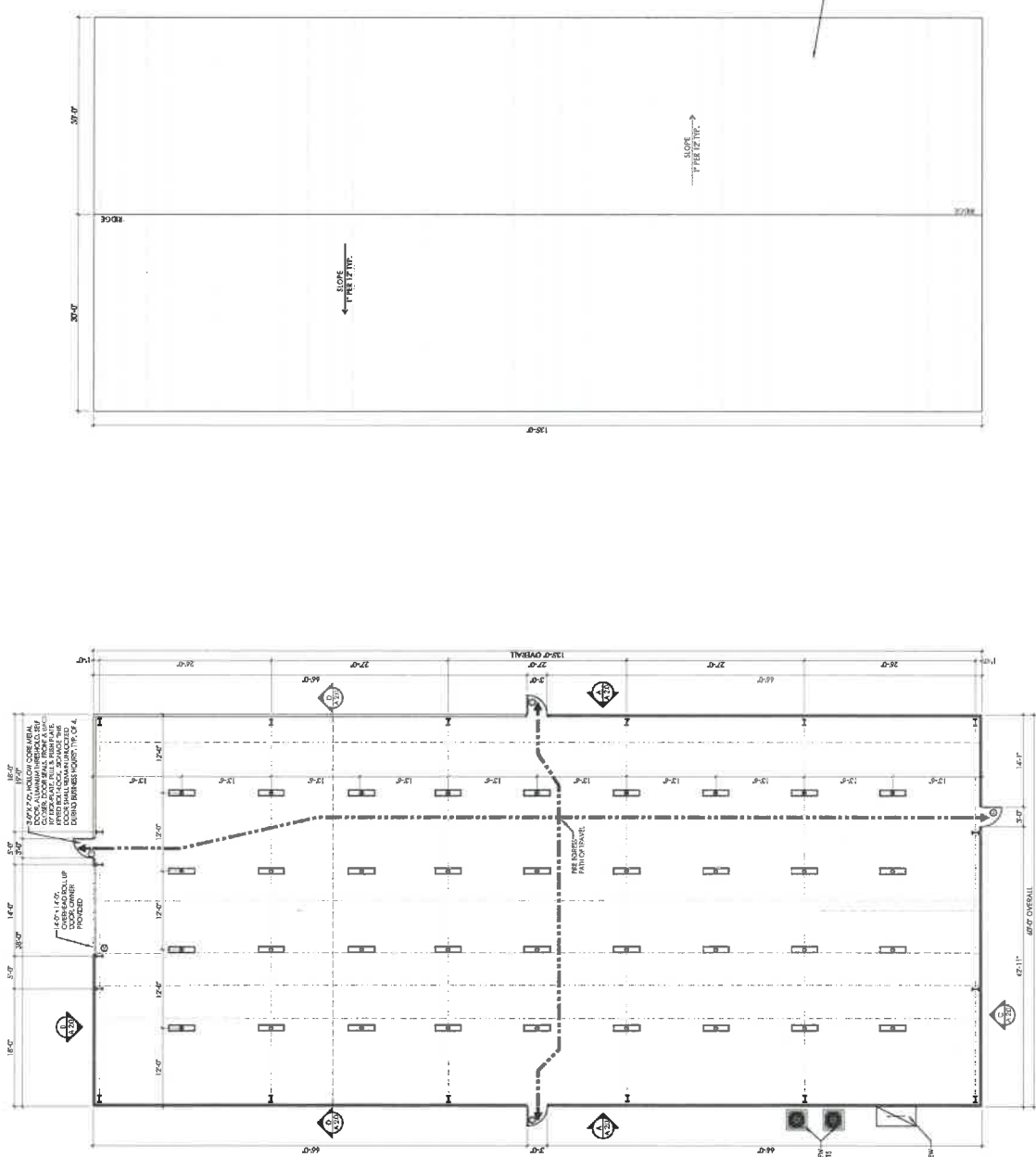
WALL PANEL NOTES:

- 1. ALL RELATED WALL PANEL MANUFACTURERS RELATED PANEL PANEL SERIES OF SANTA FE, IN APPROVAL J411, 4651, 4562, 4461, 4562.

ROOF PANEL NOTES:

- 1. ALL RELATED ROOF PANEL MANUFACTURERS RELATED PANEL PANEL SERIES OF INSULATED METAL ROOF, ROOFER REPORT, ICC-ES ESR-2319

DOOR SCHEDULE table with columns for Door No., Size, Material, and Remarks. Includes DOOR MATERIAL LEGEND and DOOR HARDWARE SCHEDULE tables.



NOTED & DIMENSIONED FLOOR PLAN

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

ROOF PLAN

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

EXTERIOR FINISHES:

MANUFACTURER ISOLATED METAL PANELS
 SERIES: C-5011A1E
 COLOR: 51971 BEIGE
 PANEL SIZE: 42" X 96"

FINISH: 100% POLYURETHANE



EMPIRE DESIGN GROUP, INC.
 11111 BULLY BLVD., SUITE 100
 SAN DIEGO, CA 92124
 TEL: 619-594-1111
 FAX: 619-594-1112
 WWW.EMPIREDESIGNGROUP.COM

ROBERT RENZONI VINEYARDS

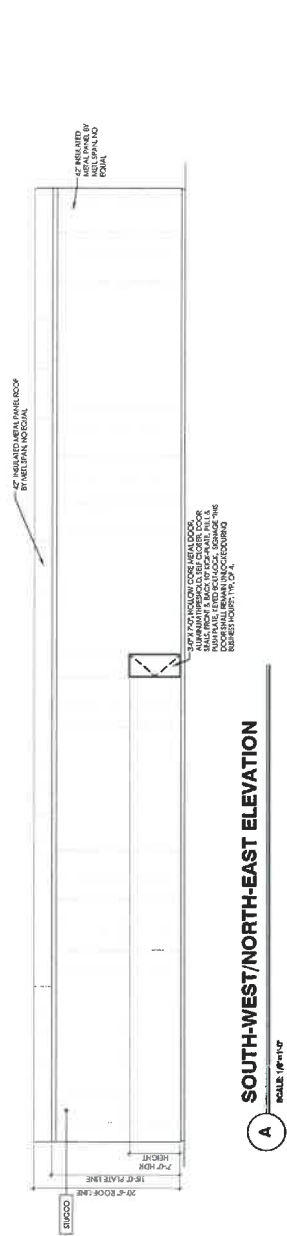
ROBERT RENZONI VINEYARDS
 DETACHED COLD STORAGE BUILDING
 37350 DE PORTOLA ROAD
 TEMECULA, CA 92592

CONTRACTOR: S. JAVEL, INC.
 11111 BULLY BLVD., SUITE 100
 SAN DIEGO, CA 92124
 TEL: 619-594-1111
 FAX: 619-594-1112
 WWW.SJAVEL.COM

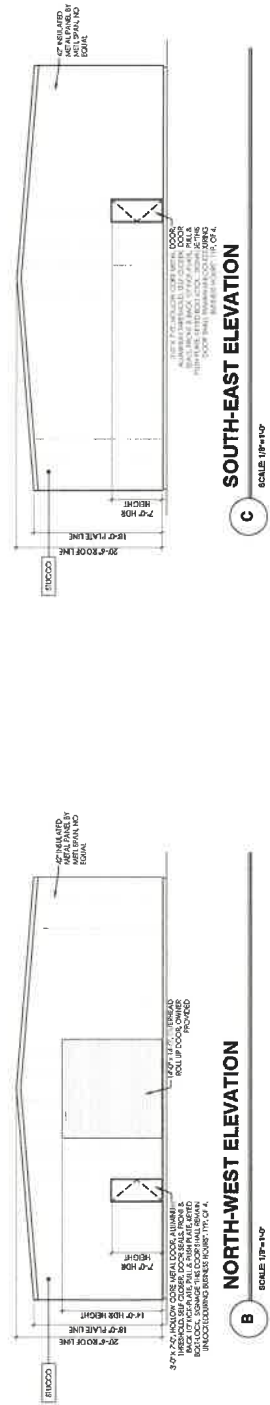


Date:	JULY 13, 2006
Project Number:	EMD/06115107
NO.:	REVISED SUBMITTAL
DATE:	1/17/06
BY:	1/17/06
FOR:	1/17/06
SCALE:	1/17/06
PROJECT:	1/17/06
DATE:	1/17/06
BY:	1/17/06
FOR:	1/17/06
SCALE:	1/17/06

