

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



ITEM
1.9
(ID # 7411)

MEETING DATE:

Tuesday, July 17, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3766 – EA42988 Applicant: Karl Kaiser – Engineer/Representative: Andresen Architecture – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave. – .97 Gross Acres – Zoning: General Commercial (C-P-S) REQUEST: The project proposes to construct a two-story, 4,820 square foot car wash facility (“project”), which includes a car wash tunnel, office and storage space, and guest waiting area, on a single parcel, totaling .97 acres. The project includes 18 parking spaces and one (1) accessible space. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on June 6, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 7/11/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 17, 2018
Page 1 of 3
xc. Planning, Applicant ID# 7411

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is currently vacant, but proposes to construct a 4,820 square foot two-story car wash facility, which includes a car wash tunnel, 15 vacuum stalls, 2-lane pay station canopy, equipment enclosure, office, storage space, and guest waiting area, including 18 parking spaces, and one (1) accessible space on a single parcel, totaling 0.97 acre ("project").

The project is located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

The Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: Receive and File Conditional Use Permit No. 3766. The project was recommended for approval with a 4-0 vote (Commissioner Schaeffer was absent).

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant, there is no General Fund obligation.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**

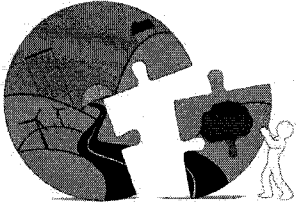
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

- B. MEMO TO PLANNING COMMISSION
- C. PLANNING COMMISSION STAFF REPORT
- D. PLANNING COMMISSION CONDITIONS OF APPROVAL
- E. PLANNING COMMISSION ADVISORY NOTIFICATION DOCUMENT



**PLANNING COMMISSION
MINUTE ORDER
JUNE 6, 2018**

- I. AGENDA ITEM 4.1**
CONDITIONAL USE PERMIT NO. 3766 – Intent to Adopt a Mitigated Negative Declaration – EA42988 –
Applicant: Karl Kaiser – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area
Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard,
southerly of Sage Avenue, easterly of Gardner Avenue, and westerly of Porter Avenue – .97 Gross Acres –
Zoning: General Commercial (C-P-S).
- II. PROJECT DESCRIPTION:**
Conditional Use Permit No. 3766, proposes to establish a 4,820 sq. ft. two-story car wash facility, which
includes a car wash tunnel, office, storage space, and guest waiting area, including 18 parking spaces, and (1)
one accessible space on a single parcel, totaling .97 acres.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
- Spoke in favor:
Karl Kaiser, Applicant
- No one in opposition or in a neutral position.
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Hake, 2nd by Commissioner Taylor-Berger
A vote of 4-0 (Commissioner Shaffer Absent)
- ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42988; and
APPROVED Conditional Use Permit No. 3766, subject to conditions of approval as modified at hearing.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

Date: June 5, 2018

To: Planning Commission

From: Desiree Bowdan, Urban Regional Planner, for the Planning Department

RE: Agenda Item 4.1, updated Staff Report information (CUP03766)

To the Honorable Chair,

After reviewing the Staff Report with County Counsel, the following updates have been made:

- Clearer explanation of the General Plan Consistency

General Plan Consistency

1. The project site is designated Community Development: Commercial Retail (CD: CR) within the Lake Mathews/Woodcrest Area Plan. The Community Development designation is applied in areas where commercial retail; such as gas stations and car wash facilities would be allowed. The proposed project is a car washing service and is a supporting use of this land use designation. Development in this area consists of a mixture of residential and commercial retail uses along the Van Buren Boulevard corridor. Therefore, this project is consistent with the General Plan Land Use designation of Community Development: Commercial Retail. Additionally, this project is not located within a General Plan Policy Overlay area.
- Finding #3 correction to the quoted Section number of Ordinance 348.

Zoning Consistency

2. The proposed use is consistent with the development standards set forth in Ordinance 348, Article IXb, within the Scenic Highway Commercial (C-P-S) zone based on the following: Uses permitted by Conditional Use Permit pursuant to the provisions of Ordinance No. 348 Article IXb, ~~Section 48-28.4~~ should be Section 9.50.B.4, which allows for an automobile cleaning establishment.

