

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

310B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 16, 2013

SUBJECT: PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 – CEQA Exempt –
Applicant: Rogelio A. Rawlins – First/First Supervisorial District - Location: Northwesterly
corner of Nance Street and Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture - 1 Acre
Minimum (A-1-1) - REQUEST: The applicant is proposing to add a 2,596 square foot caretaker's
residence and a 2,400 square foot garage to an existing child day care center.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the
Planning Commission on December 19, 2012.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

APPROVED PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2, subject to the attached
conditions of approval, and based upon the findings and conclusions incorporated in the staff
report.

BACKGROUND:

This item was heard by the Riverside County Airport Land Use Commission (ALUC) on October
11, 2012 and was determined to be consistent with March Air Reserve Base (MARB) mission
operations. On December 19, 2012, the Planning Commission heard the item and approved the

Carolyn Syms Lurja
Carolyn Syms Lurja
Planning Director

Initials:
CSL:hk

(Continued on Next Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried,
IT WAS ORDERED that the above matter of approval is received and filed as
recommended.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 29, 2013
xc: Planning, Applicant

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

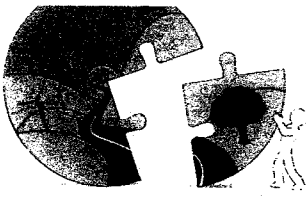
REVIEWED BY EXECUTIVE OFFICE

DATE 1/17/13 BY Tina Grande

Departmental Concurrence

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

request by a vote of 5-0 and based on the findings and Conditions of Approval as modified. No one spoke in favor or in opposition at either public hearing.



Polyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

2/7/13
Date

KL
Initial

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.: Public Use Permit No. 856, Revised Permit No. 2

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Nance Street, southerly of Burch Street, easterly of Haines Street, and westerly of Clark Street in the Mead Valley Area Plan.

Project Description: Public Use Permit No. 856, Revised Permit No. 2, proposes to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Rogelio Rawlins

Exempt Status: (Check one)

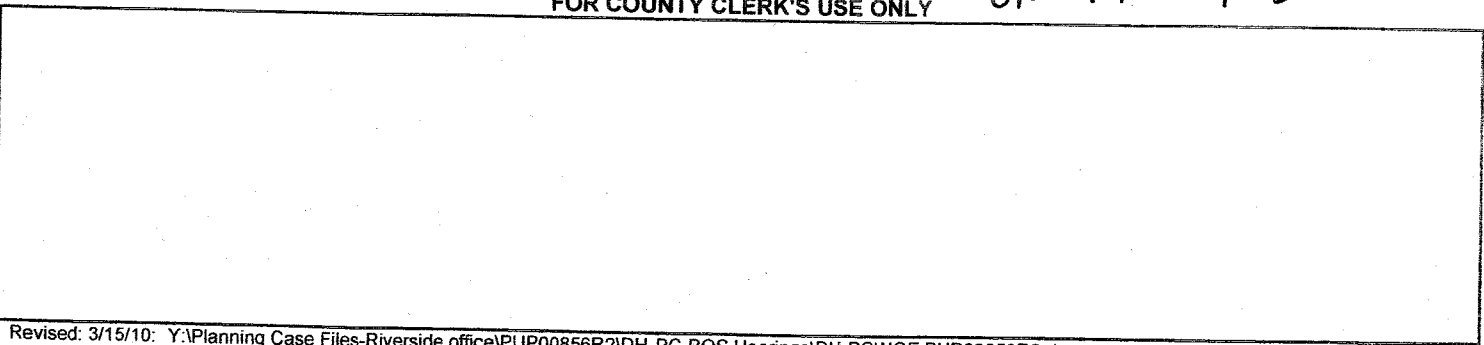
Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The project is proposing to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center. Construction of a single family residence and a garage (appurtenant accessory structure) is considered exempt from CEQA per category 15303 (a) and (e) which consists of construction and location of limited numbers of new, small facilities or structures, et al. Examples of this exemption (15303) include but are not limited to those land uses and buildings in this project: a) one single-family residence, et al, and e) accessory structures including garages, et al.

H. P. Kang (951) 955-1888
 County Contact Person Phone Number
[Signature] Board Assistant 1/29/13
 Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42494 ZCFG No. 05866 - County Clerk Posting Fee 64.00 01.29.13 1-3
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1200148

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

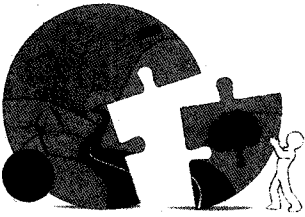
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RAWLINS ROGELIO \$64.00
paid by: CK 1163
CA FISH AND GAME FEE FOR PUP00856R2
paid towards: CFG05866 CALIF FISH & GAME: DOC FEE
at parcel: 18215 CLARK ST PERR
appl type: CFG3

By _____ Jan 09, 2012 12:21
MGARDNER posting date Jan 09, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

310B

DATE: January 7, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *am*

SUBJECT: Public Use Permit No. 856, Revised Permit, No. 2

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Exemption
Fish & Game Receipt (CFG05866)

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

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

"Planning Our Future... Preserving Our Past"



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2012**

I. AGENDA ITEM 3.3: PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 - CEQA Exempt – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: northwesterly corner of Nance Street and Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1). (Quasi-judicial)

II. PROJECT DESCRIPTION:

Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as a two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org

There was one speaker in favor of the proposed project:

- Andrew Walcker, 3544 University Ave., Riverside 92501 (951) 905-5300 andrew@iwcei.com.

There were no speakers in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

Yes. Applicant and neighbor have been fighting over an adjacent half-width road right-of-way.

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Roth, 2nd by Commissioner Zuppardo

By a vote of 5-0

FOUND THE PROJECT EXEMPT FROM CEQA per Categorical Exemption Section 15303 (a) and (e) (New Construction or Conversion of Small Structures); and,

APPROVED PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2, subject to a modification to the conditions of approval.

CD: The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: **3.3**
Area Plan: Mead Valley
Zoning District: Mead Valley
Supervisorial District: First/First
Project Planner: H. P. Kang
Planning Commission: December 19, 2012

PUBLIC USE PERMIT NO. 856, REVISED
PERMIT NO. 2
CEQA Exempt Per Section 15303
Applicant: Rogelio A. Rawlins
Engineer/Representative: IW Consulting
Engineers Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Public Use Permit No. 856, Revised Permit No. 2, proposes to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as a two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; and a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site.

The project is located at the northwesterly corner of Nance Street and Clark Street.

BACKGROUND:

The project is located in the Airport Influence Area of March Air Reserve Base. As such, this item was reviewed and approved by the Riverside County Airport Land Use (ALUC) Commission on October 11, 2012. At the ALUC meeting no one spoke in opposition or in favor of the project, and the proposal was determined consistent with the MARB mission operations.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential Development (RC:VLDR)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential Development (RC:VLDR) to the north, south, and west. Rural Community: Low Density Residential Development (RC:LDR) to the east.
3. Existing Zoning (Ex. #2): Light Agriculture – One Acre Minimum (A-1-1)
4. Surrounding Zoning (Ex. #2): Light Agriculture – One Acre Minimum (A-1-1) to north, south, and west. Rural Residential – ½ Acre Minimum (R-R-½) to the east.
5. Existing Land Use (Ex. #1): Day Care Center
6. Surrounding Land Use (Ex. #1): Single-Family Residential on large lots and an Vacant property to the north
7. Project Data:
Total Acreage: 2.35
Total Lots: 1
8. Environmental Concerns: CEQA Exempt Per Categorical Exemption Section 15303 (a) and (e)

RECOMMENDATIONS:

FIND THE PROJECT EXEMPT FROM CEQA per Categorical Exemption Section 15303 (a) and (e) (New Construction or Conversion of Small Structures); and,

APPROVAL of **PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential on the Mead Valley Area Plan.
2. The proposed residential use is allowed in the Rural Community: Very Low Density Residential Land Use designation.
3. The proposed residential use is surrounded by Rural Community: Very Low Density Residential Development (RC: VLDR) to the north, south, and west and Rural Community: Low Density Residential Development (RC: LDR) to the east.
4. The zoning for the subject site is Light Agriculture – One Acre Minimum (A-1-1).
5. The proposed residential use is consistent with the development standards set forth in the Light Agriculture – One Acre Minimum (A-1-1) zone.
6. The proposed residential use is permitted in the Light Agriculture – One Acre Minimum (A-1-1) zone based on County Ordinance No. 348.
7. The surrounding zoning is Light Agriculture – One Acre Minimum (A-1-1) to north, south, and west and Rural Residential – ½ Acre Minimum (R-R-½) to the east.
8. A Day Care Facility has been constructed on the site and other single-family uses and accessory structures have been constructed and are operating in the project vicinity.
9. This project is not located within a cell criteria area of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).
10. The project is considered Exempt from CEQA per Section 15303 (a) and (e), New Construction or Conversion of Small Structures. This project proposes a caretaker's residence and accessory structure. These are both exempt from CEQA, in accordance with Section 15303 (a) and (e), which specifically lists exemptions for single-family residences and accessory structures.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Land Use Designation (VLDR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture – One Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A County Fault Zone;
 - c. An area of liquefaction; or,
 - d. An area of subsidence.
3. The project site is locate within:
 - a. The boundaries of an Airport Influence Area;
 - b. The City of Perris sphere of influence;
 - c. An area of low paleontological sensitivity;
 - d. The Stephens Kangaroo Rat Fee Area; and,
 - e. The Val Verde Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 315-110-044.
5. This project was filed with the Planning Department on January 9, 2012.