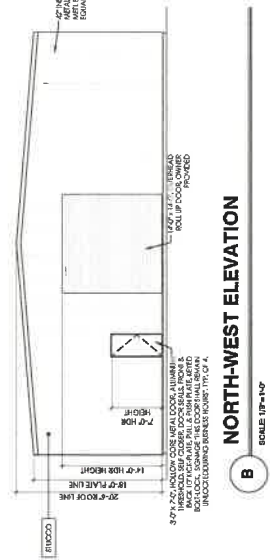
ELEVATIONS & SECTION
 SHEET NO. A 2.0



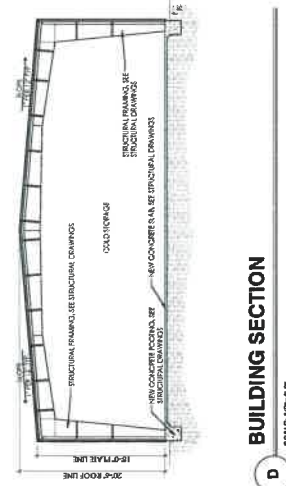
A SOUTH-WEST/NORTH-EAST ELEVATION
 SCALE: 1/8"=1'-0"



B NORTH-WEST ELEVATION
 SCALE: 1/8"=1'-0"



C SOUTH-EAST ELEVATION
 SCALE: 1/8"=1'-0"



D BUILDING SECTION
 SCALE: 1/8"=1'-0"



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Folsom, CA 95630
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Fax: 916-981-1112
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DATE: 01/15/19

**ROBERT
RENZONI
VINE YARDS**

**ROBERT RENZONI VINEYARDS
DETACHED COLD STORAGE BUILDING
37350 DE PORTOLA ROAD
TEMECULA, CA 92592**

PROJECT NO: 19-001
SHEET NO: 100
DATE: 01/15/19
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN



DATE: 01/15/19

PROJECT NO: 19-001

SHEET NO: 100

DATE: 01/15/19

PROJECT NO: 19-001

SHEET NO: 100

DATE: 01/15/19

PROJECT NO: 19-001

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DATE: 01/15/19

PROJECT NO: 19-001

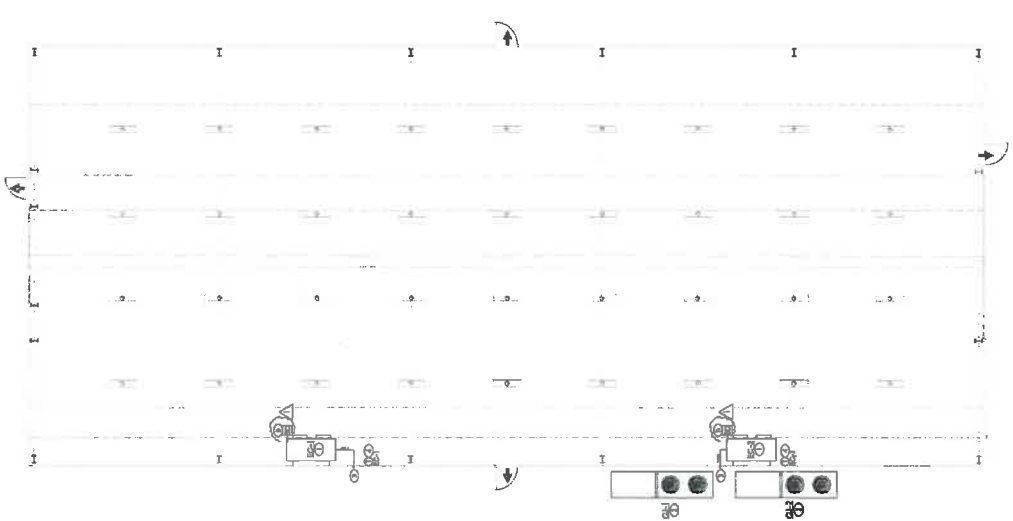
SHEET NO: 100

MECHANICAL PLAN GENERAL NOTES

1. ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED DUCTWORK SHALL BE INSTALLED OUTSIDE THE BUILDING ENVELOPE. ALL ROOF PENETRATIONS SHALL BE MADE THROUGH ROOF FLASHINGS. ALL ROOF PENETRATIONS SHALL BE MADE THROUGH ROOF FLASHINGS. ALL ROOF PENETRATIONS SHALL BE MADE THROUGH ROOF FLASHINGS.
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3. ELECTRICAL CONDUIT AND COORDINATE DRAIN LINES MUST BE INSTALLED IMMEDIATELY UPON RECEIVING THE ROOF. ALL DRAIN LINES SHALL BE INSTALLED IMMEDIATELY UPON RECEIVING THE ROOF. ALL DRAIN LINES SHALL BE INSTALLED IMMEDIATELY UPON RECEIVING THE ROOF.
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5. PROVIDE TURNING VANES FOR ALL RECTANGULAR TO ROUND ELBOWS.
6. LUNCH ROOMS ARE TO BE INSTALLED PER THE ARCHITECT'S DRAWINGS.
7. ALL MECHANICAL EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
8. ALL AIR DUCT EXPOSURE SHALL BE LISTED BY CALIFORNIA STATE FIRE MARSHAL.
9. ROOFERS SHALL BE PROVIDED FOR HVAC DUCTWORK FLASHING TURN FIRE RESISTANCE. ALL ROOFERS SHALL BE PROVIDED FOR HVAC DUCTWORK FLASHING TURN FIRE RESISTANCE.
10. ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED DUCTWORK SHALL BE INSTALLED OUTSIDE THE BUILDING ENVELOPE. ALL ROOF PENETRATIONS SHALL BE MADE THROUGH ROOF FLASHINGS. ALL ROOF PENETRATIONS SHALL BE MADE THROUGH ROOF FLASHINGS.
11. ALL AIR DUCT EXPOSURE SHALL BE LISTED BY CALIFORNIA STATE FIRE MARSHAL.
12. PROVIDE NECESSARY INSULATION OF EXPOSED RIGID AND FLEXIBLE AIR DUCTWORK FOR EXTERIOR EXPOSURE.

MECHANICAL PLAN KEY NOTES

- 1. RAMP COIL UNIT TO BE MOUNTED ON HIGH WALL. INSTALL DRAIN COIL PER MANUFACTURER'S INSTRUCTION.
- 2. CONDENSATE UNIT TO BE MOUNTED ON HIGH WALL. REPRESENTATIVE PIPING SHALL BE SHOWN PER MANUFACTURER'S INSTRUCTION.
- 3. 1" W/ DRAIN TO BUILDING EXTERIOR.
- 4. PROVIDE INTELLIGENT CONTROLS PER MANUFACTURER'S INSTRUCTION. SET POINTS SHALL BE AS SHOWN ON DRAWING.
- 5. 200T FROST PROTECTION IN SUPPLY AIR DUCT FOR AUTOMATIC SHUT-OFF.



MECHANICAL PLAN

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

A

AUNG ENGINEERS
HVAC - Electrical - Plumbing - Energy

4555 Leaven Ave.
Folsom, CA 95630
Tel: (916) 981-1111
Fax: (916) 981-1112
www.aungengineers.com



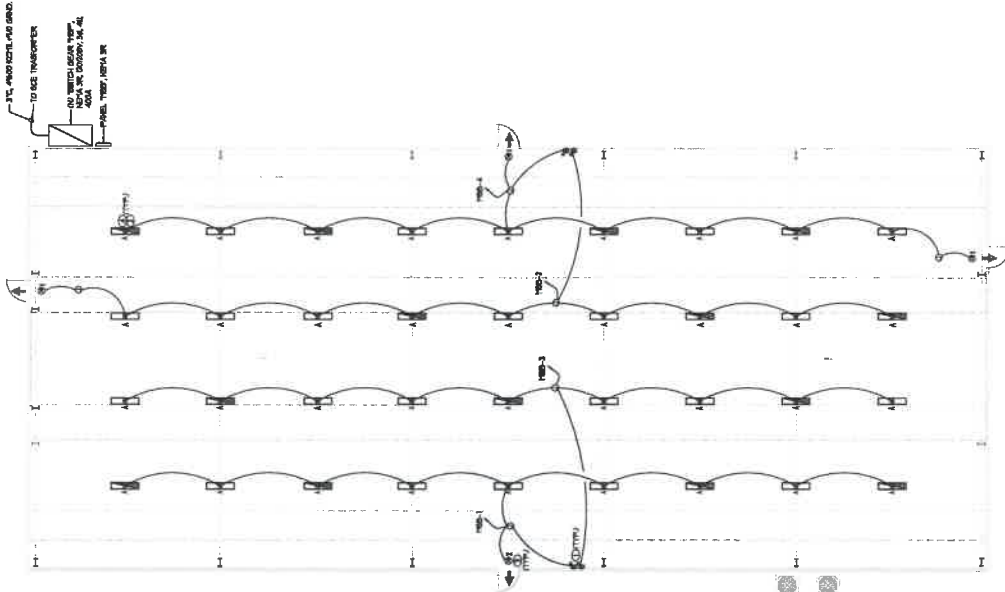
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LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP		MOUNTING	MANUFACTURER & CATALOG NO.	KEY NOTES
		WATT	TYPE			
A	1/4" SURFACE MOUNT	4	LED	SPRACE	PHILIPS L1222222222	①②③④
X	EMERGENCY BATTERY EXIT MARK	30	LED	SPRACE	LITONIA LCN LED SERIES	①②③④

LIGHTING FIXTURE SCHEDULE KEY NOTES:

1. ALL LIGHTING FIXTURES ARE TO BE FURNISHED WITH ALL NECESSARY MOUNTING HARDWARE, LAMPS AND DRIPPING PROTECTIVE ETC.
2. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES.
3. COORDINATE WITH ARCHITECT FOR THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES.
4. VERIFY FINISH COLOR, LENS WITH ARCHITECT PRIOR TO BEGIN PA.