Removal of Hours of Operation

- Removed hours of operations from the Advisory Notification Document, Staff Report, and Initial Study.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s): CUP03766	Applicant(s): Karl Kaiser
Select Environ. Type: 42988	Representative(s): Andersen Architecture
Area Plan: Lake Mathews/Woodcrest	
Zoning Area/District: Woodcrest District	
Supervisory District: First District	
Project Planner: Desiree Bowdan	
Project APN(s): 274-060-022	

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 3766 proposes to construct a 4,820 square foot two-story car wash facility ("project"), which includes a car wash tunnel, office, storage space, and guest waiting area, including (18) eighteen parking spaces, and (1) one accessible space on a single parcel, totaling 0.97 acres.

The project is located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42988**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **CONDITIONAL USE PERMIT 3766**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development

Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35*FAR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35*FAR)
Policy / Overlay Area:	Not within a Policy / Overlay Area
Surrounding General Plan Land Uses	Very Low Density Residential (VLDR)
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Commercial Retail (CR) (0.20-0.35*FAR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	Residential Agriculture (R-A)
North:	Residential Agriculture (R-A)
East:	Residential Agriculture (R-A)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	Commercial Businesses and Residential
North:	Commercial Businesses and Residential
South:	Commercial Businesses and Residential
East:	Commercial Businesses and Residential
West:	Commercial Businesses and Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.97	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	4,820	N/A
Floor Area Ratio:	3,958	25%
Building Height (FT):	28 foot height	Not to exceed 50 feet
Proposed Minimum Lot Size:	37,060	No minimum lot area required
Total Proposed Number of Lots:	1	No minimum lot requirement

Parking: Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of Riverside. The Off-street parking requirement for automobile washing and cleaning establishments are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Employee	4,820	1:2	2	17
Vacuum Spaces		17	0	17
Accessible			1	1
TOTAL:	4,820			18

Located Within:

PROJECT LOCATION MAP	
City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – Riverside County
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – LRA
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base Zone E



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Description:

The project site is currently vacant, but proposes to construct a 4,820 square foot two-story car wash facility, which includes a car wash tunnel, 15 vacuum stalls, 2-Lane Pay Station canopy, equipment enclosure, office, storage space, and guest waiting area, including (18) eighteen parking spaces, and (1) one accessible space on a single parcel, totaling 0.97 acre ("project").

The project located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

FINDINGS AND CONCLUSIONS

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

General Plan Consistency

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35*FAR) within the Lake Mathews/Woodcrest Area Plan. Development in this area consists of a mixture of residential and commercial uses along the Van Buren Boulevard corridor. Woodcrest is located in the northeast portion of the Lake Mathews/Woodcrest area. The community is generally characterized by lots one acre and larger, with a substantial estate residential enclave located near Mockingbird Canyon Road. Various commercial and service commercial uses are located along Van Buren Boulevard. Additionally, this project is not located within a General Plan Policy Overlay area.
2. *The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, of Ordinance 461. (80. TRANS. 1) Van Buren Boulevard along the project boundary is a paved County maintained road designated Urban Arterial Highway, and shall be improved with 8" concrete curb and gutter located 55 feet from the construction centerline to the curb line, and 8" curbed landscape median, and must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76 feet half width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461 (90. TRANS.15). Furthermore, Gardner Avenue along the project boundary is a paved maintained road designated Local Road, and shall be improved with 6" concrete curb and gutter, sidewalk (project side), 32 foot part-width AC pavement (20 feet on the project side and 12 feet on the opposite side of the centerline), must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by Transportation within the 60 foot full-width dedicated right-of-way (30 feet 105, Section "C", Ordinance 461 (90. TRANS. 16.).

Zoning Consistency

3. The proposed use is consistent with the development standards set forth in Ordinance 348, Article IXb, within the Scenic Highway Commercial (C-P-S) zone based on the following: Uses permitted by Conditional Use Permit pursuant to the provisions of Ordinance No. 348 Article IXb, Section 18.28.4, which allow for commercial retail, therefore would allow for an automobile cleaning establishment.

Logical Development and Compatibility

4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project will be required to adhere to conditions of approval and be required to obtain building permits. Therefore, the project design, condition of approval, and permitting will ensure that the project will conform to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

General Public Health & Welfare

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Development Standards

- a. In accordance with Section 9.53.a. of Ordinance No. 348, there is no minimum lot area requirement for this zoning classification. Therefore, the project meets the requirement.
- b. In accordance with Section 9.53.b. of Ordinance No. 348, there are no yard requirements for buildings which do not exceed 35 feet in height. This project meets this requirement because the proposed building will be 28 feet in height. Therefore, the project meets this requirement.
- c. In accordance with Section 9.53.c. of Ordinance No. 348, no building or structure shall exceed fifty (50') feet in height, unless a greater height is approved. The building height proposes to be 28 feet, therefore the project meets this requirement.
- d. In accordance with Section 9.53.d. of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The project meets the parking requirement of 2 spaces because the project proposes 18 parking spaces and one accessible space.
- e. Roof mounted mechanical equipment is required to be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is consistent with this requirement because all mechanical equipment will be screened from public view by portions of the building.