HK:hk

Y:\Planning Case Files-Riverside office\PUP00856R2\PC-BOS Hearings\PC\Staff Report.PUP00856R2 clean version.docx

Date Prepared: 10/31/12

Date Revised: 11/6/2012

RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00856R2

VICINITY/POLICY AREAS

Supervisor: Buster
District 1

Date Drawn: 11/05/2012
Vicinity Map



Zoning District : Mead Valley

Township/Range: T4S14W

Section: 3

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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.dlmap.co.riverside.ca.us/indpx.htm>

Assessors Bk. Pg. 315-11
Thomas Bros. Pg. 746 J7
Edition 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00856R2

LAND USE

Supervisor: Buster
District 1

Date Drawn: 11/05/2012
Exhibit 1



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3



Assessors Bk. Pg. 315-11
Thomas Bros. Pg. 746 J7
Edition 2011



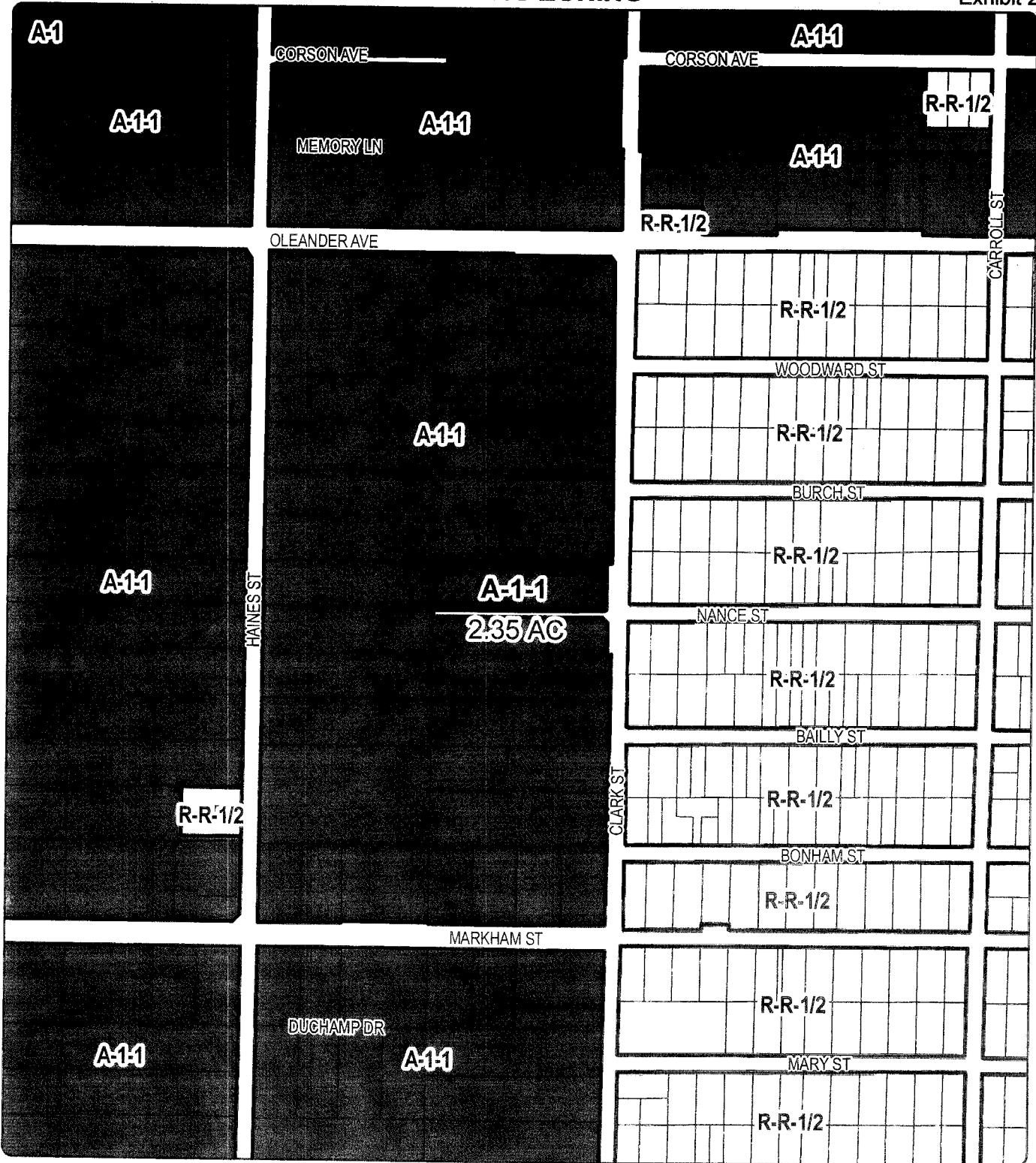
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rma.ca.gov/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Buster
District 1

PUP00856R2
EXISTING ZONING

Date Drawn: 11/05/2012
Exhibit 2



Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3



Assessors Bk. Pg. 315-11
Thomas Bros. Pg. 746 J7
Edition 2011

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 types 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) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

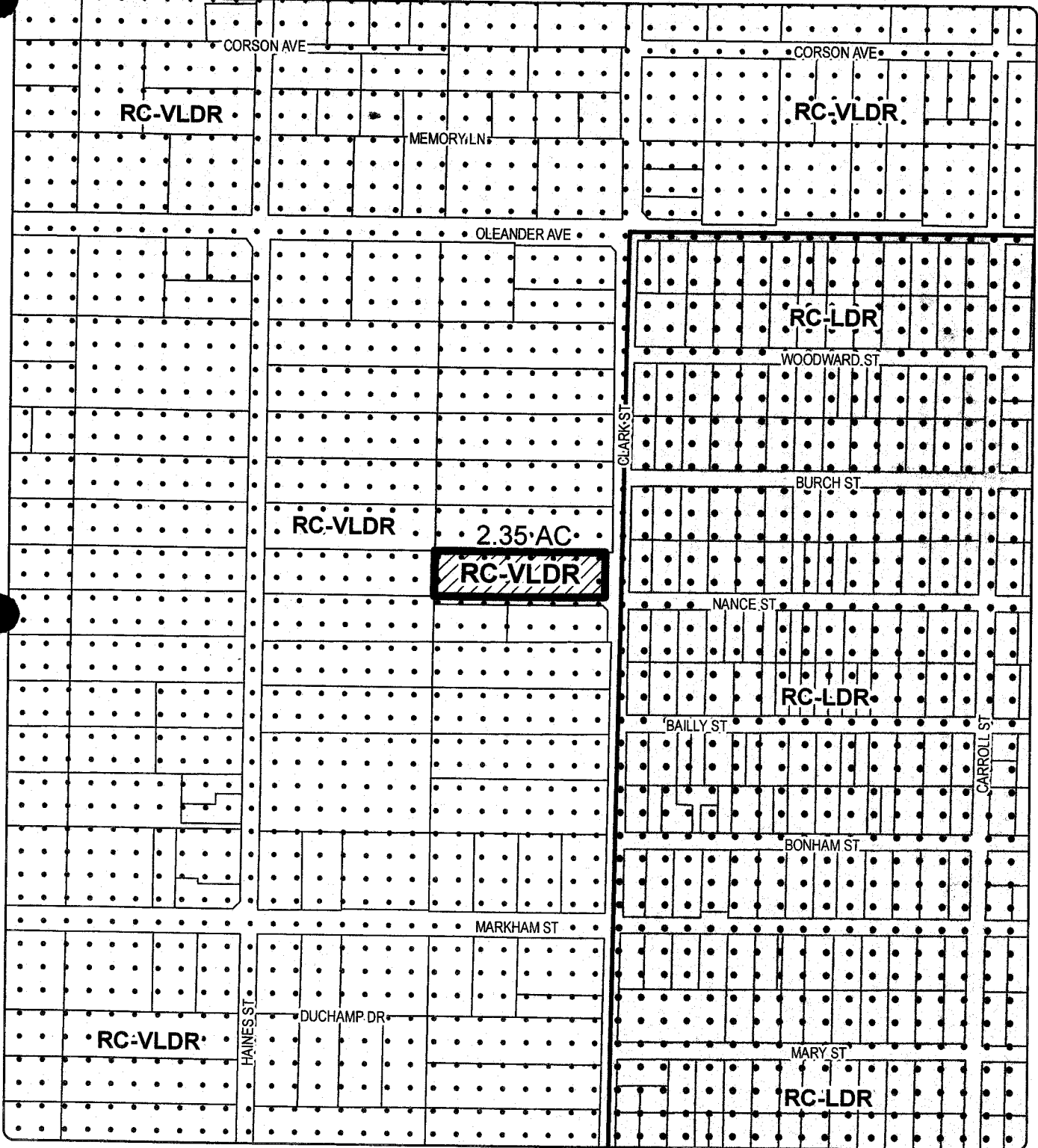
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00856R2

EXISTING GENERAL PLAN

Supervisor: Buster
District: 1

Date Drawn: 11/05/2012
Exhibit 5

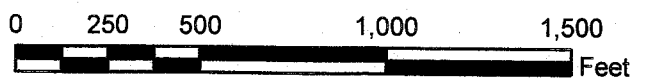


Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3



Assessors Bk. Pg. 315-11
Thomas Bros. Pg. 746 J7
Edition 2011

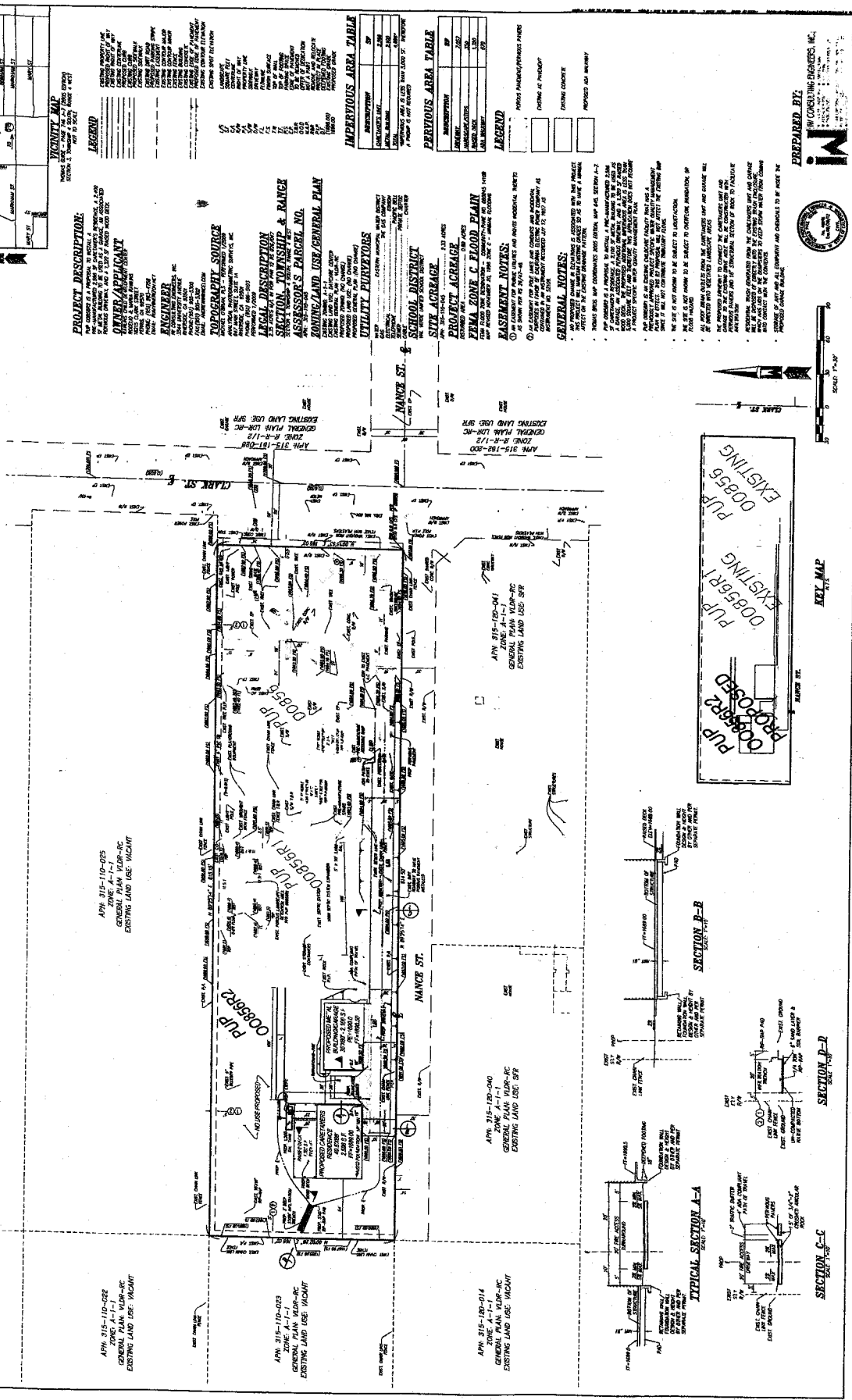
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tma.co.riverside.ca.us/index.html>



