



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 24, 2021

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email 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.
NONE

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

- 3.1** **PLOT PLAN NO. 190034 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190161 – Applicant: Dr. Rowena Gbenoba – Architect: Saunders & Wiant Architects, Inc./Niall Saunders AIA – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD-BP) – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Penfield Lane – 0.95 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The proposed project is for the construction of two (2) buildings to be developed in two (2) phases. Phase 1 would be for the construction of a dental office comprised of 3,540 sq. ft. Phase 2 would be for the construction of a medical building and comprised of 3,225 sq. ft. A total of 35 parking spaces are proposed. Each stucco building will be constructed at a height of 20 feet and will be enhanced with stacked ledgerstone veneer cladding along the base and painted metal shade canopies above doors and windows. APN: 963-070-015. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE

5.0 PUBLIC COMMENTS:



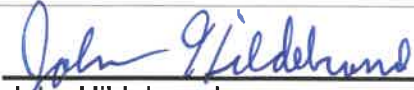
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 1

Director's Hearing: May 24, 2021

PROPOSED PROJECT

Case Number(s):	PPT190034	Applicant(s): Dr. Rowena Gbenoba
Environmental:	Exempt: CEQ 190161 – Section 15303 (New Construction or Conversion of Small Structures)	Representative(s): John Ramirez
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	 John Hildebrand Planning Director
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	963-070-015	

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 190034 is a proposal for the construction of two buildings totaling 6,765 square feet on approximately 1.44 gross acres to be developed in two phases. Phase 1 would be for the construction of a dental office comprised of 3,540 square feet. Phase 2 would be for the construction of a medical office building and comprised of 3,225 square feet. A total of forty (40) parking spaces are proposed. Each stucco building will be constructed at a height of 20 feet and will be enhanced with stacked ledgestone veneer cladding along the base and painted metal shade canopies above doors and windows.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project site is located south of Benton Road, east of Winchester Road, north of Auld Road, and west of Penfield Lane within the community of French Valley.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and based on the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 190034, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park, Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Light Industrial (LI)
South:	Business Park (BP)
West:	Business Park (BP)
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Specific Plan (SP)
South:	Industrial Park (I-P)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Commercial Uses
East:	Vacant Land
South:	Vacant Land
West:	Commercial Uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.44 gross acres	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (SQFT):	Phase I – 3,540 SF Phase II – 3,225 SF	
Building Height (FT):	20'	35'
Minimum Lot Size:	1.44 acre	20,000 SF

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Dental – Phase I	3,540 SF	1 space/200 SF	18	20
Medical – Phase II	3,225SF	1 space/200 SF	17	20
TOTAL:			35	40

Located Within:

City’s Sphere of Influence:	Yes – City of Temecula
Community Service Area (“CSA”):	Yes – Murrieta-Temecula #103 Lighting Flood Control
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible entire site
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5677 and 5778
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – French Valley, Zone B1

PROJECT LOCATION MAP



Figure 1: Project Location Map



Figure 2: Project Vicinity

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for Plot Plan No. 190034 was submitted to the County on November 4, 2019. At the time of submittal two medical buildings were proposed. Each building was comprised of 3,895 square feet and would be constructed in two phases with access on Benton Road and Temeku Street. Access into the site would be provided at Benton Road and Temeku Street. The driveway located at Benton Road is for ingress only. Temeku Street access allows for ingress and egress.

When originally submitted the buildings were separated by parking on either side of each building and along the eastern perimeter of the site. Since that time the site design has changed bringing the two buildings closer together with an ADA compliant walkway between. The access along Temeku Street was moved further south, allowing for the parking along the southern and eastern portion of the project site. The overall size of the buildings have been reduced to 3,540 square feet for the dental building and 3,225 square feet for the medical building. The architectural style of the buildings have remained as originally proposed. Other than these revisions, the proposal has primarily stayed the same as when originally submitted.



Figure 3 – Site Plan



Figure 4 - Elevations

Off-Site Improvements

The existing driveway located along Temeku Street will be closed and a new driveway constructed. Due to the location of the new driveway closure of the driveway the existing bus stop will be relocated. A new bus stop shall be installed within the existing sidewalk on Temeku in accordance with the RTA standards and as directed by the Director of Transportation. A concrete slab shall be constructed at the bus stop per standard No. 814, Ordinance 461.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This proposed 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). Section 15303(c) allows for projects in urbanized areas, up to four 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, necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The Project would ultimately result in the construction of two buildings for a total square footage of 6,765 SF, no significant amounts of hazardous substances would be required, the project site is located in an area where all necessary public services would be provided, and the surrounding area is not environmentally sensitive. The Project site is zoned Industrial Park, which allows, pursuant to Section 10.1 of Ordinance No. 348, commercial uses including dental and medical offices. Section 15387 allows the Lead Agency to determine whether a particular area meets the criteria for an "Urbanized Area." For this Project, the County has determined that the Project site is qualified as "urbanized" based on the 2010 U.S. Census Urbanized Area Map, the Project site being adjacent to the City of Murrieta and within the Sphere of Influence of the City of Temecula, where both cities exceed a population of 100,000, and is within Census Tract N. 432.42 which has a population per square mile of 3,389. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive biological environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the Project meets this criteria and is considered exempt from CEQA.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

The project site has a General Plan Land Use Designation of Business Park and Commercial Retail. The Business Park land use designation encourages employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses. The proposed dental and medical offices are consistent with the encouraged uses for the Business Park land use designation and will also provide employment and services to the adjacent and surrounding community. A small portion of the north tip of the Project site has a land use designation of Commercial Retail. This portion of the Project site will be landscaped, and no proposed land uses are proposed within this area.

1. The project site has a Zoning Classification of Industrial Park (I-P), which is consistent with the Riverside County General Plan land use designation of primarily Business Park (BP) on the site. The proposed use, a dental and medical office is consistent with Ordinance No. 348 and is allowed within the I-P zoning classification subject to Plot Plan approval. Specific findings relating to the proposed use, including findings relating to the applicable development standards, are in the following separate sections below.
2. The project site is within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.

Plot Plan:

The following findings shall be made pursuant to the provisions of the Riverside County Zoning Ordinance 348:

1. 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 is within the acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for the Industrial Park (I-P) zoning classification as detailed further following this section. The project has been reviewed by Fire, Environmental Health, Building, and other departments that have all deemed the project acceptable to meet applicable standards for health and safety, in particular provision of emergency vehicle access to and on the project site. Due to the project's limited size, it is not anticipated to generate a substantial amount of traffic that would have any impacts on the surrounding area and the project would be adequately served by the surrounding existing road network and improvements. Furthermore, with the incorporation of standard conditions of approval and compliance with the California Building Code, Riverside County Ordinance No. 787, and Riverside County Ordinance No. 348, the project will not negatively affect the public health, safety, or welfare.

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 surrounding parcels are similarly designated land uses and zoning classifications. The surrounding land use designations included Light Industrial, Business Park, and Commercial Retail. The zoning is similarly aligned, with the surrounding parcels zoned as Industrial-Park (I-P), Scenic Highway Commercial (C-P-S) and Specific Plan (SP). Dental and Medical offices based on the Project's proposal will be consistent with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels current designations.
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 Project is conditioned to provide 55' half-width AC pavement, concrete curb and gutter along Benton Road. Five (5') foot wide meandering concrete sidewalks will be installed along the Project side within the twenty-one (21') parkway. Along Temeku Street the existing driveway will be closed, and a new driveway will be constructed which will require the construction of curb and gutter and matching up the new portion of the sidewalk with the existing. The Project applicant submitted a thorough landscape, that provides a bio-swale along the north eastern area of the Project site to handle the site's topographical and drainage conditions.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project include two buildings on one lot. The dividing of the lot into multiple lots would not be permitted due to the two buildings were designed as a cohesive unit. Dividing the parcel would create non-conforming uses in terms of parking, access, and circulation would not be permitted.

Development Standards Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. The Project site has a Zoning Classification of Industrial Park (I-P). Per Section 10.4 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - A. *Lot Size. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* The project site is comprised of approximately 1.44 gross acres and has a width of approximately 164 feet. The proposed project complies with this development standard.
 - B. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height.* The maximum height of the proposed buildings will be 20 feet in height. The proposed project is in compliance with this development standard.

- C. *A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Approximately 17,806 square feet (43%) of the Project site will be provided with landscaping. The Project complies with this development standard.*
- D. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The Project site fronts along Benton Road and Temeku Street and is provided with a building setback of approximately 25 feet. As illustrated on the landscape plan, the entire area from both buildings that front along Benton and Temeku Streets are landscaped to meet the minimum 10 feet of landscaping adjacent to each right-of-way. The Project complies with this development standard.*
- E. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The interior side yard setback is approximately 52 feet. The Project complies with this development standard.*
- F. *The minimum rear yard setback shall be 15 feet. The proposed rear yard setback is approximately 72 feet. The Project complies with this development standard.*
- G. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. The proposed Project does not abut any residential or commercially zoned property. Therefore, the proposed Project complies with this development standard.*
- H. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. As provided on the site plan the proposed trash enclosures will be enclosed by six (6') foot high concrete masonry walls that will compliment the surrounding architecture in terms of color and material. In addition, the trash enclosure will be screened by landscaping. Mechanical equipment located on the rooftop will be screen from view by the parapet of the proposed buildings. The Project complies with this development standard.*
- I. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan and shall be set back at least ten feet from the street line. No outside storage is proposed as a part of this development proposal. The Project complies with this development standard.*
- J. *Automobile parking shall be provided as required by Ordinance No. 348. Based on the parking standard of 1 space/200 square feet for medical and dental offices a total of 35 parking spaces are required and 40 have been provided as illustrated on the site plan. The Project complies with this development standard.*

- K. *All new utilities shall be underground.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV. The Project complies with this development standard.
- L. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. The Project complies with this development standard.
- M. *All signs shall be in conformance with Article XIX of this ordinance.* Since a specific tenant has not been determined at this time signage has not been proposed. The Project is conditioned to ensure all signage is in compliance with Article XIX of Ordinance No. 348. Therefore, the Project is in compliance with this development standard.
- N. *All lighting, including spotlights, floodlights, electrical 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 or direct illumination on streets or adjoining property.* The Project is conditioned to comply with Ordinance Nos 655 and 915 which specifies lighting specifications and requiring the direction of lighting downward and away from adjoining properties, respectively. As illustrated on the Photometric Site Plan submitted by the applicant the proposed Project is in compliance with this development standard.

Other Findings:

1. The project site is located within Criteria Cells **5677 and 5778** of the Western Riverside County Multiple Species Habitat Conservation Plan. PPT190034 was processed as HAN200006. HANS Consistency Analysis was sent over to RCA on September 23, 2020, RCA had a few comments which were addressed. Revised documents were received from the biologist, at which time HANS/JPR was approved by RCA on February 19, 2021. RCA sent the HANS/JPR to Wildlife Agencies on this date and the Wildlife Agencies approved it on March 8, 2021. The HANS review process is complete.
2. The project site is located within the City of Temecula Sphere of Influence. This project was provided to the City of Temecula for review and comment on November 14, 2019. No comments were received either in favor or opposition of the project at the time of writing of this staff report.
3. The project site is located within the French Valley Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 14, 2020 and was found to be **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to recommended conditions of approval that have been incorporated into the conditions of approval of the Plot Plan.
4. The Project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and therefore, was not required to go through the AB52 notification process. However, to ensure protection of any historic or cultural resources standard conditions of approval have been applied should any resources be encountered during any earth moving activities.