Other Findings

7. This project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan or Conservation Area. Habitat assessment for burrowing owl and riverine/riparian/vernal pool areas were conducted by Jericho Systems, Inc. The result of the habitat of the habitat assessment was that no jurisdictional features or Riverine/Riparian/Vernal Pool areas occur on site and no suitable habitat for burrowing owl was observed.
8. This project is within the City of **Riverside** Sphere of Influence. The City of Riverside was notified of the proposed project on January 31, 2017. They did not provide any comments. Therefore it is assumed that the project conforms to the MOU.

High Fire Area

This project is located within a CAL FIRE low responsibility area, within a very high fire hazard severity zone.

9. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall has the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

This project has been designed so that as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code. Condition of Approval (10. FIRE. 1), which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an

individual lot. While the site is located within a CAL Fire state LRA, and within a very high fire hazard severity zone, development of this project is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage, building numbering, and emergency water standards. Fire protection services can easily access the site, with primary access on Van Buren Boulevard, and secondary access on Gardner Avenue.

Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

Stephen's Kangaroo Rat Habitat Conservation Plan

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

Assembly Bill 52 ("AB 52")

11. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to ten requesting tribes on July 13, 2016. Consultations were requested by the Soboba Band of Luiseno Indians. The Pala Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indians, the Cahuilla Band of Indians, the San Manuel Band of Mission Indians, Colorado River Indian tribes, Pechanga Band of Luiseno Mission Indians, the Rincon Band of Luiseno Indians or the Gabrieleno Band of Mission Indians Kizh Nation. Consultation with Soboba was held on May 15, 2017 and July 18, 2017. Soboba requested that a condition be included for procedures to be followed in the case of unanticipated resources and/or human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on November 28, 2017 and consultation was concluded on the same day.

Airport Land Use Compatibility Zone

12. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top roof exceeding 1,812.8 feet AMSL. The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height

of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required.

1. The project is not located within a Community Service Area (CSA).
2. The project is not located within a Recreation and Parks District.
3. The project is not located within an Area Drainage Plan.
4. The project is not located within a Dam Inundation Area.
5. The project is not located within an Agricultural Preserve.
6. The project is not susceptible to Liquefaction.
7. The project is not within a ½ mile of a Fault Zone.
8. The Mt. Palomar Observatory Lighting Zone is not applicable in this case.
9. Based on the above, the proposed use conforms to all of the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. In addition, the overall development of the land will not be detrimental to the public health, safety and general welfare of the community.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

This project was presented before the (Lake Mathews/Woodcrest MAC) on January 11, 2018 at 6pm in the evening. The project was received well by those in attendance.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

Plan: CUP03766

Parcel: 274060022

50. Prior To Map Recordation

Planning

050 - Planning. 1

ALUC

Not Satisfied

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c) Any uses which would generate smoke or water vapor or which would attract large concentration of birds, or which may otherwise affect safe air navigation within the area.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon.

5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE - APPROVED WQMP

Not Satisfied

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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

Plan: CUP03766

Parcel: 274060022

60. Prior To Grading Permit Issuance

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

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.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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

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.

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

Plan: CUP03766

Parcel: 274060022

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 11 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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

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Planning

060 - Planning. 1 0060-Planning-MAP/USE - BURROWING OWL SURVEY Not Satisfied

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls.

Planning

60. Prior To Grading Permit Issuance

060 - Planning. 1 0060-Planning-MAP/USE - BURROWING OWL SURVEY (cont.) Not Satisfied

A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

060 - Planning. 2 0060-Planning-USE - CALIFORNIA GNATCATCHER Not Satisfied

Prior to the issuance of any grading permit, the permit holder shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

060 - Planning. 3 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3766, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 4 0060-Planning-USE - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 5 0060-Planning-USE - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-USE - SECTION 404 PERMIT (cont.) Not Satisfied

permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 6 0060-Planning-USE - STABILITY REPORT SLOPES Not Satisfied

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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060 - Transportation. 1

Transportation

0060-Transportation-USE - FILE L&LMD APPLICATION

Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.9.

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

060 - Transportation. 2

0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT

Not Satisfied

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

060 - Transportation. 3

0060-Transportation-USE - SUBMIT GRADING PLAN

Not Satisfied

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

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

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 4

0060-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP

Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works->

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 0060-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP Not Satisfied
 Bidding-Requirements.

