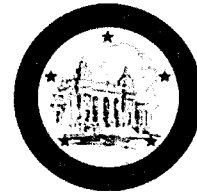


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 1.2  
(ID # 11566)

**MEETING DATE:**

Tuesday, January 7, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37402 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) – Applicant: Loren Hanson – Engineer/Representative: Luanne Bean – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC: VLDR) (1 acre min.) – Location: North of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue - 2.55 acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – REQUEST: Tentative Parcel Map No. 37402 is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. Plot Plan No. 26337 proposes a 6,480 square foot Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six weeks (infants) to five years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 square foot outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three accessible (3) spaces. Parcel 2 would be developed for a potential one-family dwelling unit with a 24 foot wide access easement along the western portion of Parcel 1 to access Parcel 2. The one-family dwelling unit would be constructed at a future date under a separate building permit. APN 280-100-014. District 1. [Applicant Fees 100%]

**ACTION: Consent**

Charis L. Leeb, Assistant TLMA Director 12/30/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: January 7, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

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

**RECEIVE AND FILE** the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on November 4, 2019.

<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: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

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

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

Currently, properties fronting Iris Avenue are improved with one-family dwelling units to the north and commercial designated land to the south that is currently vacant. Parcel 1 for the Child Day Care Center is proposing to implement a "drop-off and pick-up" schedule with staff supervision and vehicle circulation in front of the day care building. The Child Day Care Center is estimating approximately eight vehicles at peak drop-off or pick-up times that generally occur in the morning and afternoon, with a capacity to provide vehicle queuing of

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

16 vehicles; two "STOP" sign areas, one on Iris Avenue and another prior to crossing the access easement for Parcel 2.

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

**General Plan Consistency**

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

**Zoning Consistency**

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

**Director's Hearing**

Plot Plan No. 26337 was approved at the Director's Hearing on November 4, 2019, by the Hearing Officer. No further action on the Plot Plan is required by the Board per Section 18.30.A-E of Ordinance No. 348. The filing of a Receive and File for a Parcel Map to the Board is required per Sections 1.2 and 6.4.C4 of Ordinance No. 460.

**Impact on Citizens and Businesses**

The Projects have no direct impact on citizens or businesses as these are private projects. All impacts have been studied through CEQA.

**SUPPLEMENTAL:**

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

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. **DIRECTOR' S HEARING REPORT OF ACTION**
- B. **DIRECTOR' S HEARING STAFF REPORT**



Jason Farin, Senior Management Analyst

12/30/2019



Gregory V. Priamos, Director County Counsel

12/30/2019





**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
NOVEMBER 4, 2019**

**1.0 CONSENT CALENDAR:**

**NONE**

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

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

**Staff Report Recommendation:**  
**CONTINUE** off-calendar.

**Staff's Recommendation:**  
**CONTINUE** off-calendar.

**Planning Director's Actions:**  
**CONTINUED** off-calendar.

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

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

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

**Staff Report Recommendation:**  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and  
**APPROVE** Tentative Parcel Map No. 37402; and  
**APPROVE** Plot Plan No. 26337, subject to the conditions of approval.

**Staff's Recommendation:**  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and  
**APPROVE** Tentative Parcel Map No. 37402; and  
**APPROVE** Plot Plan No. 26337, subject to the conditions of approval.

**Planning Director's Actions:**  
**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and  
**APPROVED** Tentative Parcel Map No. 37402; and  
**APPROVED** Plot Plan No. 26337, subject to the conditions of approval.

**3.2 PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15301 (Existing Facilities) – Applicant: RTN Development – Engineer/Representative: RTN Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: Northerly of**

**Staff Report Recommendation:**  
**FIND** the project exempt from the California Environmental Quality Act (CEQA); and  
**APPROVE** Plot Plan No. 22263, Revised Permit No. 2  
**Staff's Recommendation:**

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

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Plot Plan No. 22263, Revised Permit No. 2

Planning Director's Actions:

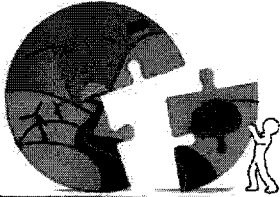
**FOUND** the project exempt from the California Environmental Quality Act (CEQA); and

**APPROVED** Plot Plan No. 22263, Revised Permit No. 2, subject to the conditions of approval as modified at hearing.

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

**NONE**

**5.0** PUBLIC COMMENTS:




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.1**

**Director's Hearing: November 4, 2019**

**PROPOSED PROJECT**

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

**PROJECT DESCRIPTION AND LOCATION**

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

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

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

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

The project site is located north of Van Buren Blvd, south of Hibiscus Avenue, east of Iris Avenue, and west of Ridgeway Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

JAN 07 2020

1.2

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Division) based on the findings and conclusions in the staff report; and,