ELECTRICAL LIGHTING PLAN

SCALE 1/8"=1'-0"

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LIGHTING PLAN GENERAL NOTES

1. PROVIDE A REFLECTED CEILING PLAN FOR ALL LIGHTING FIXTURES. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES.
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10. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES. PROVIDE THE NECESSARY REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF LIGHT FIXTURES.

LIGHTING PLAN KEYNOTES

1. LIGHTING PLAN SHALL BE CONTROLLED THROUGH INDIVIDUAL CREDITORS VIA CONTROL SYSTEMS.
2. EMERGENCY LIGHTS: PROVIDE A SEPARATE WIRING AS SHOWN ON THE CONTROLLED CREDIT LIGHT.
3. EXIT MARK LIGHT: PROVIDE NOT BRIGHTER THAN THE CONTROLLED CREDIT LIGHT.
4. BATTERY INDICATOR: PROVIDE NOT BRIGHTER THAN THE CONTROLLED CREDIT LIGHT.

NECESSARY CONTROL NOTES

1. SWITCHING OR CONTROL DEVICES SHALL BE EASILY ACCESSIBLE LOCATED SO AS TO BE EASILY ACCESSIBLE TO THE OPERATOR.
2. CONTROLS SHALL BE LOCATED IN THE AREA BEING CONTROLLED.
3. CONTROLS SHALL BE LOCATED IN THE AREA BEING CONTROLLED.
4. CONTROLS SHALL BE LOCATED IN THE AREA BEING CONTROLLED.

EMERGENCY EGRESS FOOTCANDLE CALCULATION

FORMULA: FOOT CANDLE = WATT PER HOUR / AREA
 USE OF FOOTCANDLE PER HOUR: 1.0
 USE OF LIGHT PER HOUR: 1.0
 USE OF LIGHT PER HOUR: 1.0



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 Suite 100
 Temecula, CA 92592
 Phone: 951-261-1111
 Fax: 951-261-1112

ROBERT RENZONI VINEYARDS

DETACHED COLD STORAGE BUILDING
 37350 DE PORTOLA ROAD
 TEMECULA, CA 92592

CONTRACT: S. MARK, VA
 ADDRESS: 37350 DE PORTOLA RD
 CITY: TEMECULA, CA
 COUNTY: RIVERSIDE
 PROJECT NO.: 1000-1000
 DATE: 08/11/10
 DRAWN BY: JES
 CHECKED BY: JES



NO.	DATE	BY	REVISION
1	08/11/10	JES	ISSUE FOR PERMIT

NO.	DATE	BY	REVISION

ELECTRICAL LIGHTING PLAN

E 1.1

AUNG ENGINEERS
 HVAC - Electrical - Plumbing - Energy
 6555 Lantana Ave.
 Irvine, CA 92618
 Phone: (714) 835-9944
 Fax: (714) 837-3339
 Email: info@aungengineers.com





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10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 274-1100
Fax: (310) 274-1101
www.empiredesigngroup.com

ROBERT
RENZONI
VINEYARDS

ROBERT RENZONI VINEYARDS
DETACHED COLD STORAGE BUILDING
37350 DE ORTOLA ROAD
TEMECULA, CA 92592

OSCARO S. HARRIS, PE
Professional Engineer
No. 18344
Mechanical
California State Board of
Professional Engineers
2015-2016
2016-2017
2017-2018
2018-2019
2019-2020
2020-2021
2021-2022
2022-2023
2023-2024
2024-2025



DATE: 03/12/19
PROJECT NUMBER: 18094433.01
SHEET: 1
PROJECT: ROBERT RENZONI VINEYARDS
DETACHED COLD STORAGE BUILDING

REVISION NO.	DATE	BY	DESCRIPTION

ELECTRICAL POWER PLAN

SHEET NO.

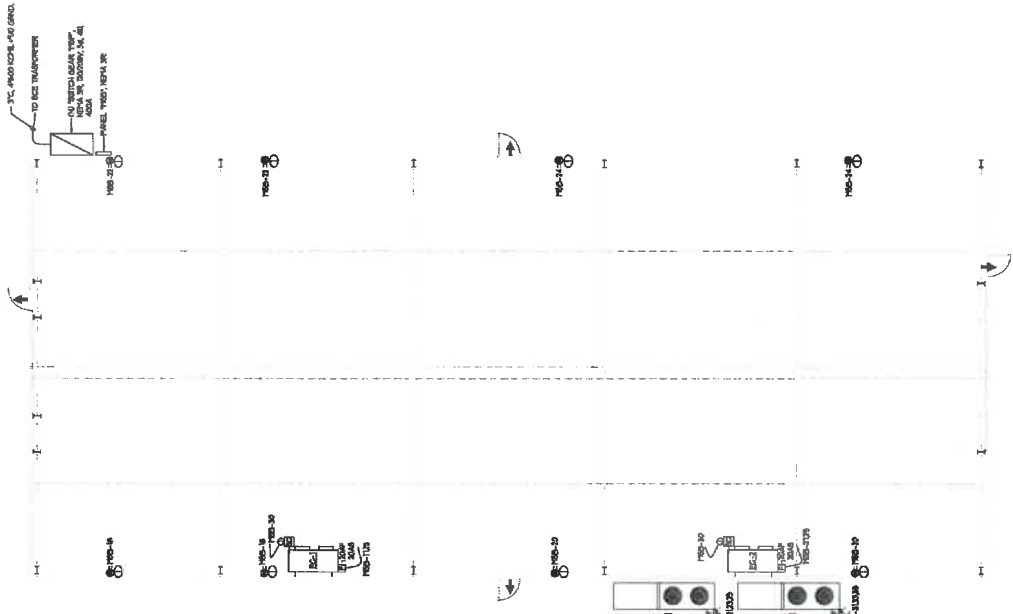
E1.2

POWER PLAN GENERAL NOTES

- A. ALL RECEPTACLES ON COMMON WALLS SHALL BE SEPARABLE BOARDS AND CIRCUIT BY TYPE AND LOAD. REFER TO THE NOTES ON THE POWER PLAN FOR THE TYPE, VOLTAGE AND LOAD OF EACH RECEPTACLE. REFER TO THE NOTES ON THE POWER PLAN FOR THE TYPE, VOLTAGE AND LOAD OF EACH RECEPTACLE.
- B. ALL RECEPTACLES THROUGH FIVE RATED WALLS SHALL BE PROTECTED FROM THE FIRE RISK OF THE WALL.
- C. HEIGHT OF ALL RECEPTACLES SHALL BE VERTICAL TO CENTER GRADE TO WITHIN 4". PROVIDE GFCI TYPE RECEPTACLES WITHIN 6 FEET OF ANY BATH, KITCHEN, RECREATION AREA, OR OUTDOOR RECEPTACLES.
- D. ALL RECEPTACLES SHALL BE PFC BORED AND INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- E. ALL RECEPTACLES SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- F. (1) 3/4" DIA. FOR EACH THROUGH-HOLE BACK TO EACH CONDUIT THROUGH WALL AND THROUGH FLOOR SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR. REFER TO ELECTRICAL POWER PLAN FOR CONDUIT AND RECEPTACLE SCHEDULES.
- G. (1) 1/4" DIA. FOR EACH THROUGH-HOLE 4" IN THE CEILING SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR. REFER TO ELECTRICAL POWER PLAN FOR CONDUIT AND RECEPTACLE SCHEDULES.
- H. RECEPTACLE EXACT LOCATION, EQUIPMENT LOCATION AND RECEPTACLE TYPE SHALL BE SHOWN ON THE POWER PLAN. PROVIDE 90 DEGREE TURN, CONCEALED RECEPTACLE WITHIN 6 FEET OF ANY BATH, KITCHEN, RECREATION AREA, OR OUTDOOR RECEPTACLES.
- I. ALL RECEPTACLES SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR. REFER TO ELECTRICAL POWER PLAN FOR CONDUIT AND RECEPTACLE SCHEDULES.
- J. THE BATTERY OF LOW VOLTAGE DEVICES WITH PERMANENTLY INSTALLED OR REMOVABLY INSTALLED BATTERIES SHALL BE THE FIRST BATTERY BATTERY OF THE BATTERY.
- K. COORDINATE WITH OWNER AND LOW VOLTAGE CONTRACTOR FOR ALL RECEPTACLE CONNECTIONS TO LOCAL, LOW VOLTAGE SYSTEMS AND MAKE ALL CONNECTIONS IN ACCORDANCE WITH LOCAL, LOW VOLTAGE SYSTEMS AND MAKE ALL CONNECTIONS IN ACCORDANCE WITH LOCAL, LOW VOLTAGE SYSTEMS AND MAKE ALL CONNECTIONS IN ACCORDANCE WITH LOCAL, LOW VOLTAGE SYSTEMS.
- L. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- M. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- N. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- O. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- P. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- Q. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- R. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- S. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- T. ALL LOW VOLTAGE DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED TO THE WALL TO BE INSTALLED THROUGH GROUND CONDUCTOR.
- U. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.
- V. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.
- W. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.
- X. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.
- Y. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.
- Z. ALL RECEPTACLES LOCATED AT FOOD SERVICE SERVICE STATIONS SHALL BE PROVIDED WITH THE BREAKERS IN PANEL, BATTERY.