060 - Transportation. 5 0060-Transportation-USE-Submit Final WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

1. The Area of Impervious Project Footprint (SF) and Proposed Impervious Surface Area (SF) should be DMA D minus the pervious pavement minus the landscaping (16,495 SF), same as D/3 from sheet 11. There are no beneficial uses for Goldenstar Creek in the basin plan. 2. Please revise the values in Tables C.3 and C.4 as marked up, and delete the values in Table C.5. 3. Please add the following statement or something to this effect to the bottom of Page 12 - While the infiltration rates have tested below 1.6 inches per hour, we are handling the water quality volume entirely with self-retaining areas and areas draining to self-retaining areas at a low impervious to pervious ratios (less than 2:1 - see Santa Ana Guidance Document page 51). 4. Please revise pages 13 and 14 as marked up to eliminate the Harvest and Use analysis, as you are handling the entire site with self-retaining and areas that drain to self-retaining areas. 5. Please revise Table D.4 as marked up. 6. Please complete the construction plan checklist in Section H. 7. Please complete Section I regarding operations and maintenance. 8. With regard to the pervious pavement please note the following: a. It appears that the intent is to use pervious asphalt. Based on experience pervious Portland cement concrete has superior infiltration and maintenance characteristics to pervious asphalt over time, and while more expensive initially, in the long run pervious concrete may be a better option. Please consider using pervious concrete rather than pervious asphalt pavement. b. The bottom of the pervious pavement reservoir layer must either be flat across the entire pervious pavement area or you must demonstrate that you capture the DCV (677 cf) considering the slope of the pavement and the thickness of the pavement section. See pages 4 and 5 in Section 3.3 of the LID Design Handbook. 9. Please provide the BMP design details in Appendix 6 and revise the pervious pavement design calculations to reflect the correct DCV. 10. This project is exempt from hydromodification requirements. Please remove the hydrology and hydraulics study from Appendix 7 as it is not relevant to the WQMP. However, the

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060 - Transportation. 6

70. Prior To Grading Final Inspection 0060-Transportation-USE-WQMP ACCESS AND MAINT Not Satisfied

Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both onsite and offsite property.

070 - Planning. 1

0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

080 - BS-Grade. 1

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

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

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

1. Submitting a "Wet Signed" copy of the 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.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

Prior to building permit issuance, for domestic waste flows (onsite bathrooms), the applicant must submit for the installation of an Advanced Treatment Unit (ATU) for an OWTS due to historical levels of groundwater as shallow as 8 feet below ground surface. The soils engineer must be able to demonstrate that the primary system and expansion system can be accommodated in the design and meet any and all other requirements of the Local Agency Management Program (LAMP) and any other applicable regulations/standards. Applicant must also include a building and safety verified site plan and floor plan with calculation of waste flows. Soils engineer of records must oversee the installation of ATU.

080 - E Health. 2 RWQCB Clearance Not Satisfied

Prior to building permit issuance, clearance from the Santa Ana Water Quality Control Board (SARWQCB) is required. All wastewater flows for the car wash must be submitted to SARWQCB for evaluation of the closed loop system. Documentation of their review and approval must be provided to the Department of Environmental Health (DEH) prior to DEH providing any clearances. Carwash water waste flow will not be allowed to go to OWTS.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

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

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

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

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

080 - Planning. 4 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

080 - Planning. 5 0080-Planning-USE - LIGHTING PLANS Not Satisfied

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

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80. Prior To Building Permit Issuance

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

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

080 - Planning. 7 0080-Planning-USE - WASTE MGMT. CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Survey

080 - Survey. 1 0080-Survey-USE - ACCESS RESTRICTION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Van Buren Boulevard and Gardner Avenue.
- (2) Streetlights on Van Buren Boulevard and Gardner Avenue.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the

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80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.) Not Satisfied
- estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition. NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
- 080 - Transportation. 4 0080-Transportation-USE - LIGHTING PLAN Not Satisfied
- A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.
- 080 - Transportation. 5 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied
- Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way (measured from construction Centerline) per County Standard No. 91, Ordinance 461.
- 080 - Transportation. 6 0080-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied
- If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.
- 080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied
- Electrical power, telephone, communication, street lighting, and cable television lines along Gardner Avenue shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.
- The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the design improvement plans whenever those plans are required.
- A written proof for initiating the design and/or application of the installation issued by the utility company shall be submitted to the Transportation Department for verification purposes.
- 080 - Transportation. 8 0080-Transportation-USE-Establish WQMP Maint Entity Not Satisfied
- A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.
- 080 - Transportation. 9 0080-Transportation-USE-Implement WQMP Not Satisfied
- The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 11 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect; 2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas;) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) if this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. Please reference Landscape Plan Checklists available online at RCTLMA.org. NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 12 LSP - LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection
BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.) Not Satisfied
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.