5. The project site is located within Zone B 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 B.
6. 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") and is not within a fire hazard zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

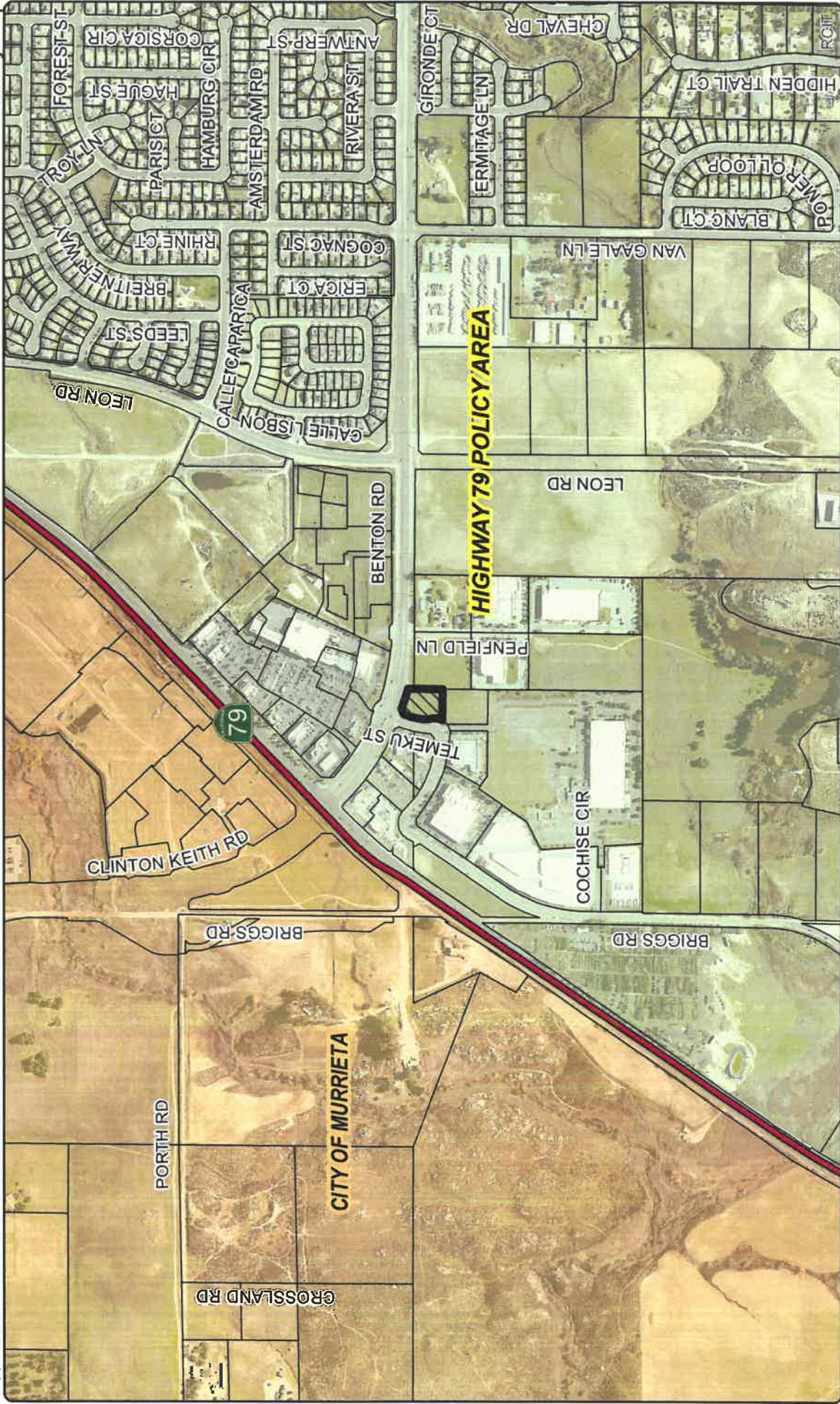
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT190034
VICINITY/POLICY AREAS

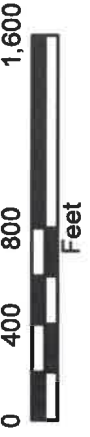
Supervisor: Washington
District 3

Date Drawn: 03/25/2021
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 940-2200 or visit <http://www.riversideca.gov>.

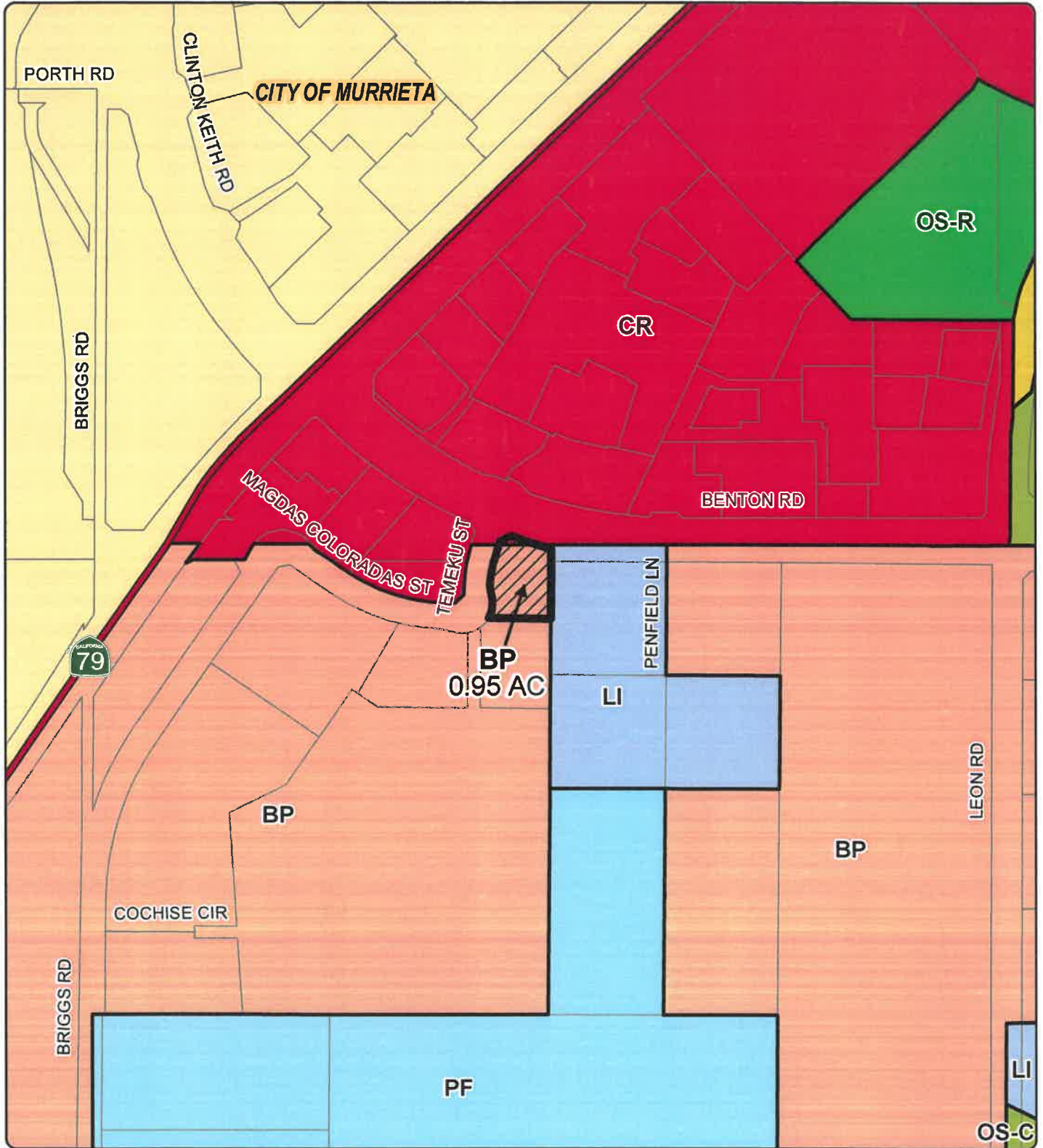
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190034

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 03/25/2021
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

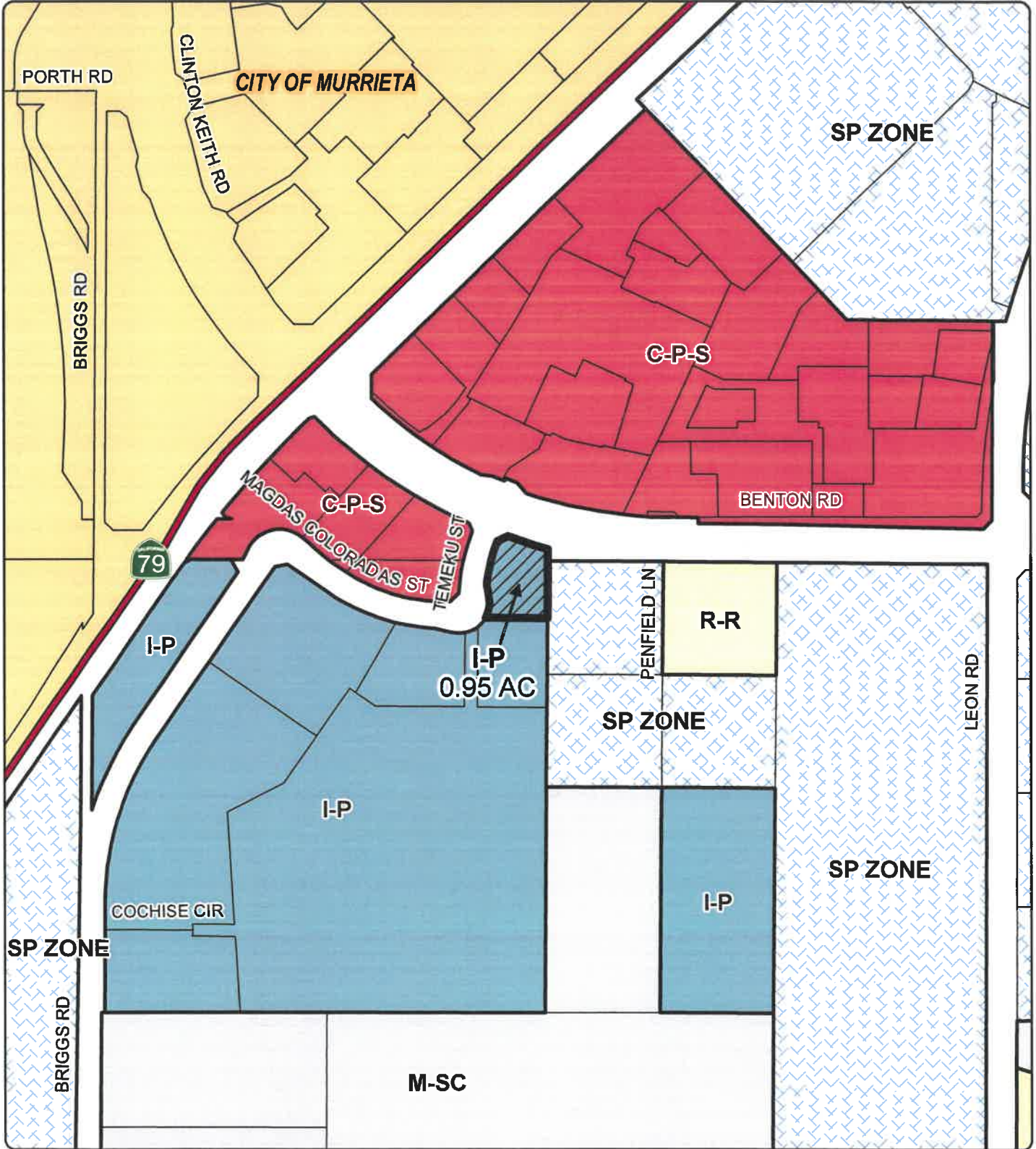
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190034

