

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



ITEM  
1.2  
(ID # 10599)

**MEETING DATE:**

Tuesday, September 10, 2019

**FROM:** TLMA-PLANNING:

**SUBJECT:** SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE PLOT PLAN NO. 26367, CONDITIONAL USE PERMIT NO. 3782 AND TENTATIVE PARCEL MAP NO. 35671R1 and ADOPT the Mitigated Negative Declaration – EA 43069 – Applicant: Danny Long, Rancon – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District - General Plan: Community Development Commercial Retail (CD:CR)(0.20-0.35 FAR) – Zoning: Specific Plan (SP 293), Planning Area 42 – Location: The site is located southerly of Domenigoni Parkway, easterly of Leon Road, westerly of Beeler Road, and northerly of Holland Road – REQUEST: Receive and File the Planning Commission's approval of Plot Plan No. 26367 to construct a shopping center. The shopping center will consist of eight (8) buildings. The Conditional Use Permit No. 3782 is for the sale of beer and wine for off premises consumption concurrent with a gas station, and a mini warehouse facility, and Tentative Parcel Map No. 35671R1 for a schedule "E" commercial subdivision of 17.56 acres into nine (9) commercial parcels. District 3. [Applicant fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above-referenced project acted on by the Planning Commission on June 5, 2019.

**ACTION: Consent**

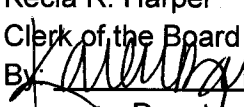
Charissa Leeb, Assistant TLMA Director 9/3/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Perez and Hewitt  
Nays: None  
Absent: Washington  
Date: September 10, 2019  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 35671 was originally approved by the Board of Supervisors on April 28, 2009.

Conditional Use Permit No. 3782 is for the Mini Warehouse Use and the off-site sales of beer and wine associated with the gas station use.

Plot Plan No. 26367 proposes a shopping center consisting of a 40,000 square foot major tenant, three (3) drive thru restaurants totaling 14,700 square feet, five (5) buildings for shops totaling 22,600 square feet, a gas station with six (6) fueling pumps, and a 3,062 square foot convenience store. The mini storage will total 72,325 square feet.

The proposed development of the site through the Plot Plan and Conditional Use Permit contains a different layout than the original Tentative Parcel Map property lines, so a Revision to the approved Tentative Map is required. Other adjustments were also made to pads that required changes; however the number of lots remains the same.

The project was presented before the Winchester Municipal Advisory Committee on May 10, 2018.

On March 15, 2018, it was reviewed by the Airport Land Use Commission and the project was found consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Currently there are zero (0) alcohol beverage control licenses permitted in Census Tract 427.37. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to one (1). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is one (1). Because the number of licenses does not exceed the maximum, a finding of "Determination of Public Convenience and Necessity" is not necessary.

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The project is located within Planning Area 42 of Specific Plan No. 293. The adjacent and surrounding parcels are also located within the Specific Plan, with land use designations varying from Medium Density Residential (MDR), High Density Residential (HDR), and Commercial. Further southeast of the site, the sloping hillside areas are designated as Open Space.

During 2006 and 2007, the Project site was utilized for rock crushing and batching operations in conjunction with construction of Domenigoni Parkway.

File No(s). PM35671R1, CUP03782, and PP26367 were submitted to the County of Riverside on October 4, 2017.

The Planning Commission considered the project on June 5, 2019. There were no public speakers. The Planning Commission adopted a Mitigated Negative Declaration for Environmental Assessment No. 43069 and approved the project with a 4-0 vote subject to the conditions of approval as modified at hearing.

**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 the project have been evaluated through the public hearing process.

**Additional Fiscal Information**

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

**ATTACHMENTS**

**ATTACHMENT A. Planning Commission Minutes**

**ATTACHMENT B. Planning Commission Memo**

**ATTACHMENT C. Planning Commission Staff Report Package**



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 5, 2019**

**1.0 CONSENT CALENDAR**

**1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Changing the location of the August 21, 2019 meeting to be heard in the Desert at 9:30 a.m. and adding September 25, 2019 to be heard in the Desert at 9:30 a.m.