POWER PLAN KEYNOTES

- A. PROVIDE CONNECTIONS OUTLET TO PANEL, COORDINATE WITH OWNER FOR EXACT LOCATION.



ELECTRICAL POWER PLAN

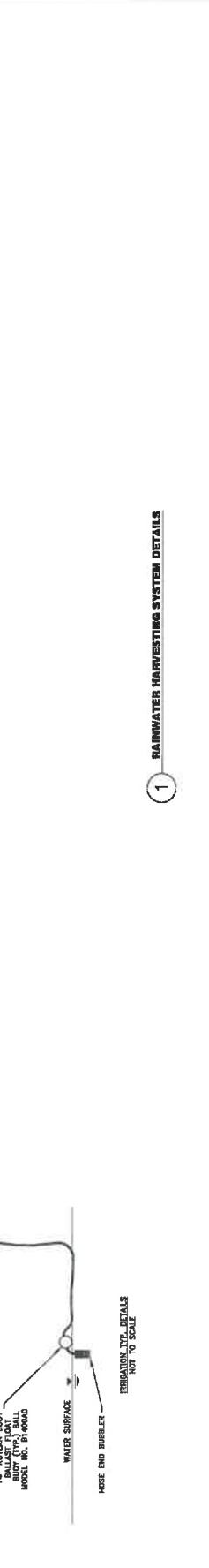
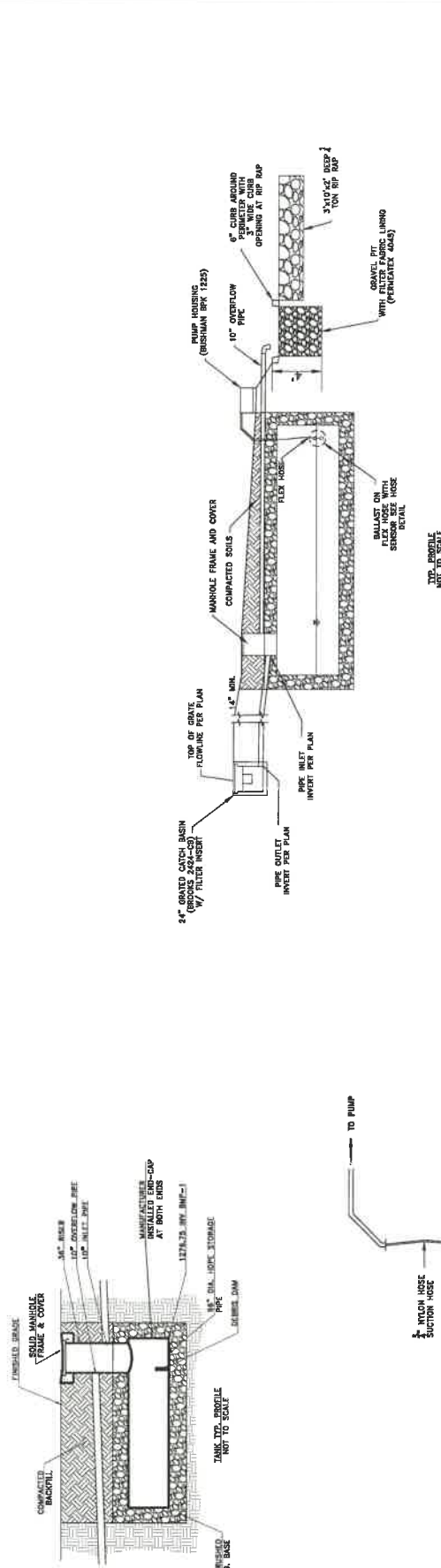
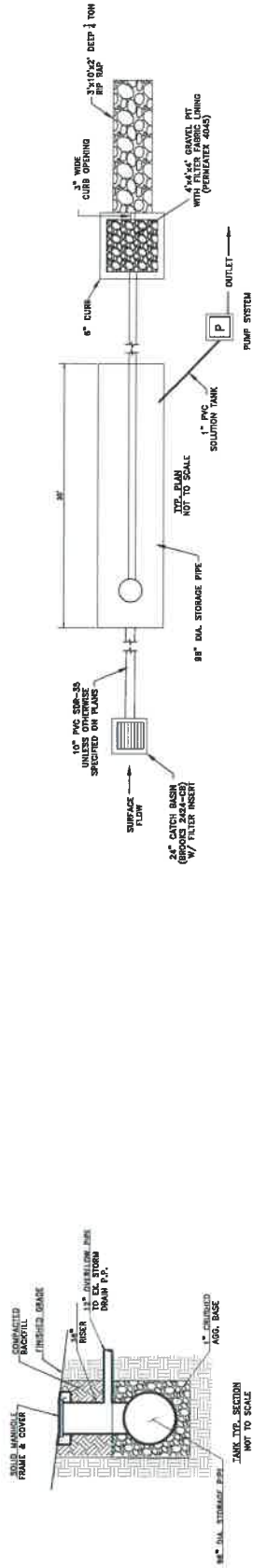
SCALE: 1/8"=1'-0"

A

AUNG ENGINEERS
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Beverly Hills, CA 90210
Tel: (310) 249-9811
Fax: (310) 249-9898
www.aungengineers.com



GRADING PLAN - DETAILS



1 RAINWATER HARVESTING SYSTEM DETAILS

811
Know what's below.
Call before you dig.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF RENO ENGINEERING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the City of Reno and the State of Nevada. The contractor shall be responsible for obtaining all necessary approvals from the City of Reno and the State of Nevada.

DATE	REVISED	BY	CHK	APP	DATE

SEAL - ENGINEER

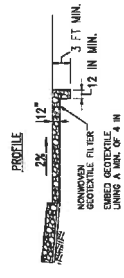
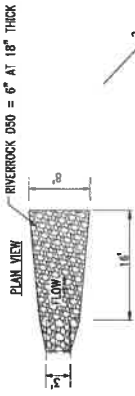
 JOHN H. JOHNSON
 DATE

BENCHMARK
 COUNTY OF RIVERSIDE
 BGR. NO. 1900027 BRIP. NO. 1900003
 GRADING PLAN
 RENZONI VINEYARD, INC.
 WATER HARVESTING SYSTEM DETAIL
 ELEV. = 1340.65
 SCALE: 1" = 40' N.A.
 PREPARED BY: JOHN H. JOHNSON
 CHECKED BY: JHJ

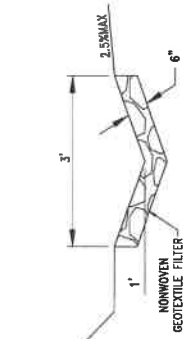
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:
 PLAN CHECK OVERSIGHT ENGINEER
 REGISTRATION NUMBER
 DATE SIGNED

SHEET NO.
3
 OF 5 SHEETS

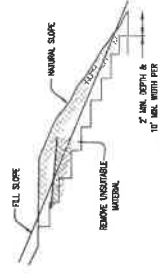
GRADING PLAN - DETAILS



2 RIP RAP BASIN FOREBAY
NOT TO SCALE

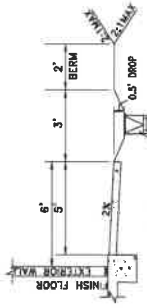


3 SWALE DETAIL
NOT TO SCALE

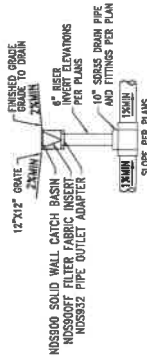


5 TYPICAL KEYING DETAIL
NOT TO SCALE

NOTE: REQUIRED WHERE EXISTING GRADE IS AT A SLOPE GREATER THAN 5:1 AND DEPTH OF FILL EXCEEDS 5 FEET.