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 03/25/2021
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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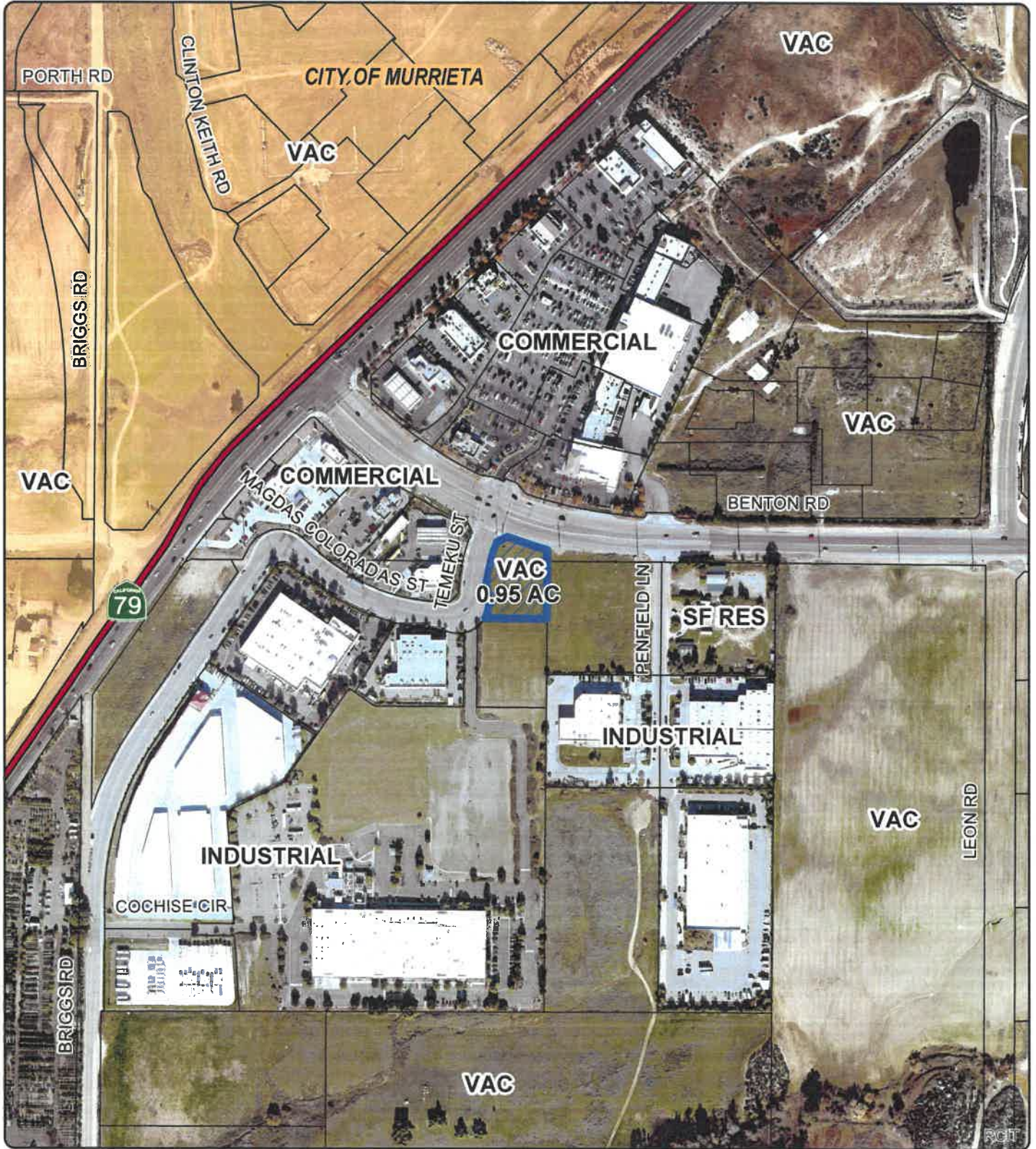
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190034

LAND USE

Supervisor: Washington
District 3

Date Drawn: 03/25/2021
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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Saunders + Wort
Architects, Inc.

DATE: 3/17/2020
SCALE: 1/8" = 1'-0"
PROJECT: 36625 TEMEKU ST., WINCHESTER, CA 92596



Dr. Ghobada Dental Office
PLOT PLAN PPT190034
36625 TEMEKU ST., WINCHESTER, CA 92596

BUILDING B
FLOOR PLAN
PHASE 2

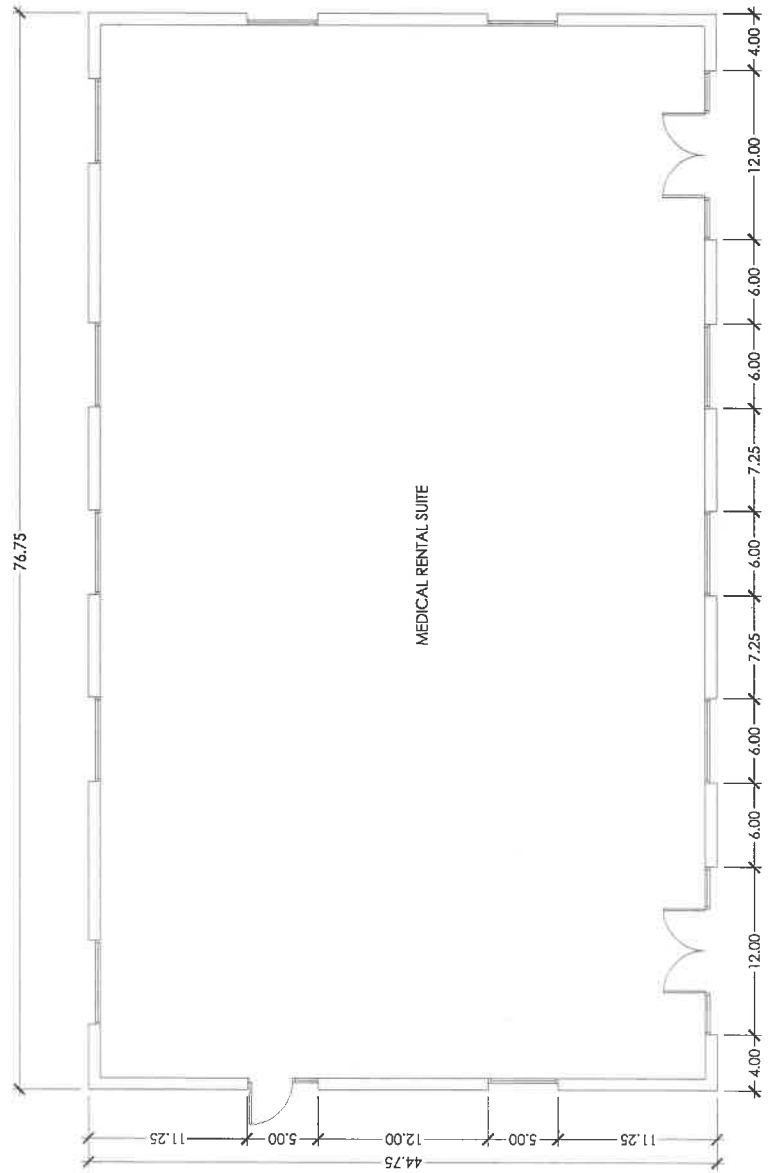
PROJECT NO. 1806
DATE: 3/17/2020
REVISIONS:
A PLAN CHECK
REVISIONS 1-25-21

SHEET NO.

A-1.1

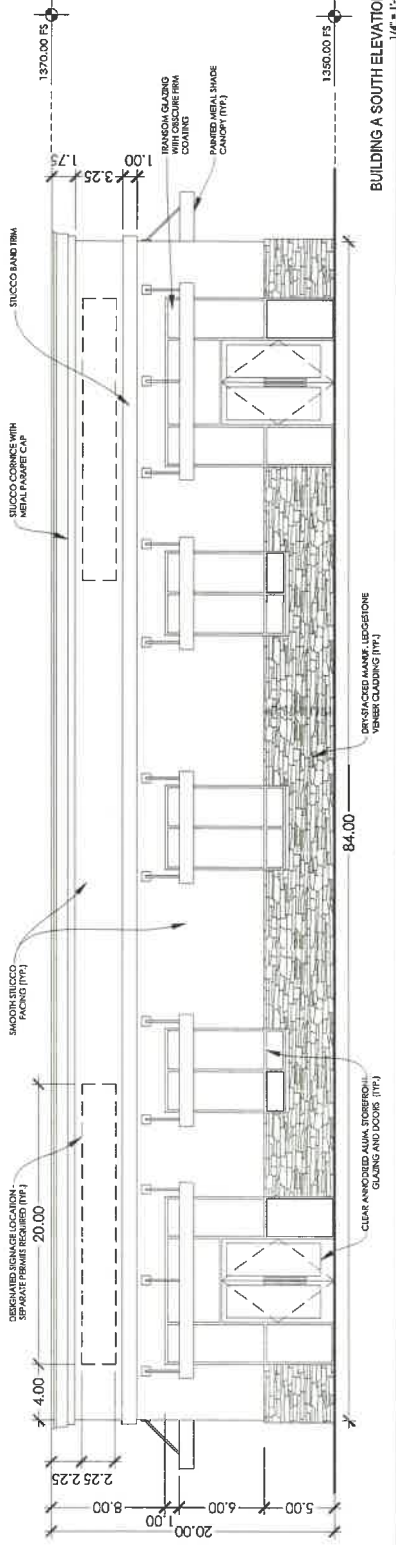


BUILDING B FLOOR PLAN
1/8" = 1'-0"