**ADOPTED** the Revised 2019 Planning Commission Calendar – Changing the location of the August 21, 2019 meeting to be heard in the Desert at 9:30 a.m., adding September 25, 2019 to be heard in the Desert at 9:30 a.m., and cancelling the July 31, 2019 meeting in Riverside.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS  
NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report** – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas **Environmental Impact Report No. 506** studies the impacts of the project. Continued from November 28, 2018, December 5, 2018, January 30, 2019, and May 15, 2019. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org). **STAFF RECOMMENDS A CONTINUANCE WITHOUT DISCUSSION TO AUGUST 21, 2019 IN THE DESERT.**

**Planning Commission Action:**  
Public Comments: Open  
By a vote of 4-0

**CONTINUED** to August 21, 2019.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, and PLOT PLAN NO. 26367 – Intent to Adopt a Mitigated Negative Declaration** – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – 17.56 acres – Zoning: Specific Plan (SP 293) Planning Area 42 – Location:

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 43069; and,

**APPROVED** Parcel Map No. 35671 Revision No. 1; and,



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 5, 2019**

Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST:** A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two (2) drive-thru restaurants and sales of beer and wine for off-site consumption and a Plot Plan to construct a shopping center. The shopping center will consist of eight (8) buildings, including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**APPROVED** Conditional Use Permit No. 3782; and,  
**APPROVED** Plot Plan No. 26367, subject to the conditions of approval as modified at hearing.

**4.2 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant:** Vincent Cox/Superior ComSites, LLC – **Engineer/Representative:** Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0

**CONTINUED** to July 17, 2019.

**4.3 TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant:** Allen Richard Grant Revocable Trust – **Engineer:** Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – Acres: 2.77 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**Planning Commission Action:**  
Public Comments: Closed  
By a vote of 4-0

**ADOPTED** a Negative Declaration for .  
Environmental Assessment No. 190015; and,  
**APPROVED** Tentative Parcel Map No. 37678,  
subject to the conditions of approval as modified at hearing.

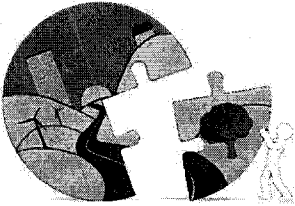
**5.0 WORKSHOP**

**5.1 ENVIRONMENTAL JUSTICE WORKSHOP**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant TLMA Director*

## Memorandum

Date: July 10, 2018

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

**RE: Updated Information for Conditional Use Permit No. 3782, Parcel Map No 35671R1 and Plot Plan No. 26367**

To the Honorable Chair,

Certain Conditions of Approval are recommended for revision based upon staff discussions with the applicant. These revisions are attached.

There is a discrepancy within the staff report, whereby there are three buildings with drive thrus instead of the two that was noted, and the self-storage facility does not contain a caretakers unit. Additionally, 10 electric vehicle spaces are required instead of the 3 stated.

To help clarify the proposed project phasing that was already included on an exhibit provided at a small scale, a larger scale exhibit has been prepared and included in this memo.

**80.TRANS - LANDSCAPE/TRAIL**

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

Landscaping plans shall be designed within Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may phased as follows:

Phase 1: Landscaping plans shall be designed within Domenigoni Parkway and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Phase 2: Landscaping plans shall be designed within Leon Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

**80.TRANS - LIGHTING PLAN**

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A separate street light plan shall be approved by the Transportation Department. 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.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the street light plan may phased as follows:

Phase 1: A separate street light plan shall be approved by the Transportation Department along Domenigoni Parkway and Frontier Loop. 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.

Phase 2: A separate street light plan shall be approved by the Transportation Department along Leon Road. 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.

**80.TRANS - T/S – GEOMETRICS**

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If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2

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is the development occurring west of the entry road, the improvements along Leon Road may be deferred to Phase 2, otherwise all of the improvements are required.

The intersection of Leon Road (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes, one right-turn lane

Westbound: one left-turn lane, three through lanes, one right-turn lane

NOTE: The northbound left-turn lanes shall provide vehicle storage capacity of 300-feet each.

The intersection of Leon Road (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one through lane

Eastbound: N/A

Westbound: N/A (outbound traffic prohibited)

NOTE: The project driveway shall be restricted to right-in only. Appropriate channelization and signage shall be provided to enforce this restriction.

The intersection of Leon Road (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane – stop controlled

The intersection of Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane – stop controlled

Southbound: N/A

Eastbound: three through lanes, one right-turn lane

Westbound: three through lanes

The intersection of Frontier Loop (West) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: one left-turn lane, three through lanes, one right-tune lane

Westbound: one left-turn lane, three through lanes



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The intersection of Frontier Loop (West) (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane  
Southbound: one shared through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane – stop controlled  
Westbound: N/A

The intersection of Frontier Loop (West) (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane  
Southbound: one shared through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane – stop controlled  
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

**90.TRANS - EXISTING MAINTAINED**

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the improvements along Leon Road may be deferred to Phase 2, otherwise all of the improvements are required.