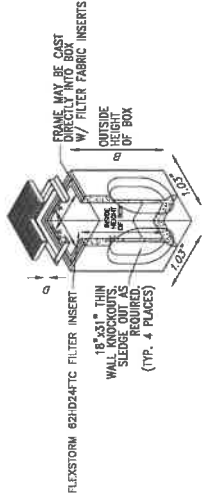


6 FINISH GRADE DETAIL (TYP)
NOT TO SCALE



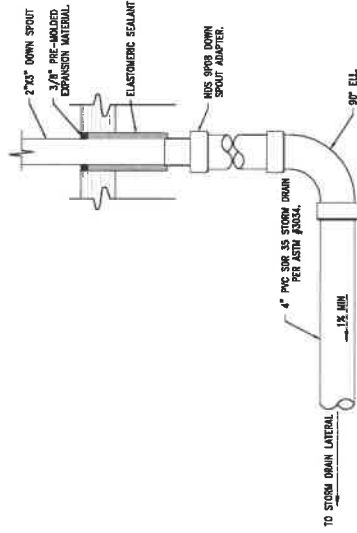
4 GRATE INLET
NOT TO SCALE

NOTES: 1. 2\"/>



5 24\"/>

NOT TO SCALE



7 DOWNSPOUT DETAIL (TYP)
NOT TO SCALE



NOTE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND/OR A GRADING PERMIT HAS BEEN ISSUED. The contractor shall be responsible for obtaining the necessary permits and for complying with all applicable laws, rules, regulations, and orders of the appropriate agencies. The contractor shall be responsible for obtaining the necessary permits and for complying with all applicable laws, rules, regulations, and orders of the appropriate agencies.

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION



PREPARED BY: JOHN H. JOHNSON
DATE: 08/18/18
SCALE: 1" = 10'-0" V.A.S.A.
R.C.E. NO. 68324
ELEV. = 1340.65
BENCHMARK: 1-10-21, INV. 10.00, 10.00, 10.00
KOLIBRIEN
LAND SURVEYING, CIVIL ENGINEERING & CONSTRUCTION
10000 WOODBURN ROAD, SUITE 100, WOODBURN, VA 22195
PHONE: (540) 592-7140 FAX: (540) 592-7141
WWW: WWW.KOLIBRIEN.COM
EMAIL: INFO@KOLIBRIEN.COM

SHEET NO. 4	COUNTY OF RIVERSIDE BGR. NO. 1800027 RNR NO. 1900003
4 OF 5 SHEETS	CRADING PLAN RENZONI VINEYARD, INC. DETAILS

APPROVED AS TO CONFORMANCE WITH APPLICABLE COURT STANDARDS AND PRACTICES:

PLAN CHECK OVERSIGHT ENGINEER
REGISTRATION NUMBER
DATE SIGNED



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



Juan C. Perez
Agency Director

10/18/19, 11:22 am

PP22263R02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22263R02. 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 (PP22263R02) 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 under PP22263R02

Previous Entitlements or Approvals for PP22263:

The use hereby permitted is for the construction of a two story, 4,890 square foot winery and tasting room with 29 parking spaces and 8.8 acres of vineyards. Normal operating hours for the winery and tasting room will be Monday through Sunday 10:00 a.m. to 6 p.m.* Special Events will be held Monday through Sunday 6 p.m. to 10 p.m.; these events will consist of thirty (30) special events with a maximum of ninety (90) guests and thirty (30) special events with a maximum of thirty (30) guests. These events will be held indoors and valet parking will be provided. The winery will also participate in the three annual events required for membership in the Temecula Valley Winegrowers Association. * Special events shall not take place during the tasting room operating hours. On days when special events occur, the tasting room shall close one (1) hour prior to the special event.

PP22263S2:

The use hereby permitted is for the existing 4,000 square foot agriculture/storage building to continue to be used for storage, as well as wine production and a temporary tasting room (with the appropriate commercial building permit as determined by the Building and Safety Department). Also, an equestrian picnic area will be allowed near the western boundary of the property, and a 2,900 square foot basement will be added to the villa that was approved under PP22263. The temporary tasting room shall be removed upon building final inspection and occupancy of the villa.

PP22263S3:

The applicant is proposing to change the existing gift shop area of approximately 250 sq ft into a full commercial kitchen with a wood burning pizza oven at an existing winery building. It also includes a construction of an outdoor bar area of approximately 120 sq ft that is connected to the proposed kitchen to the west of the main building.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 2 AND - Project Description & Operational Limits under PP22263R02 (cont.)**

PP22263R02 will allow for the following:

Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building.

The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site

The Project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The Project address is 37350 De Portola Road

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - Exhibits under Revised Permit No. 2

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

Exhibit A (Site Plan), dated September 5, 2019.

Exhibit B (Elevations), dated September 5, 2019.

Exhibit C (Floor Plans), dated September 5, 2019.

Exhibit G (Conceptual Grading Plan), dated September 5, 2019.

Advisory Notification. 5 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)
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)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)**

- School District Impact Compliance
 - California Alcohol Beverage Control (ABC) licensing
 - Current California Building Code
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. 625 (Right to Farm)
 - 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)
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 - 2:1 MAX SLOPE RATIO**

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT**

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 6 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 7 0010-BS-Grade-USE - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 8 0010-BS-Grade-USE - MINIMUM DRAINAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 9****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.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 10 0010-BS-Grade-USE - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 11 0010-BS-Grade-USE - OFFST. PAVED PKG

All off-street parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

BS-Grade. 12 0010-BS-Grade-USE - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 13 0010-BS-Grade-USE - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

BS-Grade. 14 0010-BS-Grade-USE - SLOPE STABL'TY ANLYS

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 15 0010-BS-Grade-USE-G.3.1NO B/PMT W/O G/PMT**

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

BS-Grade. 16 0010-BS-Grade-USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

BS-Grade. 17 0010-BS-Grade-USE-G2.7DRNAGE DESIGN Q100

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

BS-Grade. 18 0010-BS-Grade-USE-G4.3PAVING INSPECTIONS

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

BS-Plan Check**BS-Plan Check. 1 Gen - Custom**

BUILDING AND SAFETY COMMENTS To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You. Corrections:
ACCESSIBLE PATH OF TRAVEL:

ADVISORY NOTIFICATION DOCUMENT**BS-Plan Check****BS-Plan Check. 1 Gen - Custom (cont.)**

1- 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 the public R.O.W. 2. Connect to all building(s). 3. Connect to all accessible parking loading/unloading areas. 4. Connect to accessible sanitary facilities. 5. 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. 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. Notifications:

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. **NOTE:** The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s). **PERMIT ISSUANCE:** Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. 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 residential applications, each separate structure will require a separate building permit.

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1****ECP COMMENTS**

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire**Fire. 1****0010-Fire-USE-#23-MIN REQ FIRE FLOW**

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

Fire. 2**0010-Fire-USE-#25-GATE ENTRANCES**

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 3**0010-Fire-USE-#31-ON/OFF NOT LOOPED HYD**

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

Fire. 4**0010-Fire-USE-#50-BLUE DOT REFLECTOR**

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 5 0010-Fire-USE-#84-TANK PERMITS**

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

Fire. 6 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 7 Gen - Fire

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal
2. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
3. This project is located in a State Fire Hazard Severity Zone and shall comply with California Building Code Chapter 7A and California Code of Regulations Title 14 Fire Safety Regulations

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT**

Plot Plan 22263 is a proposal for 11.73-acre winery and tasting room, in the Rancho California area. The project is located northeasterly of Pauba Road, westerly of De Portola Road, and southerly of Avenida Verde. The topography of the site consists of well-defined ridges and natural watercourses that traverse the property. A large watercourse traverses the eastern portion of the site adjacent and parallel to De Portola Road. The tentative exhibit shows the proposed winery and tasting room to be located on a ridge. Access to the site from De Portola Road may be impaired during large storm events.

Due to increase in the impervious area the developer will need to mitigate for water quality. The District has received and reviewed a preliminary project specific Water Quality Development Plan (WQMP) dated July 2007. The developer proposes site design by draining the impervious areas to the landscape/vineyards. This would accomplish the water quality mitigation/obligations of this project.