PUBLIC USE PERMIT 00856 R2 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

JANUARY 2012

NO.	DATE	REVISION	BY	CHK	APP'D



PROJECT DESCRIPTION:
 THE PROPOSED PROJECT IS A PUBLIC USE PERMIT FOR THE CONSTRUCTION OF A COMMERCIAL BUILDING AND ASSOCIATED PARKING AREAS, AND 15,132 SF OF EXISTING AND NEW IMPROVEMENTS.

OWNER/APPLICANT:
 JAMES W. WILSON
 1000 W. MAIN ST.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1234
 FAX: (951) 514-5678
 E-MAIL: JWILSON@JWWILSON.COM

ENGINEER:
 IN CONSULTING ENGINEERS, INC.
 1000 W. MAIN ST.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1234
 FAX: (951) 514-5678
 E-MAIL: INFO@INENGINEERS.COM

DATE OF PREPARATION:
 01/10/2012

SCALE:
 AS SHOWN ON DRAWING

SECTION, TOWNSHIP & RANGE:
 SECTION 16, TOWNSHIP 35N, RANGE 12E

ASSESSOR'S PARCEL NO.:
 00856 R2

GENERAL PLAN USE:
 MUR-RC

EXISTING LAND USE:
 VACANT

APN:
 00856 R2

APN:
 00856 R1

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 00856 R99

APN:
 00856 R100

PREPARED BY
IN
 CONSULTING ENGINEERS, INC.
 1000 W. MAIN ST.
 RIVERSIDE, CA 92501
 PHONE: (951) 514-1234
 FAX: (951) 514-5678
 E-MAIL: INFO@INENGINEERS.COM



SECTION A-A
 SEE PLAN

SECTION B-B
 SEE PLAN

SECTION C-C
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SECTION D-D
 SEE PLAN

SECTION E-E
 SEE PLAN

SECTION F-F
 SEE PLAN

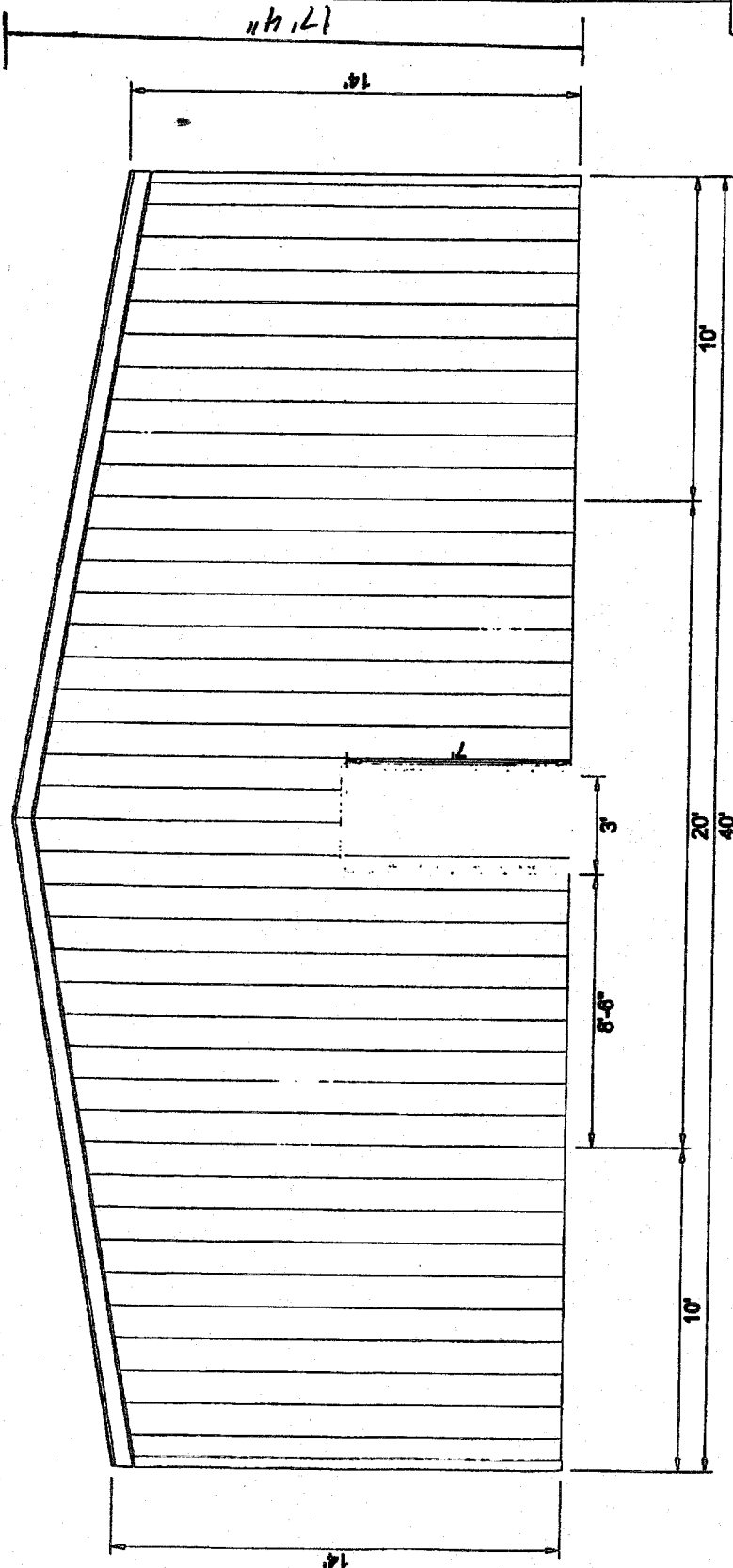
SECTION G-G
 SEE PLAN

SECTION H-H
 SEE PLAN

SECTION I-I
 SEE PLAN

NOT FOR CONSTRUCTION

Checked: Thu Dec 15 10:56:58 AM 2011 System Owner: L&T



This drawing is not for construction. This drawing is intended to assist general building information and is valid for informational purposes. For clarity of construction, the drawings and the purchase order shall prevail in the event of conflict between the drawings and the purchase order. The purchaser shall provide all necessary permits and approvals for the project.

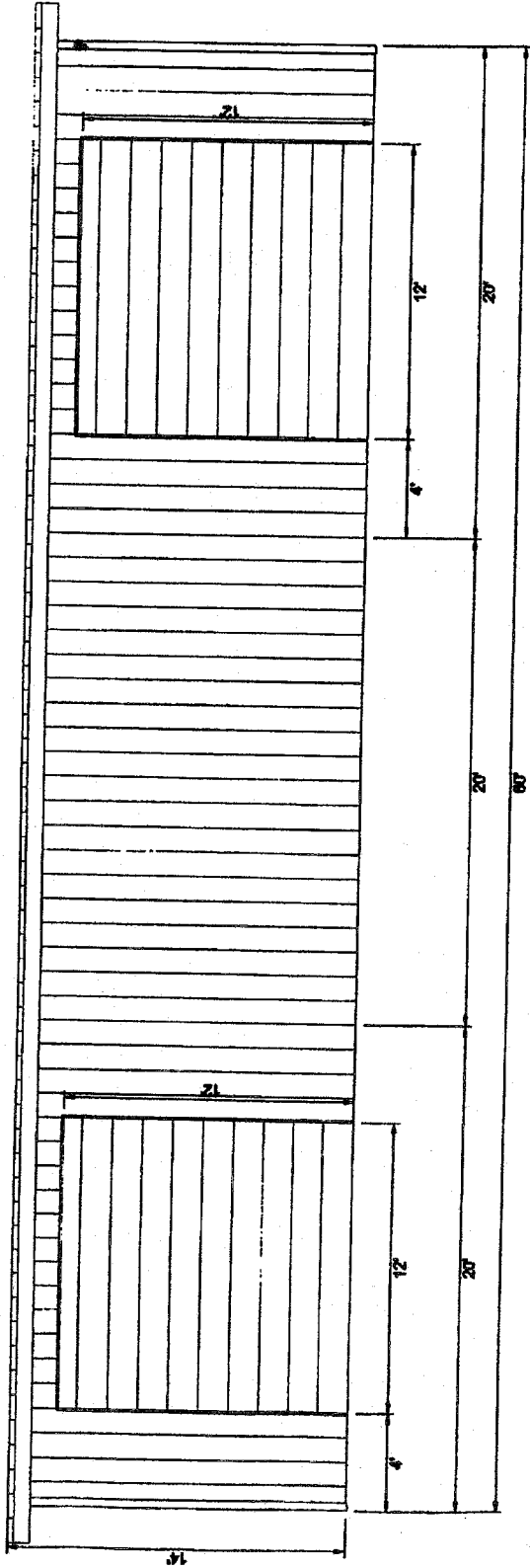


LEFT ARCHITECTURAL - (A) Storage

Project Name	1304011
Client	1304011
Contract Number	1304011
Contractor	1304011
County	1304011
City	1304011
State	1304011
Zip	1304011
Project Status	1304011
Project Manager	1304011
Project Engineer	1304011
Project Designer	1304011
Project Checker	1304011
Project Approver	1304011
Project Date	1304011
Project Location	1304011
Project Description	1304011
Project Notes	1304011



NOT FOR CONSTRUCTION



Consult: 2010-01-15 10:48:20 AM 2011 10:48:20 AM 1.0

This drawing is not for construction. This drawing is intended to provide general building information and to which for reference only. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict, the manufacturer's specifications shall prevail.