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

**NOTE:**

1. The northerly driveway shall be a right in access ONLY, No right out allow.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determine by the Director of Transportation.

3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of Domenigoni Parkway as approved by the Director of Transportation.
4. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

III. A 54' ENTRY DRIVEWAY at Domenigoni Parkway shall be improved with a 54' AC pavement and 6" concrete curb & gutter in accordance with County Standard No. 207(A), Ordinance 461.

NOTE:

1. The driveway shall be a right in and right out only.
2. A 5' concrete sidewalk shall be constructed on both sides
3. A raised curb landscaped entry media shall be constructed at the centerline of the driveway.
4. The nose of median shall be 35' radial from the flow line.
5. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

**90.TRANS - LANDSCAPING COMM/IND**

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 Domenigoni Parkway, Leon Road, and Frontier Loop. Landscaping and irrigation, water

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and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may be phased as follows:

Phase 1: 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 Domenigoni Parkway and Frontier Loop. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

Phase 2: 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 Leon Road. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

**7.AND – Project Description**

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The condition has been revised with the words in bold

Plot Plan No. 26367 proposes to construct a shopping center. The shopping center will consist of eight buildings totaling approximately 167,134 square feet on 17.56-acres. The buildings will consist of a main tenant/grocery store, **three** drive through restaurants, three buildings for assorted retail/restaurants, a gas station with convenience store, a water quality basin, a mini storage facility with **an office**.

**8.PLANNING – SP PARK AGENCY**

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Deleted as it only applies to Residential projects.

**12.PLANNING – NO SECOND FLOOR**

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Deleted as it does not pertain

**60.PLANNING – MMAQ-1 AND MMAQ-2**

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There are duplicates of these conditions that have been removed.

**60.PLANNING – MM NOI 1**

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"If blasting is required" has been added.

Prior to issuance of a grading permit, **if blasting is required** a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- Explosive handling
- Chemical exposure

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• Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.
- Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.
- Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.
- Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:
  1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
  2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA – NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
  3. No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

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4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
5. Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.
6. Tools used for the opening of containers of explosive materials shall be made of non sparking materials.
7. Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused and shall be disposed of in an appropriate manner.
8. Explosive materials shall not be abandoned.
9. Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

**60. PLANNING – GEN-PARCEL MERGER, PARCEL MAP, LOT LINE ADJUSTMENT**

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"C-1/C-P" has been added to replace CPS and it has been deferred to "prior to Building Permits"

Prior to the issuance of a **building** permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be

approved to establish each building site either within one parcel through a merger or at minimum not be split by a

parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate

of Parcel Merger shall be reviewed and approved by the

Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of

recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for

review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval.

The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department

for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6)

months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the **(C-1/C-P)** zone.

**90. PLANNING – 7 FOOT HIGH NOISE WALL**

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The language in bold has been added:

The wall needs to be a 7 foot high sound wall along the southern property line, per the noise study requirements. **Wall construction may be phased based upon adjacent tenants construction.**

**90.PLANNING 5– ELECTRIC VEHICLE PARKING**

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There are duplicates that have been removed. The correct condition requires 10 electric vehicle spaces.

**90.PLANNING – MM TR1 TR2 TR3 AND TR4**

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There are duplicates that have been removed.

**90.PLANNING- PHASES MUST BE COMPLETE**

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If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping **along parkway may be deferred** until the final phase.

#### **50.TRANS - LIGHTING PLAN**

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A separate street light plan shall be approved by the Transportation Department. 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.

If the development is phased by an approved unit phasing application (UPH) to Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the street light plan may be phased as follows:

Phase 1: A separate street light plan shall be approved by the Transportation Department along Domenigoni Parkway and Frontier Loop. 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.

Phase 2: A separate street light plan shall be approved by the Transportation Department along Leon Road. 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.

#### **50.TRANS - EXISTING MAINTAINED**

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If the development is phased by an approved unit phasing application (UPH) to Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the improvements along Leon Road may be deferred to Phase 2, otherwise all of the improvements are required.

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1 of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

#### NOTE:

1. The northerly driveway shall be a right in access ONLY, No right out allow.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determined by the Director of Transportation.
3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up

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asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of Domenigoni Parkway as approved by the Director of Transportation.
4. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

III. A 54' ENTRY DRIVEWAY at Domenigoni Parkway shall be improved with a 54' AC pavement and 6" concrete curb & gutter in accordance with County Standard No. 207(A), Ordinance 461.