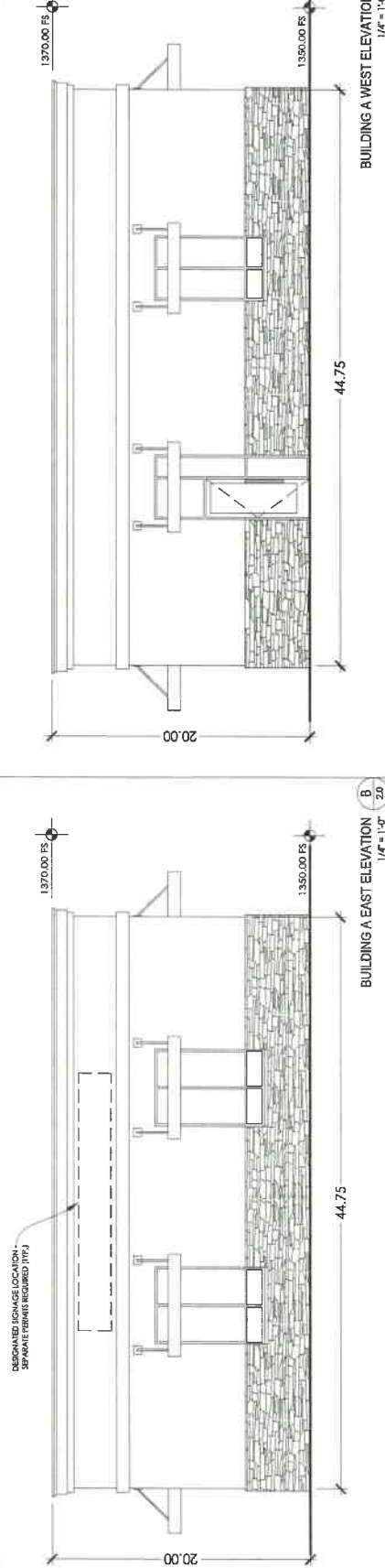


MEDICAL RENTAL SUITE

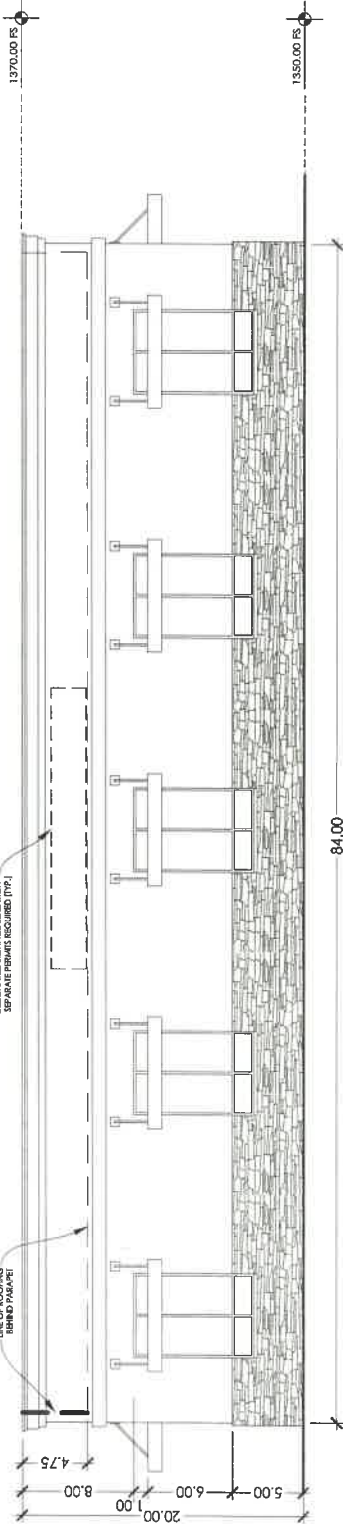
**Medical Office -
3,225 SF.**



BUILDING A SOUTH ELEVATION
1/4" = 1'-0"
A 2.0

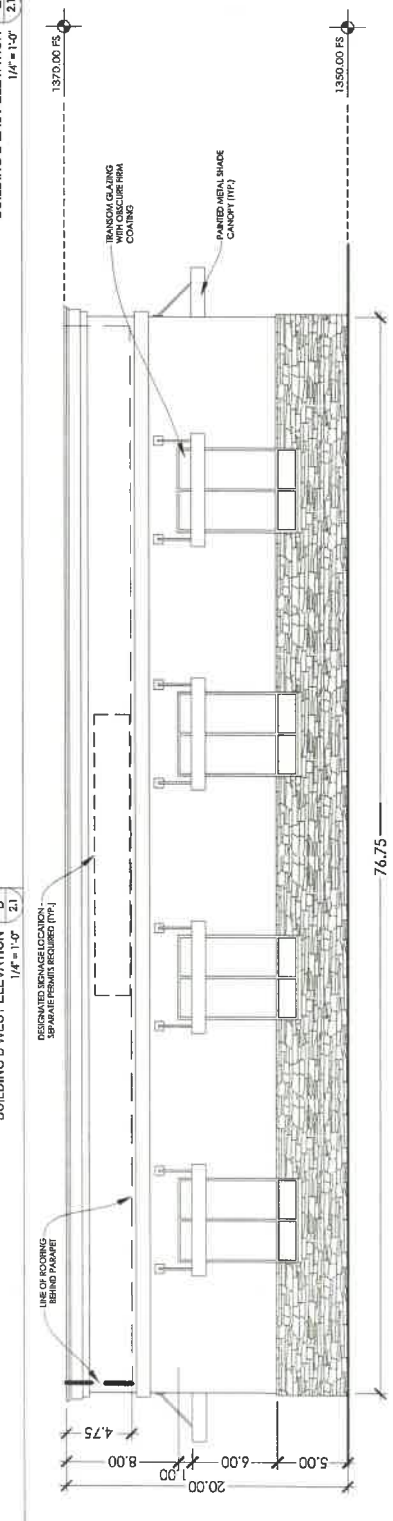
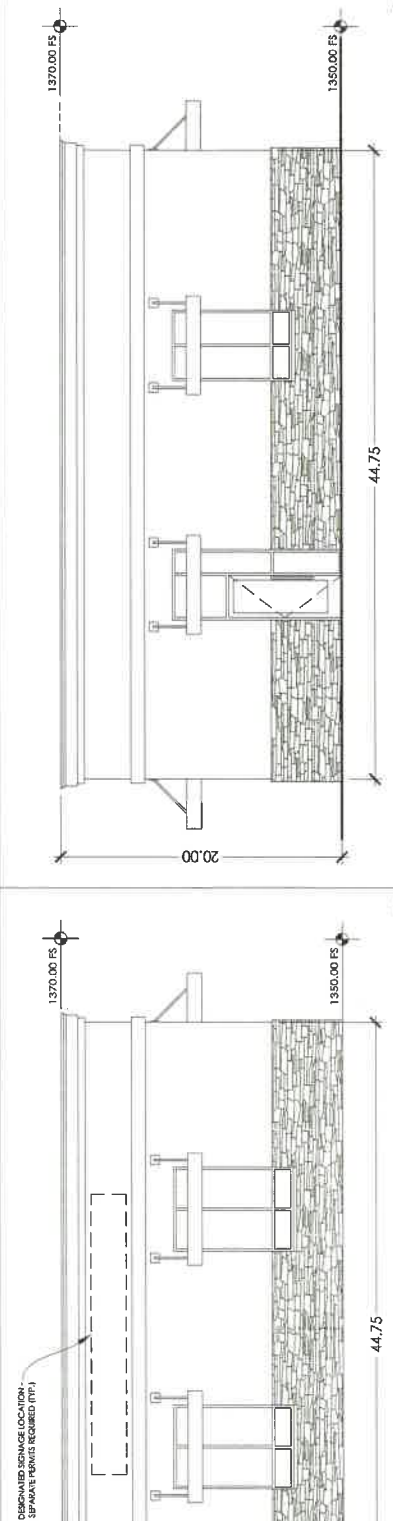
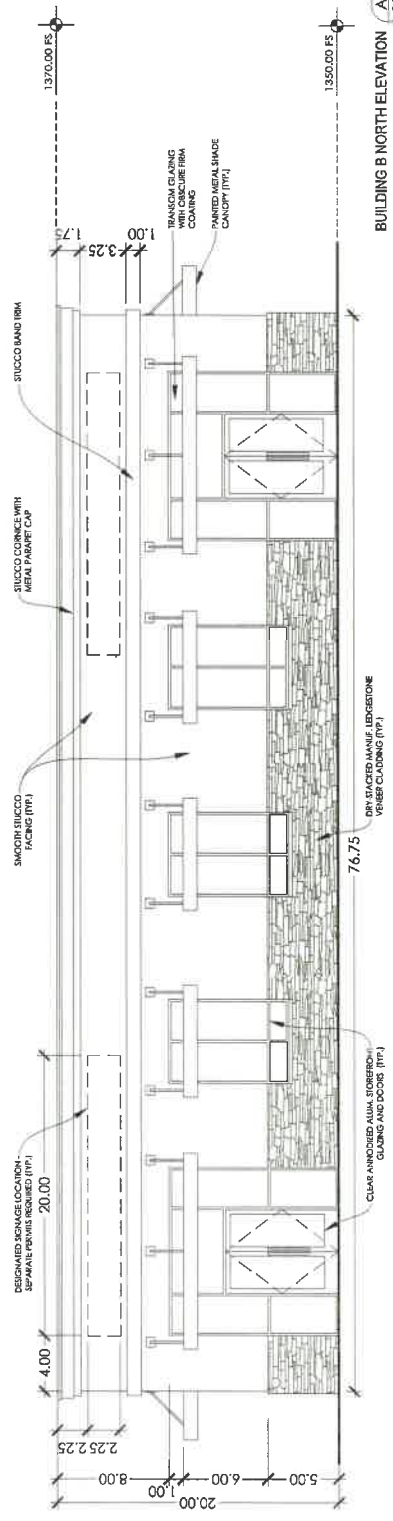


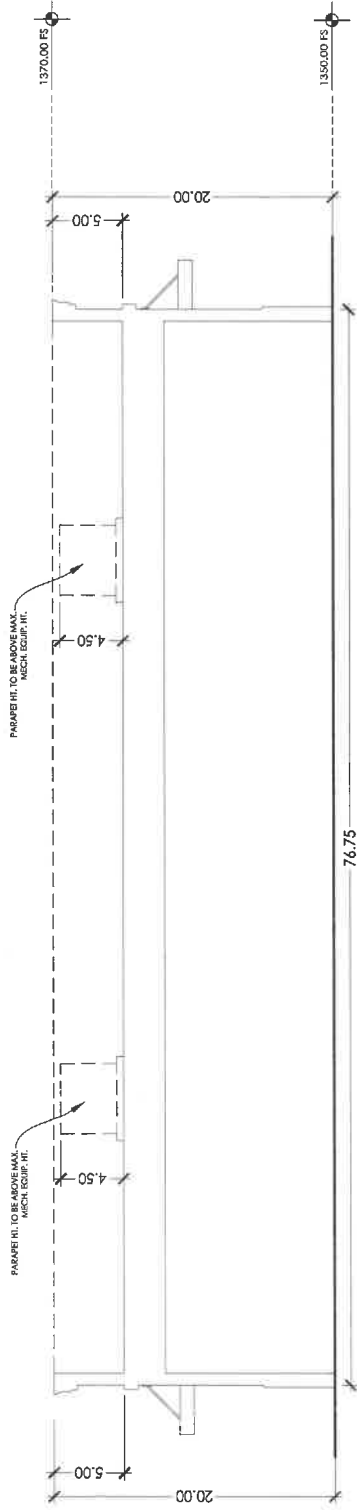
BUILDING A EAST ELEVATION
1/4" = 1'-0"
B 2.0