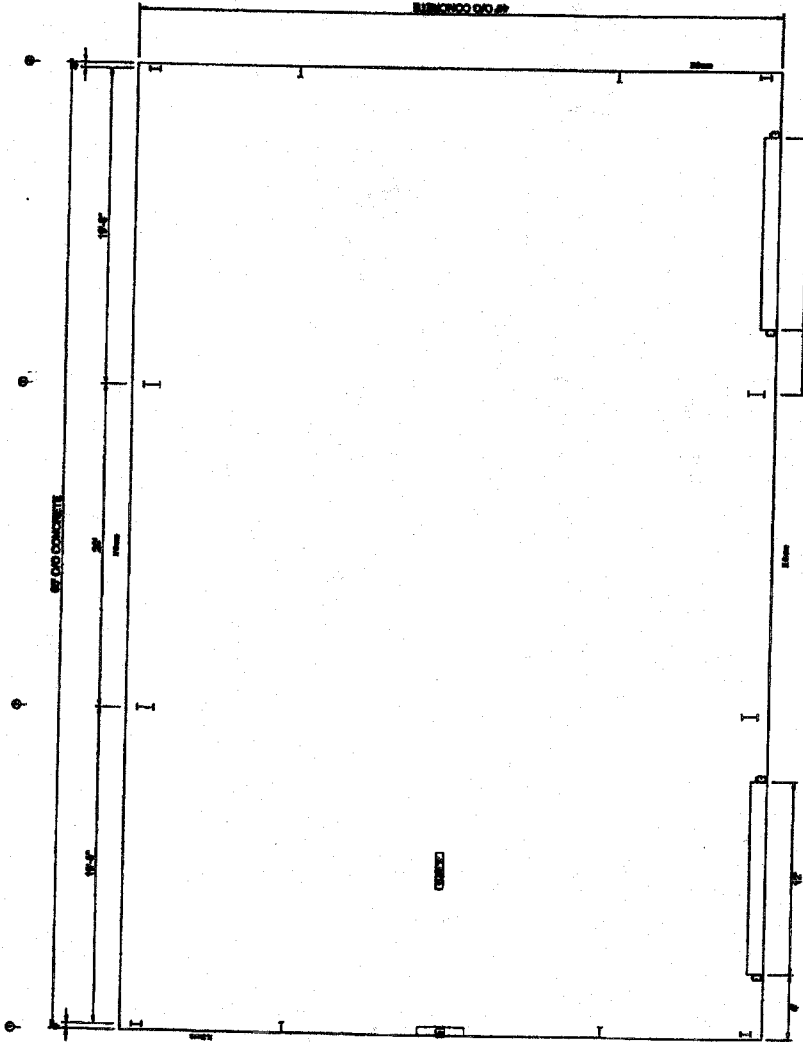
FRONT ARCHITECTURAL - (A) Storage

MBMA	MBMA logo and text: The MBMA logo and text are used for identification purposes only. MBMA is not responsible for the accuracy of the information provided in this drawing. MBMA is not responsible for the accuracy of the information provided in this drawing.
Project Name	Project Name
Client	Client
Contract No.	Contract No.
Revision	Revision
Scale	Scale
Date	Date
Drawn by	Drawn by
Checked by	Checked by
Approved by	Approved by
Project Manager	Project Manager
Contract Manager	Contract Manager
Customer	Customer
Order Status	Order Status
For Approval	For Approval
For Production	For Production

NOT FOR CONSTRUCTION

ACCESSORY SCHEDULE

Mark	Description	Qty
1	2000 Formed Deck 200	1



FLOOR PLAN - (A) Storage

This drawing is not for construction. This drawing is intended to provide general building information and is solely for sales presentation purposes. For clarity of presentation, items shown are not necessarily to scale and may vary from actual conditions. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

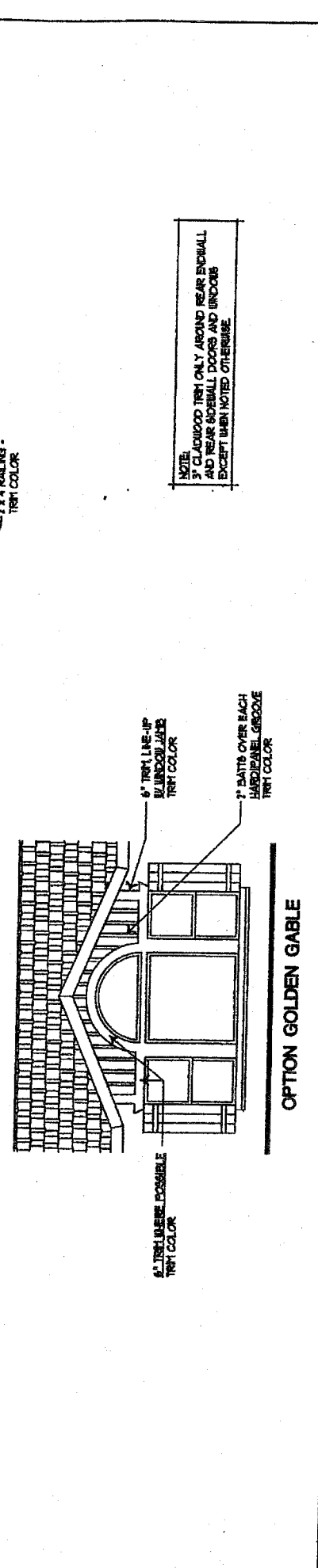
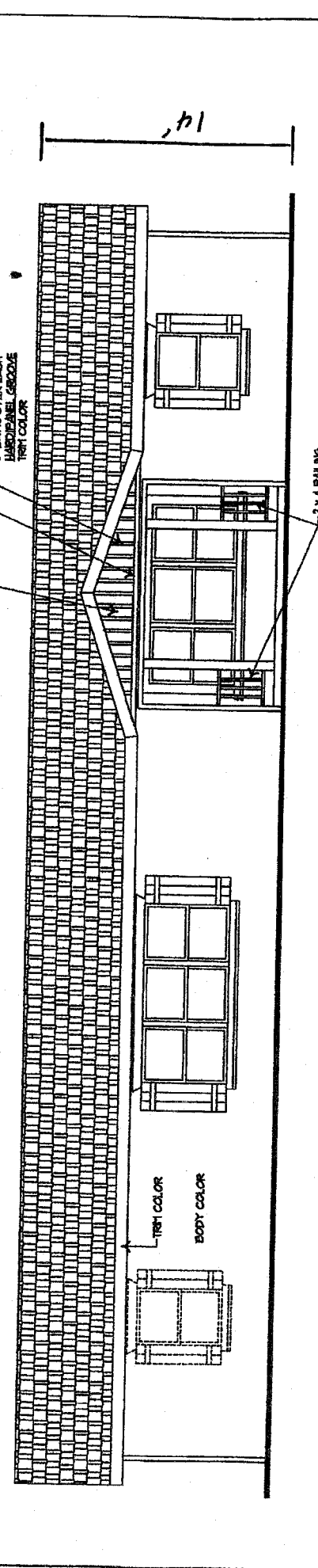
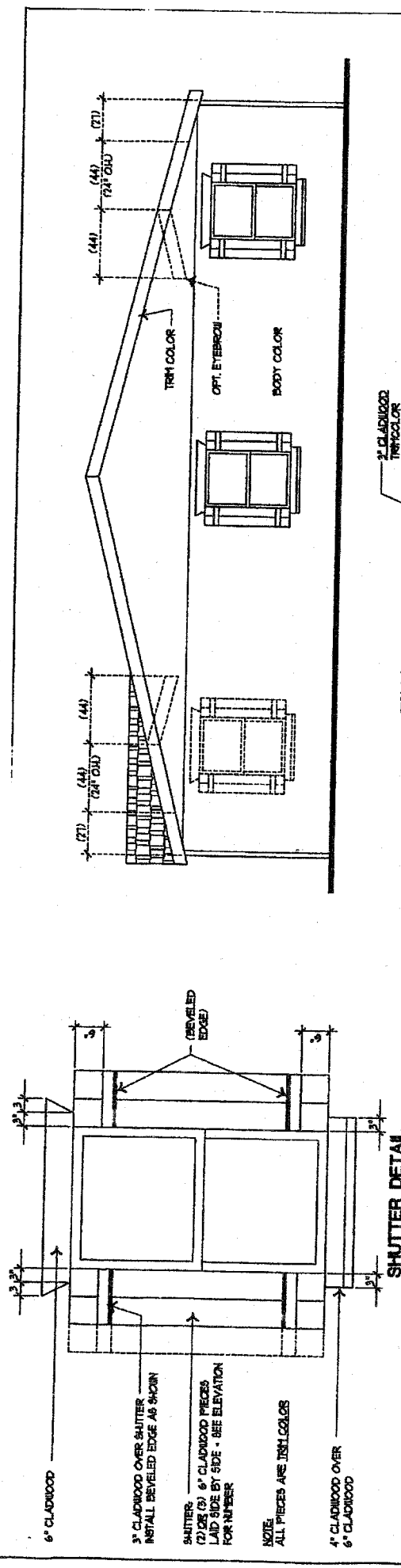


Created: Mon Dec 18 14:24:28 2012, Revision: 000001.1.2.2

Project Name	MBMA
Project Number	0200000000
Contract Number	
County	
City	
Address	
Owner	
Architect	
Engineer	
Checker	
Printer	
Plotter	
Scale	
Sheet	
Drawn	
Checked	
Approved	
Printed	