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

E Health

Hazmat Clearance

Not Satisfied

090 - E Health. 1

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Fire

0090-Fire-USE-#12A-SPRINKLER SYSTEM

Not Satisfied

090 - Fire. 1

Install a complete fire sprinkler system per NFPA 13 in all buildings 3,600 square feet or greater. The project structural engineer shall certify (wet signature) the stability of the building system for seismic and gravity loads to

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) Not Satisfied
support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located in accordance with Riverside County Fire Department standards. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a Fire Sprinkler Monitoring System. Monitoring system shall monitor the fire sprinkler system water flow, P.I.V. and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2 0090-Fire-USE* -#77-SUPER FH/FLOW Not Satisfied
Approved super fire hydrants (6"x4"x2-2 1/2") providing the required fire flow shall be installed prior to final inspection. Not Satisfied

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING
A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied
The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

090 - Planning. 3 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied
The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 4 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied
A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 5 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied
A bicycle rack with a minimum of 1 spaces shall be provided in convenient locations to facilitate bicycle access to

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90. Prior to Building Final Inspection

Planning

- 090 - Planning. 5 0090-Planning-USE - INSTALL BIKE RACKS (cont.) Not Satisfied
the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.
- 090 - Planning. 6 0090-Planning-USE - MITIGATION MONITORING Not Satisfied
The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42988. The Planning Director may require inspection or other monitoring to ensure such compliance.
- 090 - Planning. 7 0090-Planning-USE - ORD 810 O S FEE (2) Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance 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 Conditional Use Permit No. 3766 is calculated to be .97 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. Not Satisfied
- 090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 090 - Planning. 9 0090-Planning-USE - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be .97 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
- 090 - Planning. 10 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied
One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.
- 090 - Planning. 11 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider

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90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 12 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 13 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied
A minimum seven (7) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the property line abutting residential. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Van Buren Boulevard and Gardner Avenue.
- (2) Street lights on Van Buren Boulevard and Gardner Avenue.
- (3) Street sweeping.

090 - Transportation. 2 0090-Transportation-USE - CONSTRUCT RAMP Not Satisfied
Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 0090-Transportation-USE - EXISTING MAINTAINED Not Satisfied
Van Buren Boulevard along project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter located 55 foot from the construction centerline to curb line, 8" curbed landscape median, and MUST match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76' half width dedicated right-of-way (measured from construction centerline) in accordance with County Standard No. 91, Ordinance 461. NOTE: 1. A 5' meandering concrete sidewalk shall be constructed per Standard No. 404, Ordinance 461. 2. A raised curbed landscape median shall be constructed at the centerline per Standard No. 13, Ordinance 461. 3. The project is not required to underground any utilities on Van Buren Boulevard. 4. The County has an active widening project planned on Van Buren Boulevard. In order to reduce throw away improvements the project proponent may be allowed to pay a cash-in-lieu fee for the cost of constructing the street improvements along Van Buren Boulevard.

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 4 0090-Transportation-USE - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.
NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>
- 090 - Transportation. 5 0090-Transportation-USE - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Van Buren Boulevard and Gardner Avenue.
- 090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied
Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Van Buren Boulevard and Gardner Avenue. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.
- 090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied
The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.
- 090 - Transportation. 8 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.
- 090 - Transportation. 9 0090-Transportation-USE - PART-WIDTH Not Satisfied
Gardner Avenue along project boundary is a paved County maintained road designated LOCAL ROAD and shall be improved with 6" concrete curb and gutter, sidewalk (project side), 32 feet part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), MUST match up asphalt concrete paving, reconstruction, or

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 9 0090-Transportation-USE - PART-WIDTH (cont.) Not Satisfied
resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the other side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.
NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway. 2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461. 3. Construct a transition AC pavement tapering lane from the north project boundary northerly and join existing AC pavement for the design speed limit of 35 mph or as directed by the Director of Transportation.
- 090 - Transportation. 10 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied
A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- 090 - Transportation. 11 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied
The street design and improvement concept of this project shall be coordinated with the capital improvement Van Buren widening project by contacting the project engineer Alfred Martinez at (951) 955-0086.
- 090 - Transportation. 12 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied
Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).
- 090 - Transportation. 13 0090-Transportation-USE - WQMP Completion Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.
- 090 - Transportation. 14 0090-Transportation-USE - WQMP Registration Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to register the project's BMPs with the Transportation Department's Business Storm Water Compliance Section..
- 090 - Transportation. 15 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied
The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components. Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 15 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS (cont.) Not Satisfied
Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 16 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE or other electric provider.