NOTE:

1. The driveway shall be a right in and right out only.
2. A 5' concrete sidewalk shall be constructed on both sides
3. A raised curb landscaped entry media shall be constructed at the centerline of the driveway.
4. The nose of median shall be 35' radial from the flow line.
5. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

**80.TRANS - LANDSCAPE/TRAIL**

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

Landscaping plans shall be designed within Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.



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If the development is phased by an approved unit phasing application (UPH) to Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may be phased as follows:

Phase 1: Landscaping plans shall be designed within Domenigoni Parkway and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

Phase 2: Landscaping plans shall be designed within Leon Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be with the street improvement plans.

**90. TRANS - LANDSCAPING COMM/IND**

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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 Domenigoni Parkway, Leon Road, and Frontier Loop. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

If the development is phased by an approved unit phasing application (UPH) to Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may be phased as follows:

Phase 1: 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 Domenigoni Parkway and Frontier Loop. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

Phase 2: 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 Leon Road. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

**90. TRANS - 80% COMPLETION**

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[Conditioned deleted]

**60. PLANNING - SKR FEE COMPLETION**

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Corrected the square footage (bold)

PRIOR TO THE ISSUANCE OF GRADING PERMITS, 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 type of development application submitted and the applicability of any fee reduction or

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exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be **17.56** acres in accordance with the SPECIFIC PLAN.\* 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.

\* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator

**80.TRANS - LANDSCAPE/TRAIL**

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

Landscaping plans shall be designed within Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may phased as follows:

Phase 1: Landscaping plans shall be designed within Domenigoni Parkway and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Phase 2: Landscaping plans shall be designed within Leon Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

**80.TRANS - LIGHTING PLAN**

---

A separate street light plan shall be approved by the Transportation Department. 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.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the street light plan may phased as follows:

Phase 1: A separate street light plan shall be approved by the Transportation Department along Domenigoni Parkway and Frontier Loop. 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.

Phase 2: A separate street light plan shall be approved by the Transportation Department along Leon Road. 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.

**80.TRANS - T/S – GEOMETRICS**

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If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2

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is the development occurring west of the entry road, the improvements along Leon Road may be deferred to Phase 2, otherwise all of the improvements are required.

The intersection of Leon Road (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes, one right-turn lane

Westbound: one left-turn lane, three through lanes, one right-turn lane

NOTE: The northbound left-turn lanes shall provide vehicle storage capacity of 300-feet each.

The intersection of Leon Road (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one through lane

Eastbound: N/A

Westbound: N/A (outbound traffic prohibited)

NOTE: The project driveway shall be restricted to right-in only. Appropriate channelization and signage shall be provided to enforce this restriction.

The intersection of Leon Road (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane – stop controlled

The intersection of Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane – stop controlled

Southbound: N/A

Eastbound: three through lanes, one right-turn lane

Westbound: three through lanes

The intersection of Frontier Loop (West) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: one left-turn lane, three through lanes, one right-tune lane

Westbound: one left-turn lane, three through lanes

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The intersection of Frontier Loop (West) (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane  
Southbound: one shared through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane – stop controlled  
Westbound: N/A

The intersection of Frontier Loop (West) (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane  
Southbound: one shared through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane – stop controlled  
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

**90. TRANS - EXISTING MAINTAINED**

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the improvements along Leon Road may be deferred to Phase 2, otherwise all of the improvements are required.

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1 of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

**NOTE:**

1. The northerly driveway shall be a right in access ONLY, No right out allow.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determine by the Director of Transportation.

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3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of Domenigoni Parkway as approved by the Director of Transportation.
4. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

III. A 54' ENTRY DRIVEWAY at Domenigoni Parkway shall be improved with a 54' AC pavement and 6" concrete curb & gutter in accordance with County Standard No. 207(A), Ordinance 461.

NOTE:

1. The driveway shall be a right in and right out only.
2. A 5' concrete sidewalk shall be constructed on both sides
3. A raised curb landscaped entry media shall be constructed at the centerline of the driveway.
4. The nose of median shall be 35' radial from the flow line.
5. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

**90.TRANS - LANDSCAPING COMM/IND**

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 Domenigoni Parkway, Leon Road, and Frontier Loop. Landscaping and irrigation, water

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and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

If the development is phased by an approved unit phasing application (UPH) to the associated Parcel Map 35671R1, where Phase 1 is the development east of the entry road on Domenigoni Parkway and Phase 2 is the development occurring west of the entry road, the landscaping may be phased as follows:

Phase 1: 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 Domenigoni Parkway and Frontier Loop. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

Phase 2: 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 Leon Road. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

**7.AND – Project Description**

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The condition has been revised

Conditional Use Permit No. 3782 proposes the sale of beer and wine for off premises consumption concurrent with a proposed gas station and mini warehouse facility. The mini warehouse consists of six storage buildings, a 2,373 square foot office facility, and 144,348 square feet of mini storage buildings.