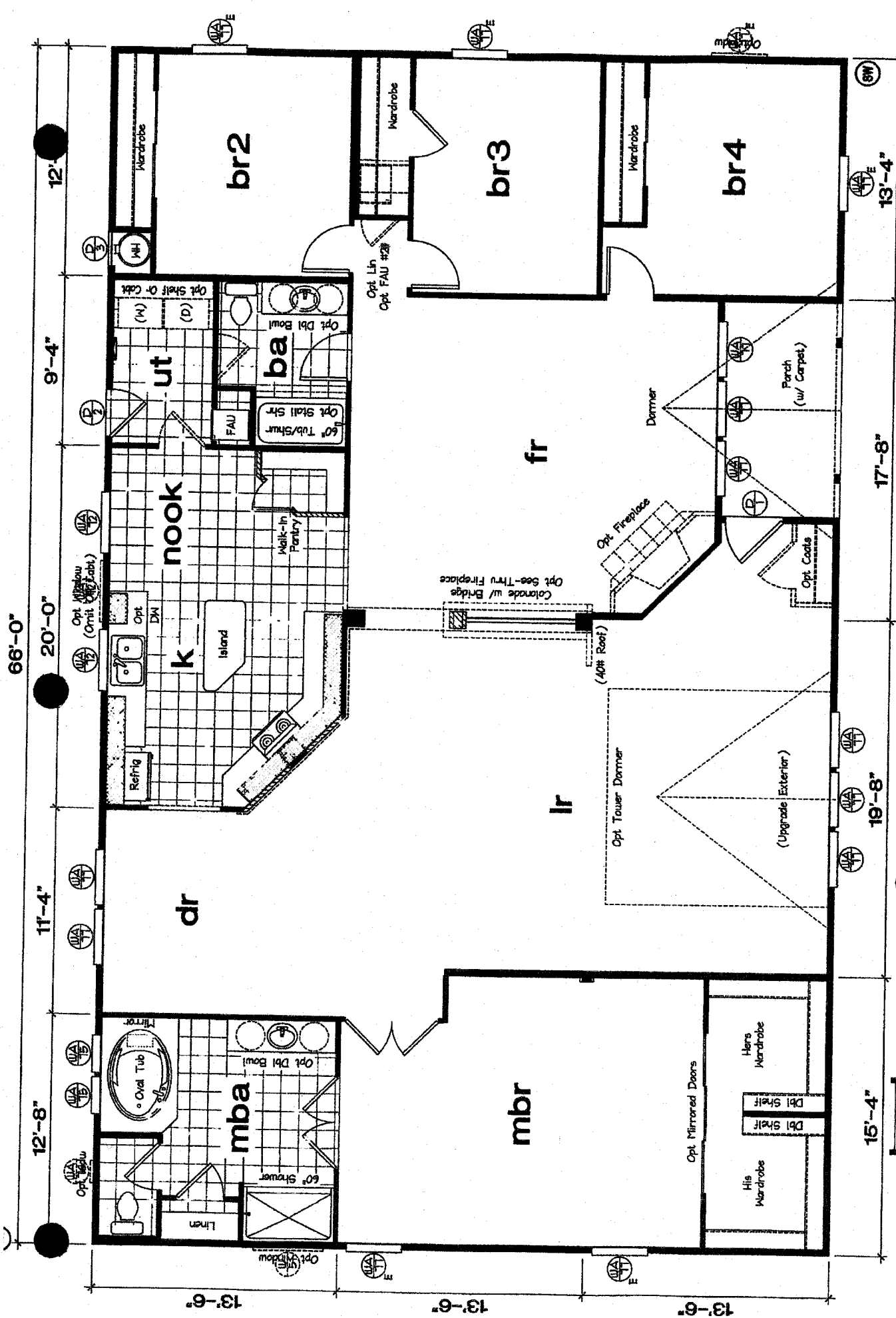


The information on this drawing is based on the information provided by the client. MBMA is not responsible for the accuracy or completeness of the information provided. MBMA is not responsible for the accuracy or completeness of the information provided. MBMA is not responsible for the accuracy or completeness of the information provided.



NOTE:
3" CLAWOOD TRIM ONLY AROUND REAR ENDWALL
AND REAR SIDEWALL, DOORS AND WINDOWS
EXCEPT WHEN NOTED OTHERWISE.

CMH Manufacturing West, Inc Perris Division • (951) 657-1611	DRAWING TITLE <h1>STANDARD EXTERIOR</h1>		MODEL NO. GE662K
	APPROVAL REF : PERRIS DIVISION DRAWN BY : G. BUE	SQ. FT. 2,596	DATE 6-7-01
		PRODUCT GOLDEN WEST EXCLUSIVE	REVISED 0-26-07



Golden West Exclusive - GE662K
 4 Bedroom, 2 Bath, Family Room, Porch - 2,596 Sq. Ft.



PUBLIC USE PERMIT Case #: PUP00856R2

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to expand an existing child development facility by adding a 2,596 square foot residence and a 2,400 square foot garage.

The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; and a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the REVISED PUBLIC USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the REVISED PUBLIC USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

PUBLIC USE PERMIT Case #: PUP00856R2

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 856, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for PUP00856R2, Exhibit A, Amended No. 1, dated July 9, 2012.

APPROVED EXHIBIT B-1 & C-1 (SHEETS 1-3) for PUP856R2, dated January 30, 2012.

APPROVED EXHIBIT B-2 & C-2 (SHEETS 1-6) for PUP856R2, dated January 30, 2012.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG

RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS

RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain building permits from the building department prior to any construction or placement of any building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations.

Where the use or occupancy classifications have changed

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

in existing buildings, a building permit is required. There shall be no occupancy or use of a building, structure, or equipment until a final approved building inspection has been received for the applicable use.

All site conditions and buildings shall comply with all accessibility requirements per the current building code and ADA regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP# 856 R2 - COMMENTS

RECOMMND

Public Use Permit#856 R2 (PUP#856 R2) is proposing to install a metal building/garage without plumbing and a proposed caretakers residence with plumbing. PUP#856 R2 shall comply the the requirements set forth in the Department of Environmental Health Technical Guidance Manual, Uniform Plumbing Code, and all other applicable local and state requirements.

10.E HEALTH. 2 OWTS/ATU - MAINTAIN SETBACKS

RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) shall maintain all required setbacks per the Uniform Plumbing Code, Department of Environmental Health Technical Guidance Manual and State and Local Regulations.

10.E HEALTH. 3 EMWD POTABLE WATER SERVICE

RECOMMND

Public Use Permit#856 R2 is proposing Eastern Municipal Water District (EMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

At time of building submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all

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10. GENERAL CONDITIONS

10.E HEALTH. 4 OWTS/ATU PLANS & FLOOR PLANS (cont.) RECOMMND

pertinent detail on scaled Precise Grading wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 USE-#20-STANDARD FIRE HYDRANT RECOMMND

A standard fire hydrant (6"x4"x2 1/2") shall be located at the driveway entrance.

10.FIRE. 4 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Public Use Permit 00856, Revised Permit No. 2, is a request to add a caretaker's residence and garage to an existing day care center on an approximately 2.4-acre site. The site is located in the Mead Valley area on the west side of Clark Street north of Nance Street.

The site naturally drains in a westerly direction. There is an offsite drainage area of approximately 30-acres tributary along the northerly property line of the site. While the improvements proposed with this request are located in the southwesterly portion of the site, to ensure that the improvements are not impacted by storm runoff, the finished floor of the residence shall be elevated 18-inches above the highest adjacent ground. The grading proposed with this request does not alter the natural drainage patterns of the site. With these floodproofing measures, the proposed improvements will be considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

The site is located in the Santa Ana watershed. This request as presented on the exhibit creates just under 5,000 square feet of impervious area and disturbs less than an acre. Therefore this request is not considered 'Significant Redevelopment' and is below the threshold which would require a project-specific Water Quality Management Plan (WQMP). Additionally, over 6,000 square feet of pervious pavement for the driveway is proposed. However, the District will request that the engineer/applicant submit grading and/or building plans for a 'no fee - over the counter' plan check to verify the amount of impervious area proposed with this application is consistent with the final grading and building plans submitted with the Building and Safety Department for construction. Should the impervious area on final grading and building plans exceed 5,000 square feet, a WQMP will then be required.

It should be noted that water quality mitigation was required and completed with improvements associated with Revised Permit No. 1.

The project site is located in the Lake Mathews Area Drainage Plan (ADP) where fees have been adopted by the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Board of Supervisors.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close

PUBLIC USE PERMIT Case #: PUP00856R2

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4

USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 6:00 a.m. to 8:00 p.m., Monday through Friday.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this Revised permit was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),
Single family residence; 2 spaces

The existing 13 parking spaces shall remain.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 24 USE - CAUSES FOR REVOCATION

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CEASED OPERATIONS

RECOMMND

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.

10.PLANNING. 26 USE - IND OCCUPANT CHANGE

RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 35 USE - LOW PALEO

RECOMMND

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.

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10. GENERAL CONDITIONS

10. PLANNING. 35 USE - LOW PALEO (cont.)

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 USE-STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Clark Street and Nance Street since adequate right-of-way

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W (cont.) RECOMMND
exists.

10.TRANS. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND
No additional road improvements will be required at this time along Clark Street due to existing improvements.

10.TRANS. 6 USE - TRAFFIC MANAGEMENT PLAN RECOMMND
The following traffic management plan was prepared by the applicant/engineer for PUP 00856R2.

Project Description:

- (A) PUP 00856 constructed an existing 1,809-square foot (sq. ft.) mobile home, which is to remain, (9) Parking spaces and (1) ADA parking.
- (B) PUP 00856 R1 constructed a 3,456-square foot (sq. ft.) Modular Building ("Funded by First 5 Riverside- the Riverside County Children & Families Commission"). (13) Parking spaces and (1) ADA parking. Adding childcare for 12 infants, an additional 12 toddlers and 16 preschoolers (40 additional children). This allowed RCDC to provide full day childcare for 70 children from 0-5 years of age.
- (C) PUP 00856R2 will construct a 2,596-square foot (sq. ft.) modular caretakers residence and a 2,400-square foot (sq. ft.) steel building to be used as a garage. There will be no parking spaces provided for the residence and garage. The garage will provide parking for the residence. The cars that will be parked in the garage are currently using the parking lot, thus increasing available parking for the clients, employees and special events.

Project Location:

- (A) The RCDC is located in Mead Valley of Riverside County, at 18215 Clark St. Cross street is Nance Street.