Flood. 2**0010-Flood-USE WQMP ESTABL MAINT ENTITY**

This project proposes BMP facilities that will require maintenance by Project owner. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Flood. 3**0010-Flood-XXU SUBMIT FINAL WQMP >PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 3****0010-Flood-XXU SUBMIT FINAL WQMP >PRELIM (cont.)**

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****0010-Planning-MAP - GEO01813**

County Geologic Report (GEO) No. 1813, submitted for this project (PP22263), was prepared by Southern California Soil & Testing, Inc. and is entitled: "Geotechnical Investigation, New Wine Tasting Room, Robert Renzoni Winery, 37350 De Portola Road, Temecula, California", dated February 27, 2007. In addition Southern California Soil & Testing, Inc. prepared the following report for this project entitled: "Response to Riverside County Comments, Geotechnical Investigation, New Wine Tasting Room, Robert Renzoni Winery, 37350 De Portola Road, Temecula, California" dated August 28, 2007. This additional report is now included as part of GEO No. 1813.

GEO No 1813 concluded:

1. This site is currently covered by a very minor depth of previously placed fill overlying Pauba Formation bedrock which is considered acceptable for support of the proposed structure.
2. No active faults are known or were found to traverse the site, thus the potential for damage due to surface fault rupture is considered to be very remote.
3. Due to the lack of groundwater, the low potential for future groundwater rise and the dense nature of the subsurface soils the potential for this site to be affected by seismically induced liquefaction is considered low.
4. The potential for this site to be affected by other secondary seismically induced hazards such as dynamic settlement, seiche/tsunami, landsliding or flooding is also considered low.

GEO No 1813 recommended:

1. The existing minor fills within the building area should be removed to expose firm undisturbed native bedrock materials that the investigation indicates are acceptable to support the proposed structure.
2. The bedrock exposed in the areas to receive fills, pavements or slabs should be scarified to a depth of 8 inches, moisture conditioned to approximately 2 percentage points above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557. All fills should be placed in loose lifts of 8 inches thickness or less, moisture conditioned to 2 percentage points above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing at sufficient intervals to allow the consultant to ascertain the suitability of the constructed fills for the intended purpose.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 1****0010-Planning-MAP - GEO01813 (cont.)**

3. Although this site appears to have a very low potential to be affected by surface fault rupture it does lie within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed structure. All structures should be designed according to the latest provisions of the most recent edition of the Uniform Building Code for a site located in UBC Seismic Zone 4, 10 km from a UBC Type B seismic source and overlying a UBC Type Sc soil.

GEO No. 1813 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1813 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 2**0010-Planning-MAP - IF HUMAN REMAINS FOUND**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 3****0010-Planning-MAP - INADVERTENT ARCHAEO FIND**

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

Planning. 4**0010-Planning-USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5****0010-Planning-USE - COLORS & MATERIALS**

All building colors and materials shall be in substantial conformance with those of the Wine County Community Plan, Wine Country Design Guidelines, and as currently approved on the project site from the original entitlement PP22263.

Planning. 6**0010-Planning-USE - EOT3 CAUSES FOR REVOCATI**

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. 7**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.

Planning. 8**0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 9****0010-Planning-USE - LANDSCAPE SCREENING**

All walls higher than three feet (3') shall be adequately screened with landscaping.

Planning. 10**0010-Planning-USE - LANDSCAPE SPECIES**

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

Planning. 11**0010-Planning-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. EOT1

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 12 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.

Planning. 13 0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the entry monument sign shown on APPROVED EXHIBIT A under PP22263. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 14 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 the Department of Alcohol and Beverage Control, 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 and void.

Planning. 15 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 16 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. 17 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. No person 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.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 18****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. 19**0010-Planning-USE - PRESERVE NATIVE TREES**

The existing native olive trees on the subject property identified on APPROVED EXHIBIT L under PP22263 shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 20**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. 21**0010-Planning-USE - VIABLE LANDSCAPING**

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 22****0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 23**015-Planning-AND - Winery Development Standards**

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E: A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre. The seventy-five (75%) planting requirement shall be maintained for the life of the permit. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class III Winery shall be at least one thousand five hundred (1,500) square feet and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission. Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed. Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational

Planning. 24**Planning - Hours of Operation under PP22263R02**

The hours of operation for PP22263R02 shall be as follows:

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 24****Planning - Hours of Operation under PP22263R02 (cont.)**

Winery Tasting Room: 10:00 a.m. to 7:00 p.m., 7 days a week.

Outdoor Patio Restaurant Hours (including live music): 11:00 a.m. to 9:00 p.m., 7 days a week.

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**015-Planning-AND - 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 the PLOT PLAN; 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 the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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 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.

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO****Planning-GEO. 1****GEO190008 ACCEPTED**

County Geologic Report GEO No. 190008, submitted for the project PP22263R02, APN 927-640-003, was prepared by CW Soils, and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Storage Building, 37350 De Portola Road, Temecula Area, Riverside County, California," dated September 12, 2018. In addition, CW Soils has submitted the following document for the project: "Response to County of Riverside Comments Regarding County Geologic Report 190008, Proposed Storage Building and Existing Building Remodel, 37350 De Portola Road, Temecula Area, Riverside County, California, dated September 12, 2018," dated March 7, 2019. GEO190008 concluded:

1. The subject property is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to project through the proposed project.
2. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structure is considered very low to remote due to shallow bedrock.
3. No landslide debris was observed during our field exploration and no ancient landslides are known to exist onsite.
4. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.
5. The potential for subsidence is considered low to remote.
6. Onsite soils exhibit a very low expansion potential.

GEO190008 recommended:

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas to receive compacted fill, the removal of low density, compressible soils, such as topsoil and undocumented artificial fill, should continue until firm competent bedrock is encountered.
3. Remedial removals are estimated to extend to a depth of 2 to 4 feet below existing grade.
4. Remedial grading should extend horizontally beyond the perimeter of the proposed structures a distance equal to the depth of compacted fill below the proposed footing or a minimum of 5 feet, whichever is greater.
5. Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more, watered or air dried as necessary to achieve optimum moisture content and then compacted to a minimum of 90 percent of the maximum dry density.

GEO No. 190008 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190008 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 1 0010-Transportation-USE - COUNTY WEB SITE (EOT2)**

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

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

No additional on-site right-of-way shall be required on De Portola Road since adequate right-of-way exists, per PM 113/12-13.

Transportation. 3 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 Ordinance 460 and 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. These Ordinances 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. 4 0010-Transportation-USE - TRAFFIC MANAGEMENT PLAN

The following Traffic Management Plan was prepared by the applicant/civil engineer.

Traffic Management Plan PP 22263

1.Introduction

The purpose of this Traffic Management Plan is to describe the Robert Renzoni Winery operation as well as the points of access from Riverside County maintained roadways.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 4 0010-Transportation-USE - TRAFFIC MANAGEMENT PLAN (cont.)****2. Project Description / Location**

The site is located on De Portola Road just south of Pulgas Creek Road.

The project is on 12.60 gross acres and is currently vacant. A 4980 square foot winery/tasting room are proposed for the site. Over 75% of Plot Plan 22263 is planted as vineyard.

3. Ingress/Egress

The project takes access from De Portola Road, which is, designated a Mountain Arterial Highway. (Standard No. 95). The street is currently paved to a width of 24 feet.

Access to this site is provided by a 24 ft. wide driveway, which connects directly to De Portola Road.

No traffic volume information is available on the County Web Site. We estimate an average daily trip count (both ways) to be 3,000 trips per day.

The driveway connection to De Portola Road will include a left turn pocket and A.C. pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35 foot radius

2. The left turn pocket shall be 12 foot wide and 100 feet long, with a 120-foot reverse curve and a 330' transition taper.

4. Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12.

5. Hours of Operation / Average number Visitors

"The winery will be open for wine tasting seven days a week from 10:00 a.m. to 6:00 p.m.

"The average number of visitors on a weekday is 10-25 or 5-10 cars.

"The average number of visitors on a weekend is 50-100 or 20-40 cars.

"The average length of stay for wine tasting is 30 minutes.

"The winery is operated by the Renzoni Family. In addition to family members, there will be 4 to 6 part-time employees working at the winery.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - TRAFFIC MANAGEMENT PLAN (cont.)

6.Signage

A winery sign is proposed at the entrance to the site. The design of the entry monument is included in the Architectural Plans submitted for this Plot Plan.

A "stop" sign will be placed on the access driveway where the driveway meets De Portola Road. It will be located 60 feet west of the centerline of De Portola Road and 5 feet south of the edge of pavement for the driveway.