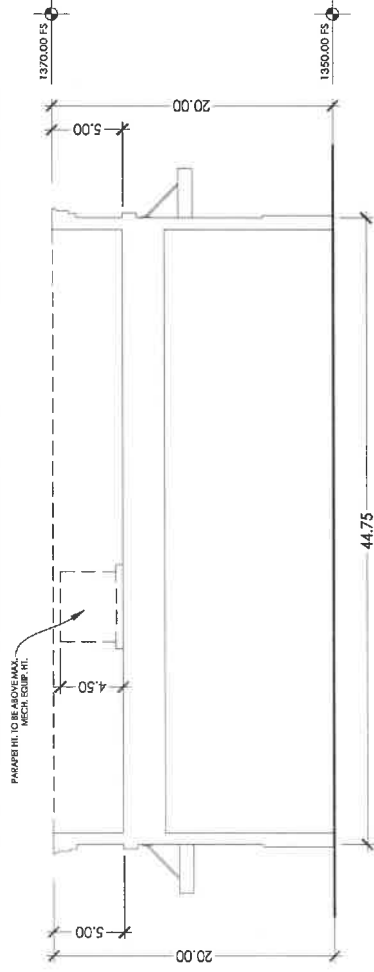
BUILDING A NORTH WEST ELEVATION
1/4" = 1'-0"
C 2.0

BUILDING A NORTH ELEVATION
1/4" = 1'-0"
D 2.0





SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

SECTIONS

PROJECT NO. 1008
DATE: 3/17/2020
REVISIONS:
A PLAN CHECK
REVISIONS 1/24/21

SHEET NO.

A-2.2



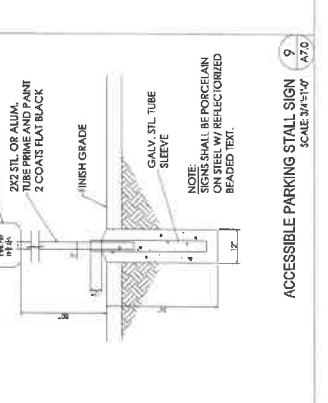
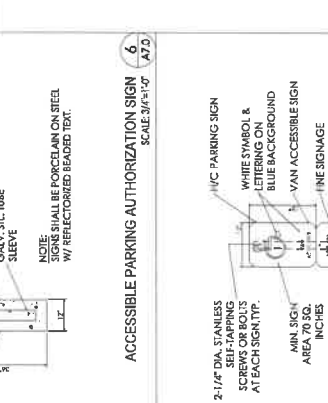
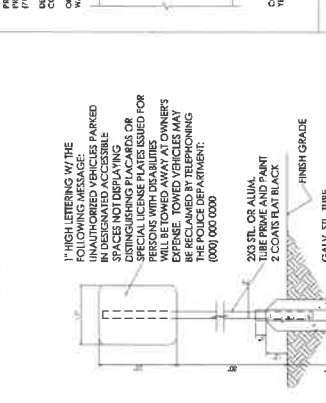
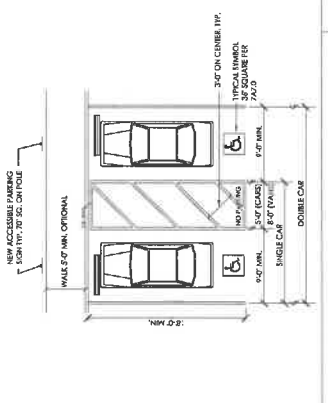
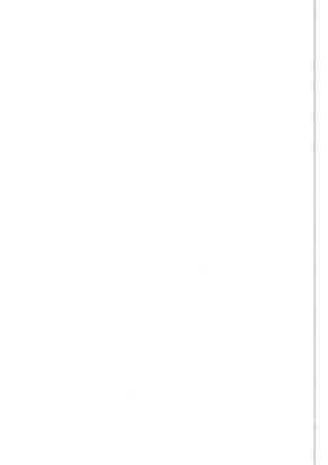
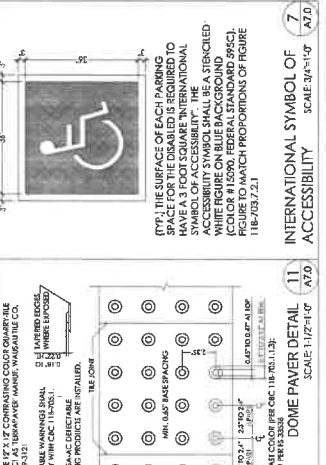
ACCESSIBILITY
 DETAILS

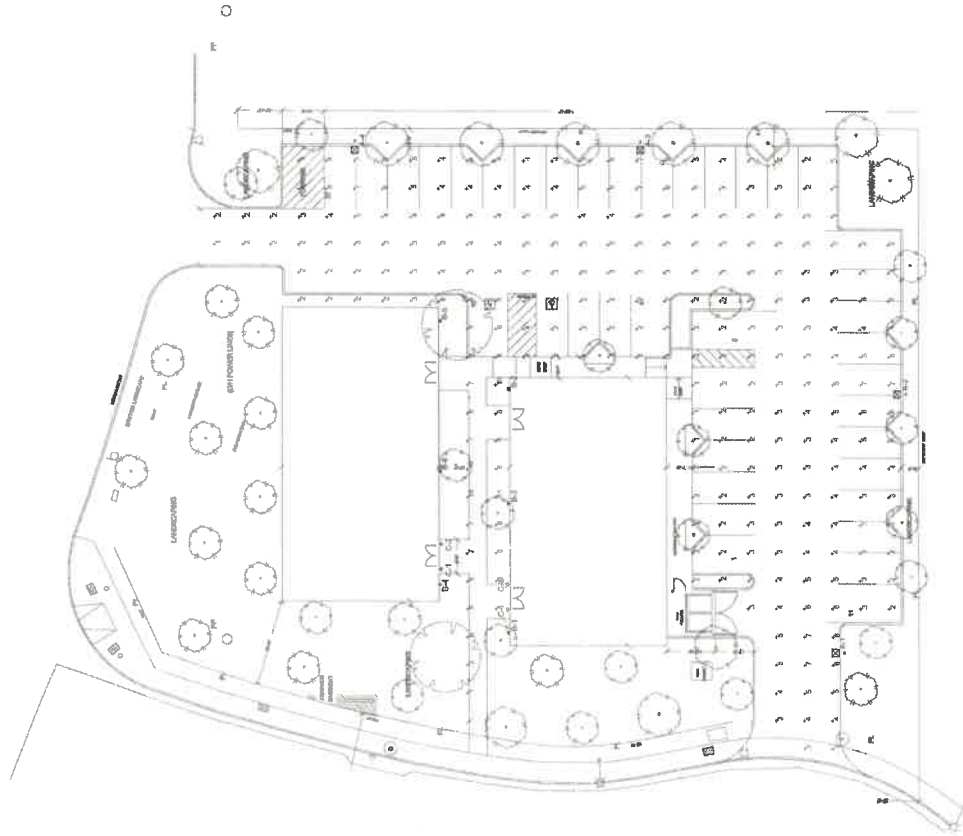
PROJECT NO. 1605
 DATE: 3/17/2020
 REVISIONS:
 A PLAN CHECK
 REVISIONS 12-16-20

SHEET NO.
A-7.0

PARKING NOTES

1. ACCESSIBLE SPACES MUST PERMIT USE OF BUSES OF THE CAR DOORS.
2. BARRIERS REQUIRED WITHIN OR OUTSIDE OF CURB OR BARRIER PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS.
3. WHERE CURB BARRIERS ARE NOT PROVIDED TO COORDINATE WITH OTHER EXISTING OR NEW CURB BARRIERS, THE CURB BARRIERS SHALL BE 17" HIGH TO PROVIDE A VEHICLE PARKING AREA AND AS FT. LOADING AND UNLOADING AREA.
4. CURB BARRIERS SHALL BE 17" HIGH TO PROVIDE A VEHICLE PARKING AREA AND AS FT. LOADING AND UNLOADING AREA.
5. EACH HANDICAPPED SPACE IS TO BE 8'6" WIDE WITH A 2' WIDE AREA.
6. SURFACE MATERIAL OF PARKING SPACES FOR THE DISABLED SHOULD BE UNIFORM, BUT ARE REQUIRED NOT TO EXCEED 1/4" VARIATION IN ANY 1' SQUARE AREA.
7. BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
8. BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
9. CURB BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
10. CURB BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
11. CURB BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
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19. CURB BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.
20. CURB BARRIERS SHALL NOT ENCROACH INTO ANY PARKING SPACE.






Symbol	Label	Manufacturer	Quantity	Capacity (lumens)	Beam Spread	Mounting Height (ft)	Mounting Type	Beam Spread (ft)	Light Level (foot-candles)	Notes
☒	A	LED LIGHTING	1	10000	120°	10	Recessed	10	100	Interior lighting
◁	B	LED LIGHTING	1	10000	120°	10	Recessed	10	100	Interior lighting
○	C	LED LIGHTING	1	10000	120°	10	Recessed	10	100	Interior lighting

Revision	Number	Date	By	Check	Height
1	1	3/17/20	JG	MS	10.0



RSX2 LED Area Luminaire

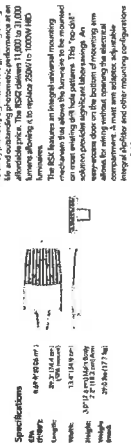
TYPE 'A'



Specifications
 Model: RSX2-100
 Length: 20 1/2" (518 mm)
 Width: 13 1/2" (343 mm)
 Height: 3 1/2" (89 mm)
 Weight: 24 lbs (11 kg)

Introduction
 The new RSX2 LED Area luminaire is a modern, sleek, and affordable fixture. The RSX2 delivers 11,000 to 21,000 lumens per fixture, depending on the luminaire depth. The RSX2 features an integral universal mounting system that allows for easy installation on a wide variety of surfaces. An optional mounting arm is also available for ceiling or wall mounting. The RSX2 is available in multiple finishes and other mounting configurations are available.

EXAMPLES: RSX2 LED IN USE IN VARIOUS SETTINGS




Lighting Schedule

Item	Quantity	Notes
RSX2-100	1	11,000 lumens
RSX2-150	1	15,000 lumens
RSX2-200	1	21,000 lumens

WEDGE LED Architectural Wall Sconce


TYPE 'B'



Specifications
 Model: WEDGE-100
 Length: 12 1/2"
 Height: 4 1/2"
 Weight: 13.2 lbs

Introduction
 The WEDGE LED family is designed to meet the needs of modern architecture. The WEDGE LED sconce is a sleek, modern fixture that provides a wide range of lighting options. The WEDGE LED sconce is available in multiple finishes and is designed to be installed in a variety of settings. The WEDGE LED sconce is a versatile fixture that can be used in a variety of settings, including residential, commercial, and institutional.