Ingress/Egress:

- (A) The parents' arrival schedule is based on their individual needs. This includes the parents work start time with travel allowance from home to the center and from the center to work. Usually there are 2 to 4 cars at most, arriving at the same time to the center. Approximately 98% of the parents driving to

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10. GENERAL CONDITIONS

10. TRANS. 6 USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

- RCDC live South of the center in Mead Valley and the 92571, zip code (south of the I-215).
- (B) The number of students does not indicate the amount of vehicles arriving and departing RCDC. Some staff members, car pool to work. Visitors usually arrive between 10 AM and Noon. Special event traffic uses the remainder of the sites 2.35 Acres. Special events include Easter, Christmas, Thanksgiving and moving to Kinder. Special events, are scheduled from 10 AM to 11 AM.
 - (C) The project was conditioned under PUP00856R1 to provide a southbound deceleration lane as well as a northbound left turn lane, which have been installed.
 - (D) PUP00856R2 proposes a caretakers residence which will serve to reduce the trips to RCDC for two employees. This will reduce two trips to RCDC and two trips from RCDC.

Hours of Operation:

The Rawlins Child Development Center (RCDC) presently operates from 6 AM to 6:30 PM, Monday through Friday. Currently RCDC serves 11 toddlers and 19 preschoolers, ages 2-5. Staff includes 3 teachers and 3 teacher aids.

Number of Employees & Duties:

- (1) Teacher 7 AM to 2:30 PM
- (1) Teacher's aid 8AM 12 Noon
- (1) Teacher 7 AM to 12 Noon
- (1) Teacher's aid 8AM to 5PM
- (1) Teacher 7 AM to 3:30 PM
- (1) Teacher's aid 8 AM to 12 Noon and 2 PM to 4 PM

The RCDC will be adding 3 teachers and 5 teacher aids to cover the future increase of the 12 infants, 12 toddlers and 16 preschoolers. The new staff schedule will mirror the existing work schedule:

- (1) Teacher 7 AM to 2:30 PM
- (2) Teacher's aid 8AM 12 Noon
- (1) Teacher 7 AM to 12 Noon
- (1) Teacher's aid 8AM to 5PM
- (1) Teacher 7 AM to 3:30 PM
- (2) Teacher's aid 2 PM to 4 PM

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.)RECOMMND

Signage:

With the oval driveway, signage is used to indicate the desired onsite flow of traffic. Including arrows on pavement and written instructions in English and Spanish. Parking and drop off issues related to any traffic flow is also part of the enrollment orientation that is conducted with all existing, future or pending patrons.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 856 Revised Permit No. 1 shall terminate on August 1, 2029. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

The installation of the caretaker's residence and the garage building shall be accomplished within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. Installation is defined as the beginning of substantial construction of the proposed buildings contemplated by this revised permit within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction of the proposed buildings. Should the one year extension be obtained and no substantial construction of the buildings be initiated within three (3) years of the approval date the entitlement to construct the proposed buildings shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

PUBLIC USE PERMIT Case #: PUP00856R2

Parcel: 315-110-045

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6

USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 10

USE - ALTERNATIVE PVMT

RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

60.BS GRADE. 11

USE - APPROVED WQMP

RECOMMND

The exhibit for PUP00856R2 creates just under 5,000 square feet of impervious area and is not considered a "Significant Redevelopment" and is below the threshold which would require a project specific Water Quality Management Plan (WQMP).

If the grading plans exceed 5,000 square feet of impervious area, prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

In order to insure that grading does not impact nesting birds protected by the federal Migratory Bird Treaty Act (MBTA) a nesting bird clearance survey will be required prior to site preparation or any grading. The nesting bird survey must be completed by a qualified biologist currently holding an MOU with the County of Riverside. Surveys must be submitted directly to the Environmental Programs Division (EPD) of the Planning Department directly for review and approval. This condition only applies to any grading permits that are attempting to be obtained during the nesting season (Feb 1st- to- August 31st). For grading permits that are being obtained outside the formal nesting season, please contact EPD directly for clearance at 951-955-6982

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE VERIFY IMPERVIOUS AREA

RECOMMND

For compliance that a WQMP is not required, grading and/or building plans shall be submitted for a 'no fee - over the counter' plan check to verify the amount of impervious area for this project is less than 5,000 square feet.

60.FLOOD RI. 2 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00856, Revised Permit No. 2, is located

PUBLIC USE PERMIT Case #: PUP00856R2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE MITCHARGE (cont.)

RECOMMND

within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 856, Revised Permit No. 2, 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.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

USE VERIFY IMPERVIOUS AREA

RECOMMND

For compliance that a WQMP is not required, grading and/or building plans shall be submitted for a 'no fee - over the counter' plan check to verify the amount of impervious area for this project is less than 5,000 square feet.

80.FLOOD RI. 2

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00856, Revised Permit No. 2, is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations and floor plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-1 & C-1 and B-2 & C-2.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 6 USE - MINIMUM FLOOR AREA

RECOMMND

The dwelling unit shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Public Use Permit No. 856, Revised Permit No. 2, 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.

80.PLANNING. 21 USE- LC LANDSCAPE PROJECT SPEC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal (R1), the following project specific conditions shall be imposed:

a. Additional screening of the caretakers unit and garage (R2) along the fence existing fence with trees and shrubs required.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

In instances where a Water Quality Management Plan (WQMP) is required, prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of completed onsite storm drain facilities
 - d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13d 2010 edition. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 9 USE - NO ROOF EQUIPMENT

RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 27 USE - ORD 810 O S FEE (2)

RECOMMND

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 PUP00856R2 is calculated to be 0.89 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

PUBLIC USE PERMIT Case #: PUP00856R2

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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 PUP00856R2 has been calculated to be 0.89 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - REMOVE SHIPPING CONTAINR

RECOMMND

IN ACCORDANCE WITH SECTION 18.50.B.4., NO SHIPPING CONTAINERS SHALL BE ALLOWED ON THE PROPERTY, AND THE TWO EXISTING SHIPPING CONTAINERS SHALL BE REMOVED FROM THE SITE PRIOR TO BUILDING PERMIT FINAL INSPECTION APPROVAL.
(MODIFIED BY PC ON 12/19/12)

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

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

DATE: February 1, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA – Redevelopment
Riv. Co. ALUC – John Guerin
March Air Reserve Base
Mead Valley Municipal Advisory Council
1st District Supervisor

1st District Planning Commissioner
City of Perris
Val Verde Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Eastern Information Center - UCR

PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 – EA42494 – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Nance Street, southerly of Burch Street, easterly of Haines Street and westerly of Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST: Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage to an existing child day care center. – APN: 315-110-045 – Related Cases: PUP00856, PUP00856R1**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 1, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi**, Project Planner, at **(951) 955-6925** or email at **AROSSI@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

February 23, 2012

Adrienne Rossi, Project Planner
COUNTY OF RIVERSIDE, Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

BOARD OF EDUCATION:

Fredy R. De Leon, J.D.
Stacey L. Guzman
Wraymond Sawyerr
Michael M. Vargas
D. Shelly Yarbrough

Alan Jensen, Ed.D.
Superintendent

Re: Project Description: Permit No. 856, Add 2,596 s.f. Caretaker's Residence
& 2,400 s.f. garage to existing child day care center
Location: N of Nance, S of Burch, E of Haines, W of Clark
Applicant: Rogelio Rawlins
APN: 315 110 045

Dear Ms. Rossi:

We have reviewed the above referenced project. The Val Verde Unified School District would like to make the following comments and/or recommendations:

1. The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety and welfare of the students of the Val Verde Unified School District.
2. The District recommends that it be apprised of any traffic flow changes that might affect the health, safety and welfare of the students of the Val Verde Unified School District as well as the Val Verde District Office staff.
3. Val Verde Unified School District has adopted State statutory industrial/commercial fees. Companies within your jurisdiction will need to satisfy the appropriate fees prior to issuance of building permits.

We appreciate your requesting our input concerning this project. Should you have any questions or concerning regarding the District's recommendations, please don't hesitate to contact me at (951) 940-6107.

Sincerely,


Stacy Strawderman, Director
Facilities, Contracts & Purchasing Services

SS/gjc

cc: Alan Jensen, Ed.D., Superintendent
Michelle Richardson, Deputy Superintendent, Business Services

Michelle Richardson, Ed.D.
Assistant Superintendent
Business Services

Michael McCormick
Assistant Superintendent
Education Services

John Simonson
Assistant Superintendent
Student Services

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



RECEIVED
OCT 17 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

October 15, 2012

Mr. HP Kang, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1082MA12
Related File No.: PUP00856R2 (Revised Public Use Permit)
APN: 315-110-045

Dear Mr. Kang:

On October 11, 2012, the Riverside County Airport Land Use Commission (ALUC) found Public Use Permit No. 856, Revised No. 2 (PUP00856R2), a proposal to add a 2,596 square foot caretaker's residence and a 2,100 square foot garage to an existing child care facility located on a 2.33-acre property fronting on the westerly side of Clark Street, northerly of Nance Street, **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

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Riverside

Glen Holmes
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Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

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

www.rcaluc.org

October 15, 2012

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise-sensitive outdoor nonresidential uses and hazards to flight.
 - (f) The aboveground storage of explosive or flammable materials, other than flammable materials in quantities not exceeding fifty (50) gallons. Any such materials shall be stored in the garage or other enclosed structure not accessible to children.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity

cc: Rawlins Child Development Center, LLC (payee)
Rogelio and Maria Rawlins (applicant/owner)
IW Consulting Engineers, Inc. – Attn.: Andrew Walcker
Gary Gosliga, Airport Manager, March Joint Powers Authority
Dan Fairbanks, March Joint Powers Authority
ALUC Staff

Y:\ALUC\Airport Case Files\March\ZAP1082MA12.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

RECEIVED
FEB 27 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

MEMORANDUM FOR RIVERSIDE COUNTY

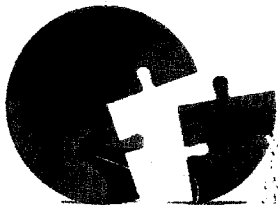
ATTN: ADRIENNE ROSSI, PROJECT PLANNER
PLANNING DEPARTMENT
P.O. BOX 1409
RIVERSIDE, CA 92502-1409

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

SUBJECT: Public Use Permit No. 856, Revised Permit No. 2
Related Cases: PUP00856, PUP00856R1

1. The March Air Reserve Base (MARB) review of the proposal to add a 2,596 SF caretaker's residence and a 2,400 SF garage to an existing child day care center is provided with this memorandum.
2. This development is consistent with compatible land use and MARB mission operations at the proposed location. The site does not occupy any area impacted by current mission aircraft noise, flight paths, or any zones related to localized aircraft incident statistics.
3. Thank you for the opportunity to review and comment on this proposed development. If you have questions please contact Ms. Denise Hauser at (951) 655-4862.