Transportation. 5 0010-Transportation-USE - TS/TRAF MAN PLAN

The Transportation Department has not required a comprehensive traffic study for the subject project. However, the Transportation Department has required this project to provide a Traffic Management Plan shown in condition 10.TRANS.1.

Transportation. 6 TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN

The following Traffic Management Plan was prepared by the applicant/civil engineer.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 6 TRAFFIC MANAGEMENT PLAN (cont.)**

Traffic Management Plan PP 22263R02

1. Introduction

The purpose of this Traffic Management Plan is to describe the Robert Renzoni Winery operation as well as the points of access from Riverside County maintained roadways.

2. Project Description / Location

The site is located on De Portola Road just south of Pulgas Creek Road.

The project is on 12.60 gross acres and is currently vacant. A 4980 square foot winery/tasting room are proposed for the site. Over 75% of Plot Plan 22263 is planted as vineyard.

3. Ingress/Egress

The project takes access from De Portola Road, which is, designated a Mountain Arterial Highway. (Standard No. 95). The street is currently paved to a width of 24 feet.

Access to this site is provided by a 24 ft. wide driveway, which connects directly to De Portola Road.

No traffic volume information is available on the County Web Site. We estimate an average daily trip count (both ways) to be 3,000 trips per day.

The driveway connection to De Portola Road will include a left turn pocket and A.C. pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35 foot radius
2. The left turn pocket shall be 12 foot wide and 100 feet long, with a 120 foot reverse curve and a 330' transition taper.

4. Parking

On-site parking is in accordance with Riverside County Ordinance 348, Section 18.12.

5. Hours of Operation / Average number Visitors

"The winery will be open for wine tasting seven days a week from 10:00 a.m. to 6:00 p.m.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 6 TRAFFIC MANAGEMENT PLAN (cont.)**

"The average number of visitors on a weekday is 10 25 or 5 10 cars.

"The average number of visitors on a weekend is 50 100 or 20 40 cars. "The average length of stay for wine tasting is 30 minutes.

"The winery is operated by the Renzoni Family. In addition to family members, there will be 4 to 6 part time employees working at the winery.

6. Signage

A winery sign is proposed at the entrance to the site. The design of the entry monument is included in the Architectural Plans submitted for this Plot Plan.

A "stop" sign will be placed on the access driveway where the driveway meets De Portola Road. It will be located 60 feet west of the centerline of De Portola Road and 5 feet south of the edge of pavement for the driveway.

Transportation. 7 Trans General Condition of Approval**Transportation Condition****Standard Introduction**

1. 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.

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

3. The Transportation Department has not required a comprehensive traffic study for the subject project. However, the Transportation Department has required this project to provide a Traffic Management Plan shown in 15.TRANS condition of approval.

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1****Waste - General**

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. 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 their waste hauler.
- Provide recycling service to their 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/open/cms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 3 0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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.

060 - BS-Grade. 4 0060-BS-Grade-USE-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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Parcel: 927640003

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-USE-G2.13FIRE D'S OK ON DR. Not Satisfied

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

060 - BS-Grade. 6 0060-BS-Grade-USE-G2.14OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 7 0060-BS-Grade-USE-G2.15NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

060 - BS-Grade. 8 0060-BS-Grade-USE-G2.3SLOPE EROS CL PLAN Not Satisfied

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 9 0060-BS-Grade-USE-G2.4GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

060 - BS-Grade. 11 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 12 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 13 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 0060-E Health-MAP - SEPTIC SIZING Not Satisfied

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

060 - E Health. 2 0060-E Health-MAP - SSD PLAN INFO REQD Not Satisfied

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended:

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 2 0060-E Health-MAP - SSD PLAN INFO REQD (cont.) Not Satisfied

1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

Planning

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

Prior to the issuance of grading permits for Plot Plan No. 22263R02, 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 - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

060 - Planning. 3 0060-Planning-USE - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 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 12.6 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- UWIG PLANTS Not Satisfied

PRIOR TO ANY GROUND DISTURBANCE OR GRADING PERMIT ISSUANCE ALL PROPOSED LANDSCAPING MUST BE SHOWN AND MUST NOT INCLUDE ANY PLANTS LISTED IN SECTION 6.1.4 OF THE MSHCP. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT EPD DIRECTLY AT 951-955-6892

Survey

060 - Survey. 1 Prior to Road Construction Not Satisfied

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

Transportation

060 - Transportation. 1 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition.

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2

0080-Fire-USE-#4-WATER PLANS

Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 3

Prior to permit - access

Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5) 2. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3) 3. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4) 4. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 4

Prior to permit - water

Not Satisfied

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow. 2. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3) 3. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1) 4. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible. 5. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 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. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 22263R02, 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. 4 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. 5 0080-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.

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

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

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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. 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.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 3 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

090 - BS-Grade. 4 0090-BS-Grade-USE*G4.3PAVING INSPECTIONS Not Satisfied

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

090 - BS-Grade. 5 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5 PRECISE GRADE APPROVAL (cont.) Not Satisfied

geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2

0090-Fire-USE-#27-EXTINGUISHERS

Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3

0090-Fire-USE-#36-HOOD DUCTS

Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

090 - Fire. 4

0090-Fire-USE-#45-FIRE LANES

Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 5

0090-Fire-USE-#83-AUTO/MAN FIRE ALARM

Not Satisfied

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1

0090-Flood-USE BMP - EDUCATION

Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2

0090-Flood-USE IMPLEMENT WQMP

Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1

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 for PP22263R02. 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, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

Plan: PP22263R02

Parcel: 927640003

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING (cont.) Not Satisfied

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed by contacting the Sheriff's Office."

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. 2 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. 22263R02 is calculated to be 8,000 net square feet (cold storage building footprint).

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 22263R02 has been calculated to be 8,000 net square feet (cold storage building footprint).

Plan: PP22263R02

Parcel: 927640003

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of one hundred and twenty (120) parking spaces shall be provided as shown on the APPROVED EXHIBIT A for PP22263R02, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 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.

090 - Planning. 6 0090-Planning-USE - SKR FEE CONDITION 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 12.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 7 0090-Planning-USE - SPECIMEN TREES REQUIRED Satisfied

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Plan: PP22263R02

Parcel: 927640003

90. Prior to Building Final Inspection

Planning

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(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscape screening and a solid gate 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(s) 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 A.

090 - Planning. 10 090-Planning-USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of four (4) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces or as approved by TLMA Director. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

Transportation

090 - Transportation. 1 0090-Transportation-USE - IMP PLANS Not Satisfied

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

Plan: PP22263R02

Parcel: 927640003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-USE - IMPROVEMENT Not Satisfied

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions per PP22263, Amd. No. 2 exhibit within the existing dedicated right-of-way as follows:

1. Edge of pavement returns at winery driveway entrance shall be with 35 foot radius returns.
2. The left turn pocket shall be 12 feet wide and 100 feet long with a 120 foot reverse curve and transition tapers 330 feet long on both sides.
3. There shall be 330 feet long transition tapers north of the driveway entrance of both sides as shown on PP22263, Amd. No. 2 exhibit.
4. Edge striping and bot dots shall be installed per PP22263, Amd. No. 2 exhibit.
5. No parking signs shall be installed along De Portola as directed by the Transportation Department.

090 - Transportation. 3 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

NOTE: Additional signage required. Please refer to 10.TRANS.1 for additional signage requirements described in section "7.Signage." De Portola Road shall be improved to provide a left-turn pocket for traffic traveling north on De Portola Road. Any additional paving and/or striping removal shall be the responsibility of the project proponent.

090 - Transportation. 4 Existing Maintained Not Satisfied

De Portola Road is a paved County maintained road and shall be improved along and outside project boundary with AC pavement, protected shoulders, and transitions within the existing dedicated right of way as follows:

1. Edge of pavement returns at winery driveway entrance shall be 35 foot radius.
2. The left turn pocket shall be 12 feet wide, minimum, (6' west and 6' east of the centerline) AC pavement and 100 feet long with a 120 foot reverse curve transition tapers 330 feet long on AC pavement on both sides.

Plan: PP22263R02

Parcel: 927640003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Existing Maintained (cont.) Not Satisfied

3. Provide acceleration and deceleration AC pavement lane at the driveway per County Standard No. 803, Ordinance 461.

4. No parking signs shall be installed along De Portola Road as directed by the Transportation Department.

090 - Transportation. 5 Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 Signing and Striping Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

NOTE:

Additional signage required. Please refer to 15.TRANS Traffic Management Plan for additional signage requirements described in section "7. Signage." De Portola Road shall be improved to provide a left turn pocket for traffic traveling north on De Portola Road. Any additional paving and/or striping removal shall be the responsibility of the project proponent.