Not Satisfied

090 - Transportation. 17 0090-Transportation-USE- UTILITY INSTALL

Electrical power, telephone, communication, street lighting, and cable television lines along Gardner Avenue shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 18 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

090 - Transportation. 19 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

03/07/18
15:00

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2

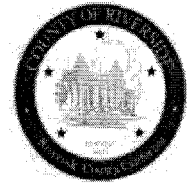
0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

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



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



Juan C. Perez
Agency Director

02/08/18, 12:09 pm

CUP03766

NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03766. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Notification

Notification. 1

ND - Preamble

The following requirements are included as part of the approval for CUP03766 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property."

Notification. 2

ND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 2nd District Design Guidelines 2. County Wide Design Guidelines and Standards 4. County Design Guidelines • Lakeview Nuevo (Adopted 8/1/2006)

Notification. 3

ND - Exhibits

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

Exhibit A (CUP03766), Amended No. 2, dated 12/22/17. Exhibit B (Elevations), Amended No. 2, dated 12/22/17. Exhibit C (Floor Plans), Amended No. 2, dated 12/22/17. Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2, dated 12/22/17.

Notification. 4

ND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:

NOTIFICATION DOCUMENT

Notification

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

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 484 (Control of Blowing Sand) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Notification. 5 ND - Project Description

The Conditional Use Permit No. 3766, proposes to establish a two-story, 4,820 square foot car wash facility, which includes a car wash tunnel, office, storage space, and guest waiting area on a single parcel totaling .97 acres.

BS-Grade

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

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion,

NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)
 throughout the recognized storm season to verify compliance with the Construction General Permit
 and Stormwater ordinances and regulations.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S PLAN CHECK SUBMISSION

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that: 1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales. 2. Determines if materials will be sorted on site or mixed. 3. Identifies diversion facilities where material collected will be taken. 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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

NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS (cont.)

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

E Health. 2 0010-E Health-USE - WMWD WATER SERVICE

CUP03766 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Provide Super Fire Hydrant(s) (6"x4"x 2-2 1/2") within 400 feet of all portions of all structures as measured along approved vehicular travel ways. Fire hydrants shall be spaced in accordance with the California Fire Code.

Fire. 2 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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

Fire. 3 0010-Fire-USE-#89-RAPID ENTRY BOX

Provide a Knox Rapid Entry box on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 4 0010-Fire-USE* - EMERGENCY ACCESS

Provide emergency vehicle access to within 150 feet of all portions of all structures. Emergency vehicle access shall conform to Riverside County Fire Department standards.

NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE* -#23-MIN REQ FIRE FLOW (cont.)

Provide the minimum required fire flow in accordance with the California Fire Code. An approved water source for fire protection must be available before any combustible material is placed on the job site.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Bluebeam session ID: 485-342-689 Conditional Use Permit (CUP) 3766 is a proposal to construct a carwash facility on a 1-acre site in the Woodcrest area. The site is located on the northeastern corner of Van Buren Boulevard and Gardner Avenue.

The site is subject to stormwater runoff from a tributary drainage area of approximately 125 acres to the southeast. These flows travel along the north side of Van Buren Boulevard and enter the site at the southeasterly corner of the site. The flows traverse the site to the northwesterly corner in a natural low before crossing under Gardner Avenue through an existing 24" culvert. It is not clear what size storm the culvert was designed for.

The exhibit indicates the tributary storm flows would be picked up in a "storm drain line". There is no indication of the size of the proposed facility or design flowrates. An emergency escape path for the stormwater runoff shall be provided in order to protect the proposed buildings from flooding in the event the proposed inlet becomes blocked with debris.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. It is assumed the proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District maintained facilities, either existing or proposed, are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's standard 'Increase Runoff Criteria' is provided as a reference to the project engineer and plan checker.

NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Flood. 3 0010-Flood-USE INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)

NOTIFICATION DOCUMENT

Flood

Flood. 3

0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)

3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 2 0010-Planning-USE - COLORS & MATERIALS

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

Planning. 3 0010-Planning-USE - GEO02565 ACCEPTED

County Geologic Report GEO No. 2565, submitted for the project (CUP03766/APN 274-060-022), was prepared by Soil Exploration Company, Inc. The report is titled; "Preliminary Soil Investigation and Infiltration Tests Report, Proposed Zipline Car Wash, NEC Van Buren Boulevard and Gardner Avenue (APN 274-060-022-7), Woodcrest Area, Riverside County, California," dated June 5, 2017. In addition, the following reports have been submitted for the project: "Geologic Supplemental Report for the Property Located at the Northeast Corner of the Intersection of Van Buren Boulevard and Gardner Avenue (APN 274-060-022 & County Geologic Report No. 2565), Riverside, California 92508," by Maddox & Associates, Inc., dated September 12, 2017. "Review Comment #2, County Geologic Report No. 2565," by George E Hawes, Professional Engineer, dated October 25, 2017. These documents are herein incorporated in GEO02565. GEO02565 concluded: 1.The site is not located within an Alquist-Priolo Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone. 2. based on site mapping and aerial photography review it is concluded that the likelihood of future ground rupture is thought to be very low. 3. Due to shallow granitic bedrock and deep groundwater depth beneath the site, the potential for liquefaction is considered to be very low. 4. Due to the generally flat nature of the site and surrounding properties, the site is not susceptible to landsliding, debris flow, or rock fall hazards. 5. The potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat. 6. The expansion potential of the existing site soils is anticipated to be very low.

NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-USE - GEO02565 ACCEPTED (cont.)

GEO02565 recommended: 1. Building/structures should be provided with a compacted fill mat that extends to at least 5 feet beyond the structure lines in plan (including any canopies or exterior footings, where practical) and to a depth of at least 4 feet below existing or proposed grade, whichever is deeper. 2. The excavated bottom should be cleaned from roots, soft spots, wet spots, deleterious materials, etc., and removals down to the granitic bedrock are anticipated. 3. If soil is exposed at the recommended depth of removal it must be tested to ensure a minimum density of 115 pcf at approximately 8% moisture content or a relative compaction of 85% or greater; with NO signs of porosity and removed as necessary. 4. If bedrock is exposed it should be generally massive with minimal weathering; disturbance of acceptable bedrock is not recommended. 5. All placed fill must have minimum relative compaction of 90% and be assessed/tested per current county requirements.

GEO No. 2565 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2565 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Planning. 4

0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native

NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed the landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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 Archaeologist.

NOTIFICATION DOCUMENT

Planning. 5

0010-Planning-USE - IND OCCUPANT CHANGE

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.

Planning. 6

0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the 1 sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 7

0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which

NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - LOW PALEO (cont.)

previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places

NOTIFICATION DOCUMENT

Planning

Planning. 7

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

in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 8

0010-Planning-USE - MAINTAIN LICENSING

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

Planning. 9

0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 10

0010-Planning-USE - NO RESIDENT OCCUPANCY

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

NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - NO USE PRPOSED LIMIT

The balance

(undeveloped) portion of the property, APN 274-060-022, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0010-Planning-USE - NOISE MONITORING REPORTS

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

Planning. 13 0010-Planning-USE - RECLAIMED WATER

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

Planning. 14 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be

NOTIFICATION DOCUMENT

Planning

Planning. 14

0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 16

0020-Planning-USE - LIFE OF THE PERMIT

The life of Conditional Use Permit No. 3766 shall terminate on July 1, 2037. This permit shall thereafter be null and void and of no effect whatsoever.

Planning-All

Planning-All. 1

0010-Planning-All-USE - HOLD HARMLESS

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

NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL 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 CONDITIONAL 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 ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice

Transportation

Transportation. 1

0010-Transportation-USE - TS/EXEMPT

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RB-BD/Public-Works-Bidding-Requirements>.

Transportation. 3 0020-Transportation-USE - LC ANL LNDSCPNG INSPC

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of 2 hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

Waste Resources

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

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years.

NOTIFICATION DOCUMENT**Waste Resources**

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

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

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

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

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

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated

NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3

0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

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

Waste Resources. 4

0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Planning 1.