PAMELA M. HANN
Base Civil Engineer



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Set ID# CC006331

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP 00856 R2

DATE SUBMITTED: 1-9-12

APPLICATION INFORMATION

Applicant's Name: Rogelio Rawlins

E-Mail: rumy@verizon.net

Mailing Address: 18215 Clark Street
Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 283-4758 Fax No: ()

Engineer/Representative's Name: IW Consulting Engineers Inc. E-Mail: andreww@iwcei.com

Andrew Woodard

Mailing Address: 3544 University Avenue
Riverside, CA 92501
City State ZIP

Daytime Phone No: (951) 905-5300 Fax No: (951) 905-5302

Property Owner's Name: Rogelio Rawlins & Maria E-Mail: rumy@verizon.net

Mailing Address: 18215 Clark Street
Perris, CA 92570
City State ZIP

Daytime Phone No: (951) 283-4758 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA42494/CFG05866

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Rogelio A. Rawlins
PRINTED NAME OF APPLICANT

Rogelio A. Rawlins
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Rogelio A. Rawlins
PRINTED NAME OF PROPERTY OWNER(S)

Rogelio A. Rawlins
SIGNATURE OF PROPERTY OWNER(S)

Maria L Rawlins
PRINTED NAME OF PROPERTY OWNER(S)

Maria L Rawlins
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 315-110-045

Section: 3 Township: 4 South Range: 4 West

Approximate Gross Acreage: 2.35 acres

General location (nearby or cross streets): North of Nance St., South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Burch St. _____, East of Haines St. _____, West of Clark St. _____

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 746 grid J-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

*2,596 sq ft
2,400 sq ft*

Addition of a caretakers residence and garage to an existing child day care center. The project will be located on the western portion of the lot. There will be one lot, two units, and the project will be built in 2012.

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Public Use Permit 00856 & 00856R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41969 E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: All completed under original and R1 PUP application

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 4,000'

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 250

Estimated amount of fill = cubic yards 250

Does the project need to import or export dirt? Yes No

APPLICATION FOR LAND USE AND DEVELOPMENT

Import 0 Export 0 Neither _____

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 5,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Fogelie A. Paul Date 12-20-11
Owner/Representative (2) Maia Rawlins Date 12-28-11

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
		YES NO
Proposed Project Consists of, or includes:		Y N
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: northwesterly corner of Nance Street and Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: DECEMBER 19, 2012
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact H. P. Kang, Project Planner at 951-955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/current_pc.html.

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 Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers RUP00856R2 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

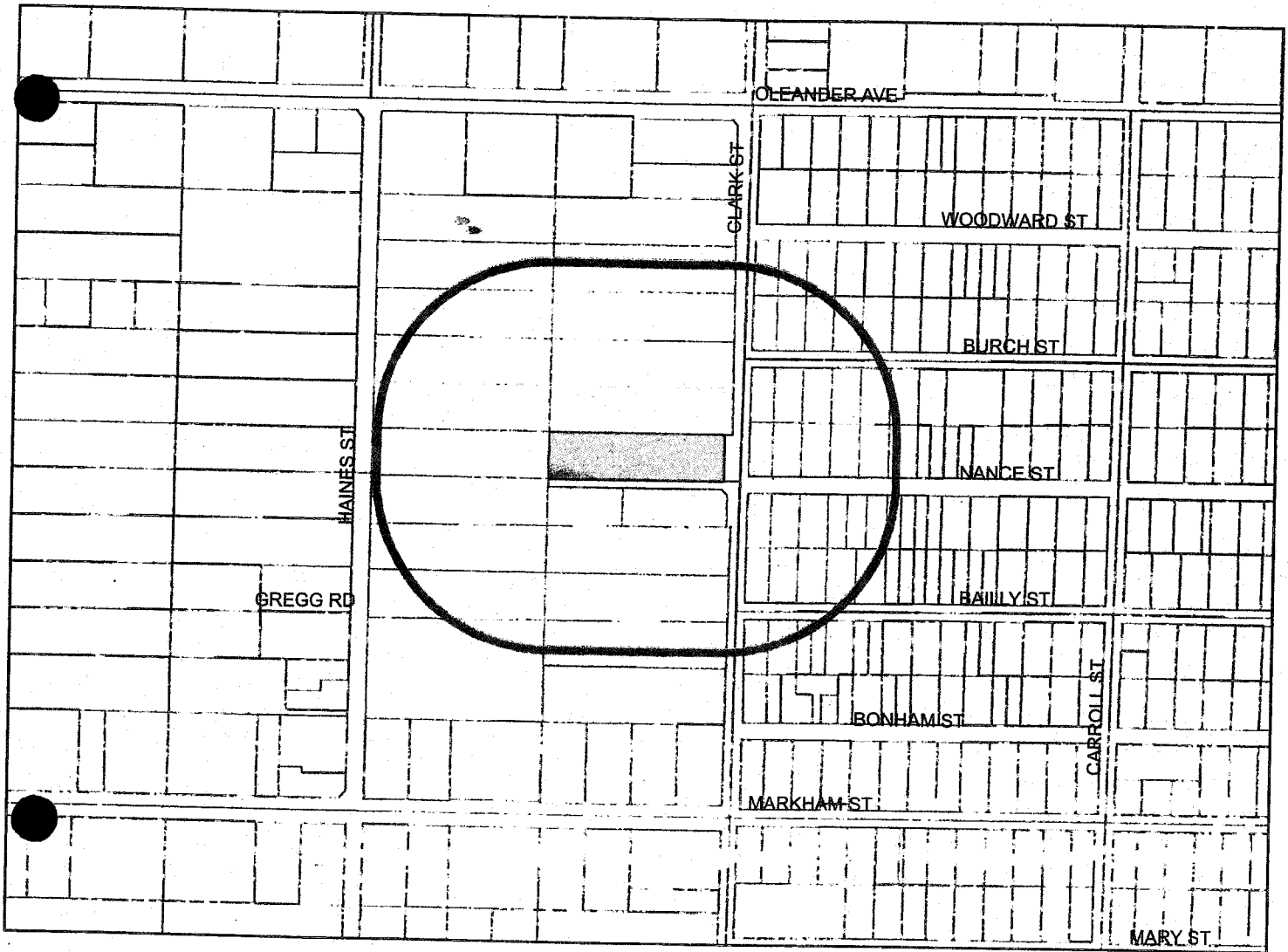
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00856R2 (600 feet buffer)



Selected Parcels

315-171-004	315-110-021	315-110-040	315-161-005	315-120-016	315-120-027	315-161-002	315-132-025	315-132-001	315-162-030
315-132-002	315-132-028	315-171-001	315-161-004	315-162-002	315-162-001	315-120-026	315-162-032	315-161-023	315-171-002
315-132-024	315-110-023	315-161-025	315-161-026	315-120-028	315-162-031	315-162-029	315-161-028	315-161-003	315-132-003
315-110-019	315-120-040	315-120-017	315-110-025	315-161-024	315-161-001	315-162-007	315-162-006	315-162-033	315-120-041
315-132-027	315-162-003	315-162-004	315-162-005	315-110-027	315-161-027	315-110-022	315-171-003	315-132-026	315-110-045
315-161-006	315-110-041	315-120-014	315-110-020	315-120-015					



525 262.5 0 525 Feet

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.

ASMT: 315110019, APN: 315110019
DOLORES SEVILLA, ETAL
20151 OLEANDER AVE
PERRIS CA 92570

ASMT: 315110040, APN: 315110040
ANN HARRIS
2372 PRINCE ALBERT DR
RIVERSIDE CA 92507

ASMT: 315110020, APN: 315110020
VICTORINE HORNSBY
2257 W 21ST ST
LOS ANGELES CA 90018

ASMT: 315110041, APN: 315110041
THO VUONG
17357 KAISON CIR
RIVERSIDE CA 92508

ASMT: 315110021, APN: 315110021
ELENA CARRILLO, ETAL
18130 HAINES ST
PERRIS, CA. 92570

ASMT: 315110045, APN: 315110045
MARIA RAWLINS, ETAL
18215 CLARK ST
PERRIS, CA. 92570

ASMT: 315110022, APN: 315110022
ROSA MERCADO, ETAL
5843 GREEN PINE CT
RANCHO CUCAMONGA CA 91739

ASMT: 315120014, APN: 315120014
TONY LE
9503 DE ADALENA ST
ROSEMEAD CA 91770

ASMT: 315110023, APN: 315110023
MONICA RODRIGUEZ, ETAL
23333 WALNUT ST
PERRIS CA 92570

ASMT: 315120015, APN: 315120015
RUTH DOUCET, ETAL
7842 HALLDAL AVE
LOS ANGELES CA 90047

ASMT: 315110025, APN: 315110025
PATRICIA BALUCAN, ETAL
17711 GERRITT AVE
CERRITOS CA 90701

ASMT: 315120016, APN: 315120016
BERTHA WALKER
P O BOX 705
PERRIS CA 92572

ASMT: 315110027, APN: 315110027
PHILLIP WHITENER
18111 CLARK ST
PERRIS, CA. 92570

ASMT: 315120017, APN: 315120017
JEREMY BISHOP, ETAL
18402 HAINES ST
PERRIS, CA. 92570

ASMT: 315120026, APN: 315120026
ERIC NEGRETE
10995 DUCKBILL RD
MORENO VALLEY CA 92557

ASMT: 315132003, APN: 315132003
MARIA MANCILLA, ETAL
1528 W PICO BLVD
LOS ANGELES CA 90015

ASMT: 315120027, APN: 315120027
ANGELINA LALAP, ETAL
18331 CLARK ST
PERRIS, CA. 92570

ASMT: 315132024, APN: 315132024
GILBERTO ESQUIVEL
21580 BURCH ST
PERRIS, CA. 92570

ASMT: 315120028, APN: 315120028
VERONICA ZABITH, ETAL
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ASMT: 315132025, APN: 315132025
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ASMT: 315120040, APN: 315120040
CONNIE COPPINGER, ETAL
21380 NANCE ST
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ASMT: 315132026, APN: 315132026
RIGOBERTO FREGOSO
21552 BURCH ST
PERRIS, CA. 92570

ASMT: 315120041, APN: 315120041
MARIA ORNELAS, ETAL
18225 CLARK ST
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ASMT: 315132027, APN: 315132027
NIVARDO RUANO, ETAL
22599 RAYMOND RD
PERRIS CA 92570