Waste Resources

090 - Waste Resources. 1 Waste - Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 25, 2019

TO:

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

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: District 3
Planning Commissioner: District 3

Eastern Municipal Water District (EMWD)
Coachella Valley Water District (CVWD)

PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 - Exempt - Applicant: RTN Development – Engineer/Representative: RTN Development - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: North of Shiraz Way, Southeast of Avenida Verde, and West of De Portola Road – 11.73 Net Acres - Zoning: Wine County-Winery Existing (WC-WE) - **REQUEST:** Plot Plan No. 22263, Revised Permit No. 2 proposes to install an 8,100 sqft. storage building (metal) with electrical for cold storage of wine, wine production product and goods. Equipment will include, but not limited to, coolers, A/C units, chillers, storage racks. This building will be used for winery & wine making; no public tours or uses are permitted. No other uses are proposed then what is already allowed. – APN: 927-640-003 – Related cases: PP22263, PP22263S2, S3 - Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rivco.org. **BBID# 126-285-855**

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 Public Land Use System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 4, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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:

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

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. PP 22263 (R02)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: RTN DEVELOPMENT

Contact Person: RICK NEUGEBAUER E-Mail: RNEUGE@GMAIL.COM

Mailing Address: 28465 OLD TOWN FRONT ST. SUITE 311
TEMECULA, CA 92590
City State ZIP

Daytime Phone No: (760) 594 1107 Fax No: ()

Engineer/Representative Name: JOHN JOHNSON / KELIOZIAN

Contact Person: _____ E-Mail: _____

Mailing Address: 27919 JOHNSON XWB SUITE 201
TEMECULA, CA 92590
City State ZIP

Daytime Phone No: (866) 827 7140 Fax No: ()

Property Owner Name: ROBERT RENZONI VINEYARDS

Contact Person: ROBERT E-Mail: .

Mailing Address: 37350 DE PORTOLA RD
TEMECULA, CA 92592
City State ZIP

Daytime Phone No: (951) 302 6464 Fax No: ()

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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.)

Robert Penzoni Vineyards
PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

[Signature] - Authorized Agent
SIGNATURE 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): 927 640 003

Approximate Gross Acreage: 11 ACRES

General location (nearby or cross streets): North of DE PORTOLA, South of OAK MOUNTAIN, East of VIA VERDE PAUBA, West of VIA VERDE

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

- PROPOSE TO DEVELOP / CONSTRUCT A 8100 SF. COLD STORAGE BUILDING

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): WC-W

Number of existing lots: 1

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	9645	40'	3	TASTING ROOM	<input type="checkbox"/>	BNR 120014
2	4000	22'	1	PRODUCTION BLDG	<input type="checkbox"/>	BNR 140008
3	389	12'	1	RESTROOMS	<input type="checkbox"/>	BNR 120021
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 checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	8100	22	1	WINE CASE GOOD COLD STORAGE		BNR 190003
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 41131 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

— HANS 01592, GEO 01813 / GEO 190008
 If yes, indicate the type of report(s) and provide a signed copy(ies): _____

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: RTN Development
Address: 28465 OLD TOWN FRONT ST SUITE 311, TEMECULA, CA 92590
Phone number: 760 5941107
Address of site (street name and number if available, and ZIP Code): 37350 De Popo Rd, Tem
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: APN 927646007
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) [Signature] Date 2/27/19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



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

01/08/19

ROBERT PENZONI

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, 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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *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.

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 a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15301 (Existing Facilities) – Applicant: RTN Development – Engineer/Representative: RTN Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: Northerly of Shiraz Way, southeasterly of Avenida Verde, and westerly of De Portola Road – 12.60 Gross Acres/11.73 Net Acres – Zoning: Wine County-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building. The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 4, 2019**
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 October 22, 2019,

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

APN (s) or case numbers 927-640-003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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 Mailing Labels

PP22263R02 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 10/22/2019 11:52:57 AM

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927630022
DE PORTOLA WINERY
1015 FREMONT AVE NO 2
SOUTH PASADENA CA 91030

927150010
STARNEX
16092 JENNER ST
WESTMINSTER CA 92683

927640024
DPW I
28465 OLD TOWN FRONT ST
TEMECULA CA 92590

927660038
ALI R SAKHAPOUR
BLANCA E SAKHAPOUR
33381 MORNING VIEW DR
TEMECULA CA 92592

927650028
PHILLIPS BENTHEY BAILY
CAROL JEAN BAILY
36150 PAUBA RD
TEMECULA CA 92592

927550037
TRAYBAK FAMILY LIVING TRUST
36265 ALTA MESA ST
TEMECULA CA. 92592

927550038
JEFFREY L LANDIS
MELISSA L LANDIS
36275 ALTA MESA CT
TEMECULA CA. 92592

927540036
STEVEN S WALL
FRANNE M FICARA
36290 PALMADOR LN
TEMECULA CA. 92592

927660037
KIRK KIRKPATRICK
KIM KIRKPATRICK
MICHAEL KIRKPATRICK

36533 VIA VERDE
TEMECULA CA. 92592

927650029
RONALD L PERROT
KIMBERLEY D PERROT
36651 AVENIDA VERDE
TEMECULA CA. 92592

927650018
KEITH P ASKEV
36730 AVENIDA VERDE
TEMECULA CA. 92592

927650023
JUDY Z ROBERTS
36735 AVENIDA VERDE
TEMECULA CA. 92592

927650015
THOMAS J MACE
KRISTINA E MACE
36745 AVENIDA VERDE
TEMECULA CA 92562

927650021
MACE FAMILY REVOCABLE TRUST 2006
36745 AVENIDA VERDE
TEMECULA CA. 92592

927660026
BIZHAN FAZELI
WENDY FAZELI
36800 AVENIDA VERDE
TEMECULA CA. 92592

927630013
ROBERT G WELLS
BETTY D WELLS
37028 DEPORTOLA RD
TEMECULA CA 92592

927280008
FOXTAIL RANCH
37100 OAK MOUNTAIN RD
TEMECULA CA 92592

927630011
JOHN WAN
LUNING CHEN
37104 DE PORTOLA RD
TEMECULA CA. 92592

927640004
FAZELI VINEYARDS
37320 DEPORTOLA RD
TEMECULA CA 92592

927640003
RENZONI VINEYARDS INC
37350 DE PORTOLA RD
TEMECULA CA. 92592

927280036
KENNETH FALIK
CHRISTINA L FALIK
37750 DE PORTOLA RD
TEMECULA CA. 92592

927280019
BRIAN J BRADY
CAROL LEE BRADY
37850 DE PORTOLA RD
TEMECULA CA. 92592

927660005
TIANA HALLETT
37975 DE PORTOLA RD
TEMECULA CA. 92592

927650035
JEAN LUC ANNET
JULIE ANNET
41690 CORPORATE CENTER
MURRIETA CA 92562

927650030
PEYTON CROW
42909 JOSHUA TREE CT
MURRIETA CA 92562

927630014
HANDLE IT MMS
43620 RIDGE PARK DR NO 310
TEMECULA CA 92590

927650011
BACHA BHAVAN
43950 MARGARITA RD NO J
TEMECULA CA 92592

927650024
PEYTON CROW
44045 MARGARITA RD STE
205 TEMECULA CA 92592

927280044
ADOBE LAND CO
525 PLAZA DEL CID
CHULA VISTA CA 91910

927280040
ADOBE LAND CO
525 PLAZA DEL SID
CHULA VISTA CA 91910

927150013
TSM PROP
531 W HOLT BLV
ONTARIO CA 91762

927150012
TSM PROP
531 W HOLT BLVD
ONTARIO CA 91762

927150008
DOUGLAS C WALL
YVONNE K WALL
78450 AVE 41
BERMUDA DUNES CA 92203

927660027
RIMBA WEST
9 KINGS CT
VALLEY COTTAGE NY 10989

927630021
VVUS
LONDON ENGLAND
UNITED KINGDOM 0

927150018
RANCHO CALIF WATER DISTRICT
P O BOX 9017
TEMECULA CA 92589

RTN Development
28465 Old Town Front St. Suite 311
Temecula, CA 92590
Attn: Rick Neugebauer

Renzoni Vineyards
37350 De Portola Rd.
Temecula, CA 92592
Attn: Robert Renzoni

Temecula Valley Winegrowers Association
P.O. Box 1601
29377 Rancho California Road Suite #203
Temecula, CA 92593

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

RCHA (Rancho California Horseman Association)
P.O. Box 1622
Temecula CA 92593

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Oakland, CA 94612

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PO Box 7821
Laguna Niguel, Ca, 92607-7821

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Temecula, CA 92592