EXAMPLES: WEDGE LED IN VARIOUS SETTINGS




Lighting Schedule

Item	Quantity	Notes
WEDGE-100	1	13,200 lumens
WEDGE-150	1	19,800 lumens
WEDGE-200	1	26,400 lumens

ASPEN 26 WALL SCONCE

TYPE 'C'

TECH LIGHTING

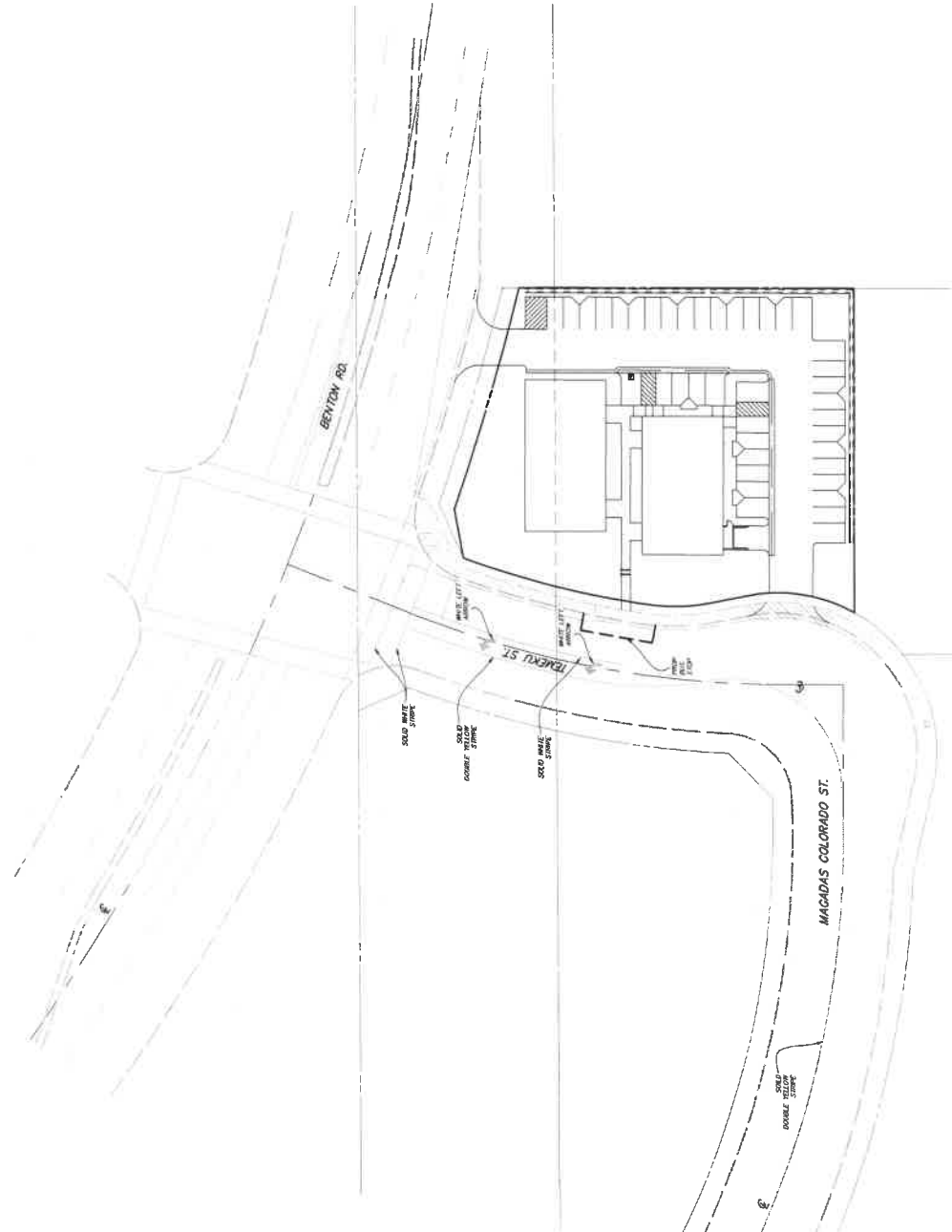


Specifications
 Model: ASPEN-26
 Length: 26"
 Height: 4 1/2"
 Weight: 13.2 lbs

Introduction
 The ASPEN 26 wall sconce is a modern, sleek, and affordable fixture. The ASPEN 26 sconce is designed to provide a wide range of lighting options. The ASPEN 26 sconce is available in multiple finishes and is designed to be installed in a variety of settings. The ASPEN 26 sconce is a versatile fixture that can be used in a variety of settings, including residential, commercial, and institutional.

Lighting Schedule

Item	Quantity	Notes
ASPEN-26	1	13,200 lumens
ASPEN-30	1	19,800 lumens
ASPEN-36	1	26,400 lumens



LOCALITY MAP
 2313 E. Pennsylvania St., F
 LAND DEVELOPMENT DESIGN COMPANY, LLC
 (909) 330-1481 • FAX (909) 330-1488
 PLANNING • CIVIL • SURVEYING

SCALE: 1" = 30'

STRIPING EXHIBIT

PREPARED FOR:
 KAREN GERRARD
 10000 SHELBY BLVD #102
 SAN DIEGO, CA 92128

SITE:
 3635 BENUKI ST.
 MONTEREY, CA 93940

PREPARED UNDER THE SUPERVISION OF:
 JEFFREY A. GERRARD, P.E., 01601/07
 APPROVED BY:
 DATE:

REVISIONS:

BENCHMARK
 ELEVATIONS ARE BASED ON GNSS
 CONTROL POINTS. ELEVATIONS SHOWN HEREON ARE IN
 NAVD83.



DIGITAL
 DIAL TILL FREE
 AT LEAST TWO DAYS
 BEFORE YOU GO
 INCLUDING SERVICE FEE OF \$49.95 PER HOUR





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

Juan C. Perez
Agency Director



04/28/21, 1:07 pm

PPT190034

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190034. 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 (PPT190034) 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. 190034 is a proposal for the construction of two buildings on approximately 1.44 gross acres to be developed in two phases. Phase 1 would be for the construction of a dental office comprised of 3,540 square feet. Phase 2 would be for the construction of a medical building and comprised of 3,225 square feet. A total of forty (40) parking spaces are proposed. Each stucco building will be constructed at a height of 20 feet and will be enhanced with stacked ledgerstone veneer cladding along the base and painted metal shade canopies above doors and windows.

NOTE:
Net Acreage is 0.95

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines

Advisory Notification. 4 AND - Development Phasing

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until a later or final phase.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED PPT190034 EXHIBIT(S)

Exhibit A (Site Plan), dated March 17, 2020.
Exhibit B (Elevations), dated March 17, 2020.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit C (Floor Plans), dated March 17, 2020.

Exhibit G (Conceptual Grading Plan), dated February 25, 2021.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 1, 2021.

Advisory Notification. 6 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

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. 484 (Control of Blowing Sand)
 - 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)

Advisory Notification. 7 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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

- (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 PPT190034 or its associated environmental documentation; and,
 - (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT190034, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

PLANNING CASE REVIEW

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:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

PHASE 2 MEDICAL BUILDING:

Provide more information on the Phase 2 medical building. Note that licensed general acute care hospitals, psychiatric hospitals, skilled nursing homes and intermediate care facilities shall be reviewed by OSHPD.

EVCS PARKING SPACES:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

REQUIRED NUMBER OF ACCESSIBLE EVCS:

Per the County Ordinance No. 348.4896, all EV parking spaces shall be serviced by an electrical charging station. Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Minimum Number (by type) of Accessible EVCS Required

	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1

EVCS LOCATIONS:

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

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.

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 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.

ACCESSIBLE PARKING:

ADA parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

full approval from applicable county departments, the applicant/owner is doing so at their own risk.

GREEN BUILDING CODE WASTE REDUCTION:

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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.

E Health. 2

Water & Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and recordkeeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1

Fire - Advisory

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.

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Planning - ALUC Conditions (cont.)

- 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. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County - Aviation Division at (951) 955-9722 for additional information.
 4. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings thereon.
 5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 6. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.
 7. Landscaping in detention basins greater than 30'x30', if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.
 8. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

Planning - ALUC Conditions (cont.)

9. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.

11. Any roof-mounted equipment or change that would result in a top point elevation that exceeds 1,377 feet above mean sea level will require Form 7460-1 submittal, review, and issuance of a “Determination of No Hazard to Air Navigation” by the Federal Aviation Administration Obstruction Evaluation Service and ALUC review as an “amended project”.

Planning. 4

Planning - 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.

Planning. 5

Planning - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

Planning. 6

Planning - 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. 7

Planning - Land Division Prior to Sale

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. 8

Planning - Mt. Palomar Lighting Area

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

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 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

GEO200037 APPROVED

County Geologic Report GEO No. 200037 submitted for the project PPT190034, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation, French Valley Industrial Park, Parcels 13 & 14, PM23199, French Valley Area, Riverside County, California," dated December 10, 2015. In addition, Geocon has submitted the following report for the project:

"Geotechnical Update, Proposed Dental Offices, 36525 Temeku Street, Murrieta, California," Dated November 19, 2020.

GEO No. 200037 concluded:

1. There are no faults geologically mapped within or projecting toward the site and the site is not within a State or County Fault Hazard Zone. We did not observe any geomorphic features or tonal lineaments during our air photo review which would indicate faulting on the site.
2. Based on the dense consistency of the site soils and lack of shallow groundwater, liquefaction and seismically induced settlement at the site is not a design consideration.
3. Due to the dense nature of the site soils, we do not anticipate soil collapse to be a design consideration for the project.
4. In general, slopes should possess calculated factors of safety of at least 1.5 in static conditions and 1.1 in seismic conditions with slopes inclined as steep as 2:1 (h:v) and with maximum heights of 10 feet. Slopes greater than 10 feet in height should be individually evaluated once grading plans have been prepared for the site.
5. Landslides are not a design consideration for the project.
6. Due to the lack of natural slopes near the site, the potential for rock fall hazard is not a design consideration.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200037 APPROVED (cont.)