ASMT: 315132001, APN: 315132001
CRISTINA RIVERA
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ASMT: 315132028, APN: 315132028
DANIEL COX
P O BOX 1300
RIVERSIDE CA 92502

ASMT: 315132002, APN: 315132002
TANYA BEARDMAN, ETAL
21511 WOODWARD ST
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ASMT: 315161001, APN: 315161001
LUIS RIOS
21519 BURCH ST
PERRIS, CA. 92570

ASMT: 315161002, APN: 315161002
ELVIRA SANTOS, ETAL
21537 BURCH ST
PERRIS, CA. 92570

ASMT: 315161026, APN: 315161026
JUANA VEGA, ETAL
3315 E 14TH ST
LONG BEACH CA 90804

ASMT: 315161003, APN: 315161003
JORGE MACIAS, ETAL
21545 BURCH ST
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ASMT: 315161027, APN: 315161027
PRISCILLA BACA
PMB 410
1835 A S CENTRE CITY
ESCONDIDO CA 92025

ASMT: 315161004, APN: 315161004
DAVID LE
P O BOX 5721
NORCO CA 92860

ASMT: 315161028, APN: 315161028
RONALD WILLIAMS, ETAL
18280 CLARK ST
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ASMT: 315161005, APN: 315161005
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ASMT: 315162005, APN: 315162005
PATRICIA AGUILAR
191 DAYLILY DR
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ASMT: 315161023, APN: 315161023
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ASMT: 315162006, APN: 315162006
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21565 NANCE ST
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ASMT: 315161024, APN: 315161024
LEONEL CISNEROS
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ASMT: 315162007, APN: 315162007
VICTORIA TOSTADO, ETAL
21581 NANCE ST
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ASMT: 315162029, APN: 315162029
JESSE ANDERSON
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ASMT: 315171004, APN: 315171004
ROSA ANDALON, ETAL
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CORONA CA 92880

ASMT: 315162031, APN: 315162031
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ASMT: 315162033, APN: 315162033
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ASMT: 315171001, APN: 315171001
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ASMT: 315171003, APN: 315171003
GABRIELA PADILLA, ETAL
21543 BAILLY ST
PERRIS, CA. 92570

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

ATTN: Lee Cussins, Secretary
Mead Valley Municipal Advisory Council
18870 Springwood Ln.
Perris, CA 92570

ATTN: Planning Manager
Planning & Community Development
Department, City of Perris
135 N. D St.
Perris, CA 92570

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Verizon Engineering
9 South 4th Street
Redlands, CA 92373

Applicant/Owner:
Rogelio Rawlins
18215 Clark Street
Perris, CA 92570

Engineer/Representative:
IW Consulting/Andrew Woodard
3544 University Avenue
Riverside, CA 92501

Applicant/Owner:
Rogelio Rawlins
18215 Clark Street
Perris, CA 92570

Engineer/Representative:
IW Consulting/Andrew Woodard
3544 University Avenue
Riverside, CA 92501

NOTICE OF PUBLIC HEARING

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

PUBLIC USE PERMIT NO. 856, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Rogelio Rawlins – Engineer/Representative: Andrew Woodard - First/First Supervisorial District – Mead Valley Zoning District – Mead Valley Area, Plan: Rural Communities: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: northwesterly corner of Nance Street and Clark Street – 2.35 Gross Acres - Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) - **REQUEST:** Proposal to add a 2,596 square foot caretaker's residence and a 2,400 square foot garage building to the rear of an existing child day care center as two separate additional structures. The existing center consists of two modular buildings, 3,456 and 1,784 square feet, respectively; a playground area and a parking lot containing 13 parking spaces. This revised permit will also approve the existing driveway entrance located near the northeasterly corner of the project site. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: DECEMBER 19, 2012
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

FILED
RIVERSIDE COUNTY
NOV 29 2012
LARRY W. WARD, CLERK
M. Meyer
Deputy

For further information regarding this project, please contact H. P. Kang, Project Planner at 951-955-1888 or e-mail hp kang@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

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 Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED
NOV 29 2012
Removed: 1-9-13
By: [Signature]
County of Riverside, State of California

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/1/2012,

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

APN (s) or case numbers PUP00856R2 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

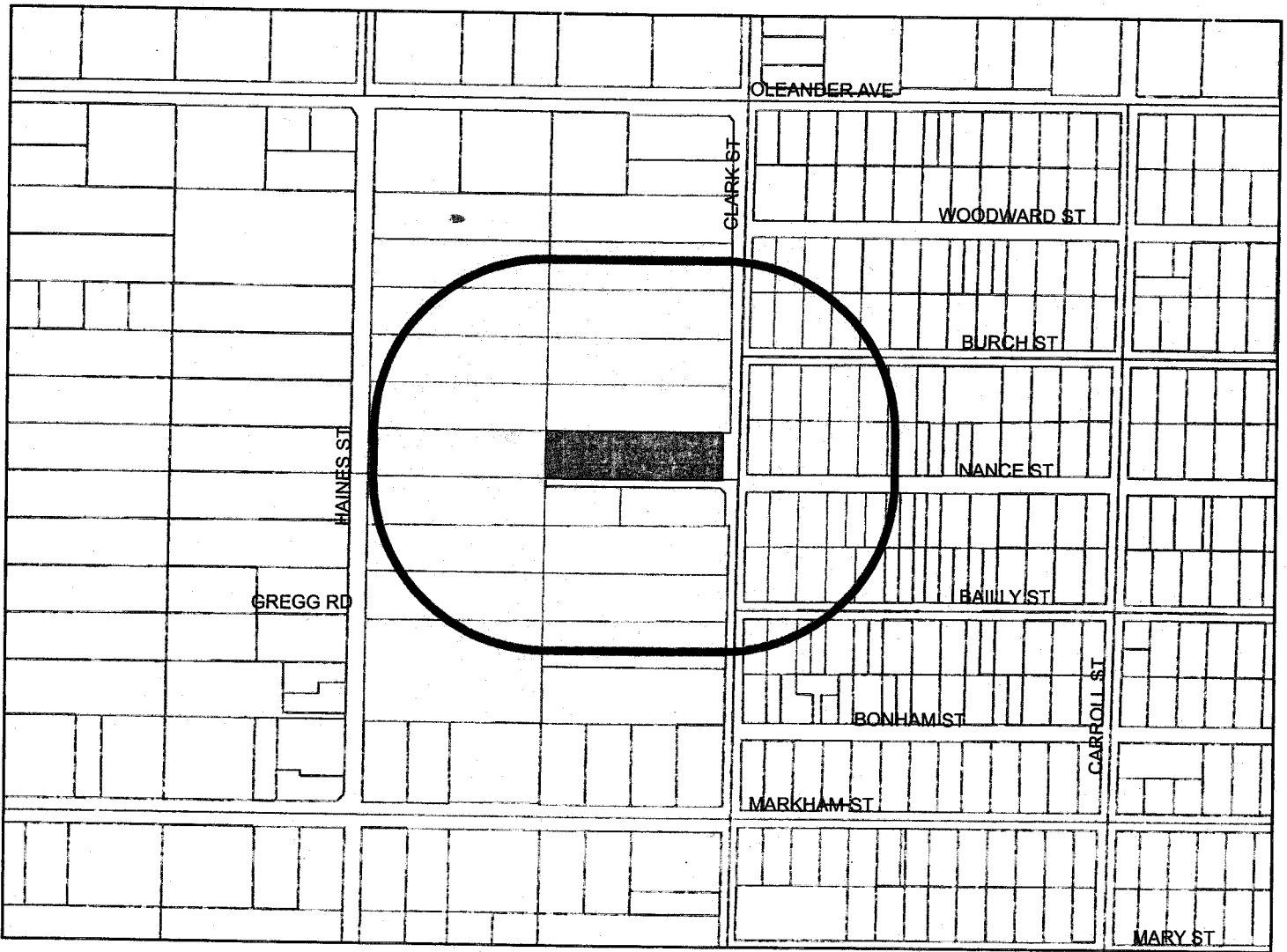
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PUP00856R2 (600 feet buffer)



Selected Parcels

315-171-004	315-110-021	315-110-040	315-161-005	315-120-016	315-120-027	315-161-002	315-132-025	315-132-001	315-162-030
315-132-002	315-132-028	315-171-001	315-161-004	315-162-002	315-162-001	315-120-026	315-162-032	315-161-023	315-171-002
315-132-024	315-110-023	315-161-025	315-161-026	315-120-028	315-162-031	315-162-029	315-161-028	315-161-003	315-132-003
315-110-019	315-120-040	315-120-017	315-110-025	315-161-024	315-161-001	315-162-007	315-162-006	315-162-033	315-120-041
315-132-027	315-162-003	315-162-004	315-162-005	315-110-027	315-161-027	315-110-022	315-171-003	315-132-026	315-110-045
315-161-006	315-110-041	315-120-014	315-110-020	315-120-015					



525 262.5 0 525 Feet

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ASMT: 315110040, APN: 315110040
ANN HARRIS
2372 PRINCE ALBERT DR
RIVERSIDE CA 92507

ASMT: 315110020, APN: 315110020
VICTORINE HORNSBY
2257 W 21ST ST
LOS ANGELES CA 90018

ASMT: 315110041, APN: 315110041
THO VUONG
17357 KAISON CIR
RIVERSIDE CA 92508

ASMT: 315110021, APN: 315110021
ELENA CARRILLO, ETAL
18130 HAINES ST
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ASMT: 315110045, APN: 315110045
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18215 CLARK ST
PERRIS, CA. 92570

ASMT: 315110022, APN: 315110022
ROSA MERCADO, ETAL
5843 GREEN PINE CT
RANCHO CUCAMONGA CA 91739

ASMT: 315120014, APN: 315120014
TONY LE
9503 DE ADALENA ST
ROSEMEAD CA 91770

ASMT: 315110023, APN: 315110023
MONICA RODRIGUEZ, ETAL
23333 WALNUT ST
PERRIS CA 92570

ASMT: 315120015, APN: 315120015
RUTH DOUCET, ETAL
7842 HALLDAL AVE
LOS ANGELES CA 90047

ASMT: 315110025, APN: 315110025
PATRICIA BALUCAN, ETAL
17711 GERRITT AVE
CERRITOS CA 90701

ASMT: 315120016, APN: 315120016
BERTHA WALKER
P O BOX 705
PERRIS CA 92572

ASMT: 315110027, APN: 315110027
PHILLIP WHITENER
18111 CLARK ST
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ASMT: 315120017, APN: 315120017
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