Use-Cause of Revocation

In the event the use hereby permitted under this permit,

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

From: albia miller <stopbuildinganything@gmail.com>
Sent: Tuesday, July 17, 2018 8:19 AM
To: COB

Dear Ms. Maxwell

Here are some opposition votes without text for Administration Action July 17, 2018

- 1.2 Low density Lake Mattheews Oppose Project in entirety of any density.
- 1.3 Oppose Lansing half are lots near Cole Avenue Leave the open spae andit will not inrease traffi and pollution.
- 1.4 Oppose extension of time to add 132 more residents to area near Cajalo Road BY Lansing.
- 1.5 Oppose Lansing turning 49 ares into 82 water draining residencies.
- 1.6 Oppose Bridge walk extension of time for 64 acres turned into 69 lots of more deimation of open space the home of wildlife.\
- 1.7 Oppose TTM 35815 turning 44 acres into 5 are mini farms next to the Santa Rosa Preserve.
- 1.8 Oppose TTM 31735 Small projects add more people and cars and then add to each other.
- 1.9 Is this a used are or an open space. Find an already existing struture and remodel.
- 1.10 Oppose TTM 33248 NOT MORE HOUSING\MINI FARMS in Temscual Canyon. That pours traffic onto I-15.
- 1.11 Oppose TTM 32379 You see the Temecula claiming they are helping traffic with Butterfield Stage Road when they and the County are taking advantage of the Road by building and the produets are high heat producing paved over large block buildings.
- 1.12 Oppose TTM 33145 turning 34 ares into 348 Condominiums with all the traffic that Domenigoni Parkway shall suffer in Winchester.
Deny the time extension. This is catastrophic to the traffic from San Diego to Los Angeles to Riverside. Copper Skye needs to withdraw his development application and decrease the environmental damage suh a project would cause.
- 1.13 Oppose TTM 32151 Ranon Sevillas attak on Rancho California's District with 180 condos plus 5 to 8 houses per acre. This is creating high density of over capacity thru out the South Side of Riverside County or the wall to wall you all from Tijuana to Santa Barbara.
- 1.14 Oppose TTM 30976 West Sac River Developers turning 53 ares into 162 single family houses along Leon Road under the Winchester Specific Plan. Why did Winchester a rural horse property and agriculture and open space for wildlife refuge unpatriotically allow such an attack by developers of massive building projects? I am sure the community of Wincchester will not vote for people who voted this demise to the land.
- 1.15 Oppose TTM 30977 developer Winchester Hills needs to be cut off from owning land if this the atrocity that they do with it. Seize their land and place it in a preserve. They have stolen from the Earth 260 acres and making pollution and traffic in Winchester with many projects and this one is 416 houses. Not homes beause these people will drive to jobs everyday and never make it because of traffic on Winchester Road.

- 1.16 Oppose TTM 30877 What ever you add to Riverside area and this is 20 houses on ten acres will concentrate more pollution, traffic and water drain. This will decrease the visual of open horizons with drive ways, buildings, grass lawns and run off the wildlife. Plus add up the amount of materials needed to B.U.I.L.D.
- 1.17 Oppose TTM 30972 South of Hyway 74 72 acres into 91 lots. That is further loking out the open space on Hyway 74 and dereasing the Response times for First RESPONDERS because of too many people being allowed in Riverside County because of more building permits
- 1.18 Oppose TTM 20910 This will open land for more 20 acre farms. There are enough people living in rural Aguanga on a dangerous Hyway system. It is good that 102 acres will be used for breathing open spaces, however, etching away 93 acres for disruptive human activities is determinal to Aguanga's peace and quite.
- 1.19 Oppose TTM 34677 This is over crowding added to an area that should never been discovered by developers as people have to drive to necessary and unnecessary activities that they chose and they aren't smart enough to ride buses. Therefore, they create pollution and traffic and this will be from 73 ares into 200 overly dense housing.
- 1.20 Oppose Another attack near Domenigoni Parkway TTM 30807 which will bring in close to a thousand houses in the Winchester Specific Plan of Shame. Shame on the County for allowing the sell of land to developers especially these cut throat SR Conestoga high density cracker box house builders. What's going on with the Earthquake zoning the county keeps placing houses on? This is the tacky plan of years ago of Diamond Lake supply water for building on both sides of Domenigoni Parkway. If people would have voted on this density, they would have said NO.
- 1.21 Oppose TTM 37414 23 ARES INTO VERY HIGH DENSITY ALONG DOMENIGONI HYWAY This need to be unpermitted due to there not even being the final amount of High Density and probably it is apartments. How horrific!!!
- 1.22 Oppose TTM 34552 MEDIUM HIGH DENSITY HOUSING IN A DESERT THAT IS JUST SUCKING UP THE COLORADO RIVER, WELLS, RAIN WATER.
- 1.23 Oppose TTM 34553 More horror for Coachella Valley with Medium High Density Housing. Who wants to live in this triple Density Housing. I doubt if you an sell this. You are going to overload the electrical System even with the Desert Solar andgo back to Black Outs.
You are going to stand in LINE FOR WATER.

ALBIA MILLER