**AND.PLANNING – NO RESIDENT OCCUPANCY**

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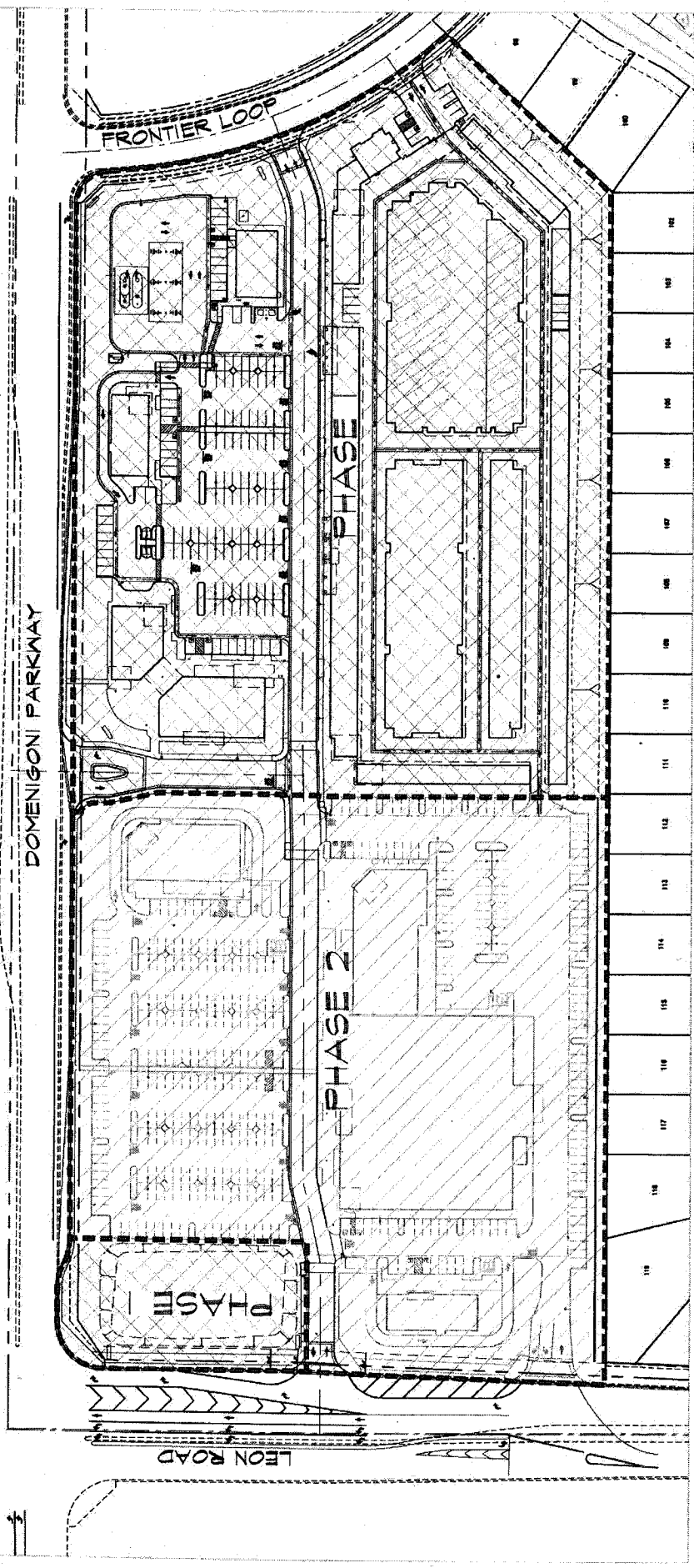
Has been revised to remove caretakers facility

**90.PLANNING – ELECTRIC VEHICLE PARKING**

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Has been removed as the condition pertains to Plot Plan

WOLANER DOZ ARCHITECTS ARCHITECTS INC. 10000 15TH AVE. S.W. #10000



PHASING PLAN  
C.P. 03782