7. Due to the location and elevation of the site, the risks associated with tsunami and seiche are not a design consideration.
 8. Laboratory testing results indicate a sample of the fine-grained soil units exhibit a very low expansion potential of 11. PSE (1991) reported Expansion Indexes of 23 to 53.
GEO No. 200037 recommended:
 1. Site preparation should begin with the removal of previous infrastructure (if encountered), undocumented fill, deleterious material, debris, buried trash, and vegetation. The depth of removal should be such that material exposed in cut areas or soil to be used as fill is relatively free of organic matter. Deleterious material generated during stripping and/or site demolition should be exported from the site.
 2. Any loose or compressible soils within a 1:1 (h:v) projection the limits of grading should be removed to expose competent previously placed fill.
 3. The anticipated depth of removals based on the subsurface excavation logs are 3 feet within building areas and one foot in areas of non-structural improvements.
 4. Any areas of loose, dry, or compressible soils will require removal and processing prior to fill placement. The actual depth of removal should be evaluated by the engineering geologist during grading operations.
 5. Surface soil and older alluvium (if encountered) within proposed structural areas should be over excavated to provide uniform support for the planned structures. Over excavations should extend a minimum of three feet below pad grade or one foot below the bottom of the planned foundations, whichever is deeper. The overexcavation should extend a lateral distance equal to the depth of the excavation or at least 5 feet.
 6. Deeper excavations may be required if dry, loose, or soft materials are present at the base of the removals.
 7. The post-grading settlement (hydrocompression) could reach up to 1 inch. We expect the settlement will occur over 20 years depending on the influx of rain and irrigation water into the fill and older alluvium.
 8. Settlement due to footing loads conforming to the above recommended allowable soil bearing pressures are expected to be less than 1-inch total and ¼-inch differential over a span of 40 feet.
- GEO No. 200037 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200037 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.

Planning-PAL

Planning-PAL. 1

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

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

Transportation

Transportation. 1

Transportation

- With respect to the conditions of approval for the referenced tentative exhibit, the land divider 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Transportation (cont.)

require the exhibit to be resubmitted for further consideration. The County of Riverside applicable 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.

- 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.
- 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 corner cutbacks shall be applied per Standard 805, Ordinance 461.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- 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.
- 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 limit 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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Waste Resources

Waste Resources. 1

015 - Custom

1. 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.
2. 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

015 - Custom (cont.)

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/opencms/recycling/recycling_and_compost_business.html#mandatory

3. 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, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Planning - Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Planning - Fee Status Not Satisfied

Prior to the issuance of grading permits for Phase I or Phase II of Plot Plan No. 190034, 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. 3 Planning - 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 1.44 (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. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable.

060 - Planning. 4 Planning - Underground Utilities 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.

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

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Transportation

060 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied
WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans. The use of flap gates are not appropriate for this project.

060 - Transportation. 3 Submit Grading Plan 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. 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 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 Soils 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 or other means of site stabilization as approved by the County Inspector 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.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance (cont.) Not Satisfied

Provide documentation that establishes water and sewer service for the site. For entitlement, a will-serve was received. Documentation needed must show that water and sewer connection has been established (ex: Plan of Service Summary, First Release).

Fire

080 - Fire. 1 Prior to permit Not Satisfied

- 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.

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)

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. Per this submittal the minimum fire flow will be 1500gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

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)

080 - Fire. 2 Prior to permit Not Satisfied

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)
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)

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 the 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)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied
recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Planning - ALUC Conditions Not Satisfied
1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County - Aviation Division at (951) 955-9722 for additional information.

080 - Planning. 2 Planning - Bike Racks Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval. Bike racks shall be provided in convenient locations to facilitate bicycle access to the project area.
The number of bike racks and lockers are based on the requirements as provided by Section 18.12 2. D. 2. c. of Ordinance No. 348 as follows:
Bicycle Parking Requirements:
Commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities.

080 - Planning. 3 Planning - Conform to Elevations and Square Footage Not Satisfied
Elevations and square footage of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations and square footage of each use as shown on APPROVED EXHIBIT A and EXHIBIT B.

080 - Planning. 4 Planning - Construction Noise Not Satisfied
Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 5 Planning - EV Charging Stations Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Planning - EV Charging Stations (cont.) Not Satisfied

The Project shall also comply with applicable requirements of Section 18.12 A. b., d., and e., of Ordinance No. 348 for electrical vehicle and charging stations.

080 - Planning. 6 Planning - Fee Status Not Satisfied

Prior to issuance of building permits for Phase I or Phase II of Plot Plan No. 190034, 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. 7 Planning - Lighting Plans Not Satisfied

All exterior 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. 8 Planning - Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

080 - Planning. 9 Planning - School Impact Fees Not Satisfied

Impacts to the Temecula Valley Unified School District be addressed in accordance with California State law.

Survey

080 - Survey. 1 DEDICATION Not Satisfied

Sufficient public street right-of-way along Benton Road on the project side shall be conveyed for public use to provide for a 76-foot half-width right-of-way per Standard No. 91, Ordinance 461.

080 - Survey. 2 SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied
be determined by the Transportation Department, Landscape Section. The Transportation
Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with

Plan: PPT190034

Parcel: 963070015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
alternative irrigation methods, except as needed within stormwater BMP areas as noted in an
approved WQMP document. Point source is defined as one emitter (or two) located at each plant.
In-line emitter tubing is not defined as point source for the purpose of this requirement.
• The project proponent or current property owner shall connect to a reclaimed water supply for
landscape watering purposes when secondary or reclaimed water is made available to the site.
• Project shall install purple/reclaimed/recycled components as deemed necessary and as
determined by the County and/or water district.
• Project proponent shall provide 12" wide concrete maintenance walkway on planter islands
adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and
grading plans, typical.

080 - Transportation. 4 ANNEXATION INTO L&LMD OR OTHER DISTRICT 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
(2) Graffiti abatement of walls and other permanent structure.
(3) Street sweeping.

080 - Transportation. 5 COORDINATION WITH OTHERS Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition.
the Project shall coordinate with PPT200033.

080 - Transportation. 6 LANDSCAPING DESIGN PLANS 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 the streets associated with the development and
submitted to the Transportation Department. Landscaping Plans shall be submitted on standard
County format (24" x 36"). Landscaping plans shall be included with the street improvement plans.

080 - Transportation. 7 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the
Transportation Department shall be approved and recorded against the property. A maintenance
organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 8 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the
issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is
responsible for performing all activities described in the County WQMP and that copies of the

Plan: PPT190034

Parcel: 963070015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied
approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 080 - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 080 - 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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.

090 - BS-Grade. 2 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

Plan: PPT190034

Parcel: 963070015

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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 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 Ordinance No. 810 Open Space 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. 190034 is calculated to be approximately 0.95 net acres.

090 - Planning. 2 Planning - Trash Enclosures Not Satisfied

One trash enclosure will be provided as shown on the APPROVED EXHIBIT A and will be adequate in size to enclose a minimum of two bins 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 landscaping 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. 3 Planning - Accessible Parking Not Satisfied

Ordinance No. 348 states if 26 to 50 parking spaces are required, two (2) accessible parking spaces shall be provided. Based on the APPROVED EXHIBIT A the applicant is providing 40 parking spaces of those, two (2) accessible parking space[s] will be provided. Based on the square footage proposed (7,176 sq. ft.) for the Project site the minimum required number of parking spaces pursuant to Ordinance No. 348 is 37 spaces. The minimum number of accessible parking spaces will be based on the requirements of Section 18.12 C.1 of Ordinance No. 348.

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.

Plan: PPT190034

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Planning - Accessible Parking (cont.) Not Satisfied

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. 4 Planning - 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.

090 - Planning. 5 Planning - Install Bike Racks Not Satisfied

A bicycle rack shall be provided at each building to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 6 Planning - Ordinance 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. 190034 has been calculated to be approximately 0.95 net acres.

090 - Planning. 7 Planning - Parking Paving Material Not Satisfied

A minimum of 35 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the approved APPROVED EXHIBIT A. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Plan: PPT190034

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Planning - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 9 Planning - Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

090 - Planning. 10 Planning - 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.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 COMPLETE ANNEXATION INTO L&LMD OR OTHER DISTRICT 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.

090 - Transportation. 3 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, closure of existing driveway, sidewalks, new driveway and/or drainage

Plan: PPT190034

Parcel: 963070015

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

1. A 5' meandering concrete sidewalks (project side) shall be improved within the 21' parkway per Standard No. 404, Ordinance No. 461.
2. Driveway shall be constructed per Riverside County Standard No. 207A, Ordinance No. 461.
3. The driveway shall be a right in traffic only.
4. A transition AC pavement tapering along the east project boundary shall be improved per 55 m/h design speed limit.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of 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.

090 - Transportation. 8 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 090 - Form D – Mandatory Commercial Recycling and Organi Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants 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. 2 090 - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

Prior to final building inspection, the applicant shall construct the recyclables collection and loading

Plan: PPT190034

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area Inspection (cc Not Satisfied
area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and
verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 090 - 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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

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Moreno Valley

Gary Youmans
Temecula

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

June 4, 2020

Ms. Deborah Bradford, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1097FV20
Related File Nos.: PPT190034 (Plot Plan)
Compatibility Zone: Zone B1
APNs: 963-070-015

Dear Ms. Bradford:

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT190034 (Plot Plan), a proposal to construct two medical office buildings totaling 7,176 square feet on 0.95 acres located on the southeast corner of Benton Road and Temeku Court, within the unincorporated community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County – Aviation Division personnel and to the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
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.
 - (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.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- (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. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport, or provide evidence that such easement has been previously conveyed. Contact the Riverside County - Aviation Division at (951) 955-9722 for additional information.
 4. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings thereon.
 5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
 6. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in detention basins greater than 30'x30', if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.
 7. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review.
 8. Noise attenuation measures shall be incorporated into the design of the buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.
 10. Any roof-mounted equipment or change that would result in a top point elevation that exceeds 1,377 feet above mean sea level will require Form 7460-1 submittal, review,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service and ALUC review as an "amended project".

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas, click 05-15-20 Agenda, Bookmark Agenda Item 3.8.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

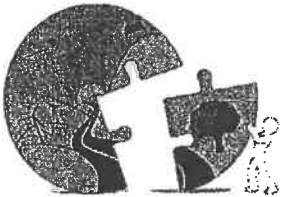


Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Rowena Gbenoba (applicant/fee-payer)
John Ramirez (representative)
Benku (property owner)
Liliana Valle, County Airports Manager (via hand delivery)
Vicki Powszok, French Valley Airport
ALUC Case File

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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. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: DR. ROWENA GREENOBA

Contact Person: ROWENA GREENOBA E-Mail: owensanchez@yahoo.com

Mailing Address: 31301 KESTREL WAY
WINCHESTER CA. 92596
City State ZIP

Daytime Phone No: (951) 325-7776 Fax No: () _____

Engineer/Representative Name: SAUNDERS + WILANT ARCHITECTS, INC.

Contact Person: NIALL SAUNDERS AIA E-Mail: niallarchitects06.com

Mailing Address: 2700 W. COAST HIGHWAY, SUITE 200
NEWPORT BEACH CA. 92663
City State ZIP

Daytime Phone No: (949) 721-0730 Fax No: (949) 721-0767

Property Owner Name: ROWENA GREENOBA

Contact Person: ROWENA GREENOBA E-Mail: owensanchez@yahoo.com

Mailing Address: 31301 KESTREL WAY
WINCHESTER CA 92596
City State ZIP

Daytime Phone No: (951) 325-7776 MOBILE Fax No: (909) 549-8150

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) 863-7655

"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.)

<u>ROWENA GIBENDBA</u>	
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>

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): 963-070-015

Approximate Gross Acreage: 0.95 (41,382 sq. ft.)

General location (nearby or cross streets): North of AULD ROAD, South of BENTON ROAD, East of WINCHESTER ROAD, West of PENFIELD LANE.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

TWO (2) SMALL ONE-STORY COMMERCIAL OFFICE BUILDINGS - BONE
IN TWO PHASES, PLUS ALL ASSOCIATED SITE DEVELOPMENT
INFRASTRUCTURE, PARKING LOT AND LANDSCAPING. USE: MEDICAL/DENTAL OFFICE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): I-P ZONE, USE PER SECTION 10.1 a(2) c: MEDICAL/DENTAL OFFICES

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					<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	3895	20'	1	DENTAL OFFICE
2	3895	20'	1	MEDICAL OFFICE (FUTURE)
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	16,080	PARKING LOT
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: N/A

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: RAWENA GBENDBA

Address: 31301 KESTREL WAY, WINCHESTER, CA. 92596

Phone number: (951) 325-7776

Address of site (street name and number if available, and ZIP Code): 36525 TEMEKA STREET
CA. 92563

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: PM 170/73, SUBDIV. PM 23199, LOT 14

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

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 _____

Owner/Authorized Agent (2) _____ Date _____

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. 190034 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – CEQ190161 – Applicant: Dr. Rowena Gbenoba – Architect: Saunders & Wiant Architects, Inc./Niall Saunders AIA – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD-BP) – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Penfield Lane – 0.95 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The proposed project is for the construction of two (2) buildings to be developed in two (2) phases. Phase 1 would be for the construction of a dental office comprised of 3,540 sq. ft. Phase 2 would be for the construction of a medical building and comprised of 3,225 sq. ft. A total of 35 parking spaces are proposed. Each stucco building will be constructed at a height of 20 feet and will be enhanced with stacked ledgestone veneer cladding along the base and painted metal shade canopies above doors and windows. APN: 963-070-015.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/> For further information regarding this project, please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org or 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 25, 2021,

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

APN (s) or case numbers PPT190034 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

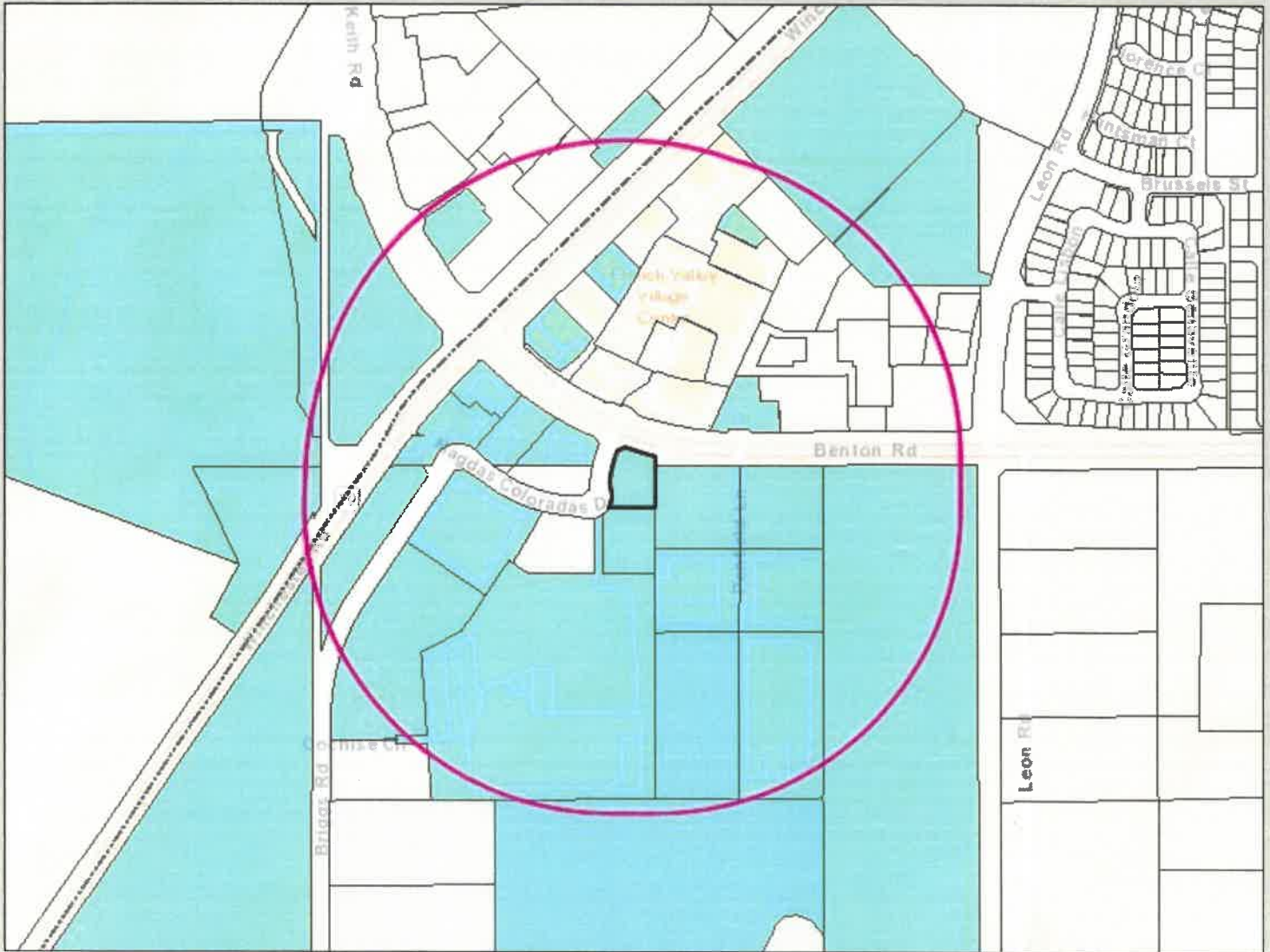
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT190034 (1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



A horizontal scale bar with markings at 0, 752, and 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...3/24/2021 12:21:43 PM

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963060072
HAVADJIA HOLDINGS INC
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

963060084
DMSD PROP
41760 IVY ST STE 201
MURRIETA CA 92562

963440001
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

963450031
SCOTT MURRIETA SERVICE STATION
139 RADIO RD
CORONA CA 92879

963440006
VINTNERS DISTRIBUTORS INC
41805 ALBRAE ST 2ND FL
FREMONT CA 94538

963473001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963060083
DMSD CAJUN EATS, LLC
41856 IVY ST STE 201
MURRIETA CA 92562

963070012
REISUNG ENTERPRISES INC
9675 LA JOLLA FARMS RD
LA JOLLA CA 92037

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070017
BIOXXEL
30590 COCHISE CIR
MURRIETA CA 92563

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963070054
FVIP
41391 KALMIA ST STE 200
MURRIETA CA 92562

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070022
COUNTY OF RIVERSIDE
3410 10TH STREET, STE 400
RIVERSIDE CA 92501

963070056
MOON VALLEY NURSERY OF CALIF INC
19820 N 7TH ST STE 260
PHOENIX AZ 85024

963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

963070024
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

963070035
COUNTY OF RIVERSIDE
3403 10TH STREET, STE 400
RIVERSIDE CA 92501

963450026
SCOTT-MURRIETA SERVICE STATION
PO BOX 1958
CORONA CA 92878

963060073
JUNG OCK LEE
440 S VERMONT AVE # 301
LOS ANGELES CA 90020

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963440008
DEL TACO INC
705 N CRESCENT DR
BEVERLY HILLS CA 90210

963060077
BOREL GARY F TRUST UNDER TRUST
36371 BRIGGS RD
MURRIETA CA 92563

963060079
PHELAN SERVICE STATION
P O BOX 1958
CORONA CA 92878

963070052
DMSD
41760 IVY ST
MURRIETA CA 92562

963060052
FRENCH VALLEY TOWNE CENTER
P O BOX 1175
SAN JUAN CAPO CA 92693

963070023
S&S PROP ACQUISITION
1714 16TH ST
SANTA MONICA CA 90404

963070049
CLAY A. BOREL
36371 BRIGGS RD
MURRIETA CA 92563

963490001
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

Dr. Rowena Gbenoba
31301 Kestrel Way
Winchester, CA 92596

Saunders & Wiant Architects, Inc.
2700 W. Coast Highway, Suite 200
Newport Beach, CA 92663

City of Murrieta
Atten: Jarrett Ramaiya
c/o Planning Division
1 Town Square
Murrieta, CA 92562

Temecula Valley Unified School District
c/o Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

Kristin Warsinski
Director of Planning
Riverside Transit Agency
1825 Third Street
Riverside, CA 92507

Dr. Rowena Gbenoba
31301 Kestrel Way
Winchester, CA 92596

City of Temecula
Atten: Matt Peters
c/o Planning Department
41000 Main Street
Temecula, CA 92589

City of Murrieta
Atten: Jarrett Ramaiya
c/o Planning Division
1 Town Square
Murrieta, CA 92562

John Ramirez
P.O. Box 1234
Garden Grove, CA 92842

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison St., Suite 150
Oakland, CA 94612

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

Saunders & Wiant Architects, Inc.
2700 W. Coast Highway, Suite 200
Newport Beach, CA 92663

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Atten: Matt Peters
c/o Planning Department
41000 Main Street
Temecula, CA 92589

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c/o Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

John Ramirez
P.O. Box 1234
Garden Grove, CA 92842

Kristin Warsinski
Director of Planning
Riverside Transit Agency
1825 Third Street
Riverside, CA 92507



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: PPT190034

Project Location: North of Auld Street, South of Benton Road, East of Winchester Road, and West of Penfield Land

Project Description: Plot Plan No. 190034 is for the construction of of two buildings on approximately 0.95 gross acres to be developed in two phases. Phase 1 would be for the construction of a dental office comprised of 3,540 square feet. Phase 2 would be for the construction of a medical building and comprised of 3,225 square feet. A total of thirty-five (35) parking spaces are proposed. APN 963-070-015

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Rowena S. Gbenoba 31301 Kestrel Way, Winchester, CA 92596

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under Section 15303 (New Construction or Conversion of Small Structures). Section 15303 allows for projects in urbanized areas, up to four 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 proposed project would ultimately result in the construction of two buildings for a total square footage of 7,176 SF, no significant amounts of hazardous substances would be required, the project site is located in an area where all necessary public services would be provided, and the surrounding area is not environmentally sensitive. 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, the County has determined that the Project site is qualified as "urbanized" based on the 2010 U. S. Census Urbanized Area Map, the Project site being adjacent to the City of Murrieta and within the Sphere of Influence of the City of Temecula, where both cities exceed a population of 100,000, and is within Census Tract N. 432.42 which has a population per square mile of 3,389. Therefore, the Project meets this criteria and is considered exempt.

FOR COUNTY CLERK'S USE ONLY

Deborah Bradford (951) 955-6646
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

NOTICE OF EXEMPTION

Page 2

Please charge deposit fee case#: ZEA No. 43016 ZCFG No. 6386 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for the county clerk's use, as indicated by the text above it.