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

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

**PROJECT DATA**

**Land Use and Zoning:**

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

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

**Project Details:**

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

**Parking:**

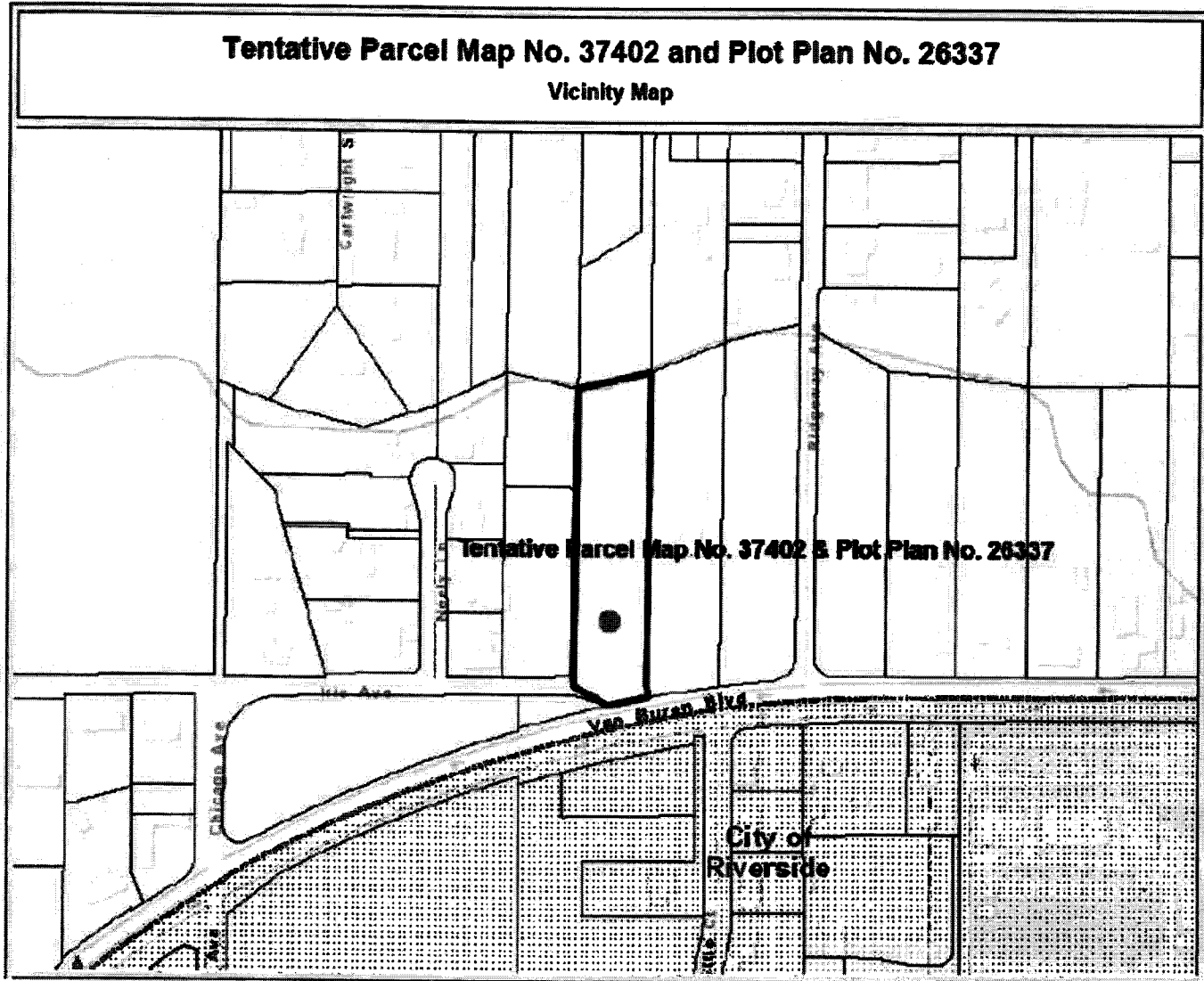
<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Day Care Center, including nurseries and pre-schools	6,480 sqft.	1 space/500 sqft. of gross floor area	13 spaces including 1 Accessible Space	22 spaces including 3 Accessible Spaces
<b>TOTAL: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

**Located Within:**

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Inside SKR Fee Area

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

**PROJECT LOCATION MAP**



**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

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

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

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

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

### **General Plan Consistency**

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

### **Zoning Consistency**

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

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

## **FINDINGS AND CONCLUSIONS**

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

### **Tentative Parcel Map Findings:**

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

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

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

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

**Plot Plan Findings:**

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

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

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

3. ***The overall development of the land shall be designed for the protection of the public health, safety and general welfare.*** The project has been designed to meet the Countywide Design guidelines. Its architectural design will reflect the rural nature of Wood crest and be modeled after a little red schoolhouse. Landscaping, parking, a staffed 'drop-off/pick-up' schedule, and infrastructure design also protect the health, safety and general welfare of the surrounding area as well as the well-being of the day care children (maximum capacity of 48 children).
4. ***The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.*** Currently the project site is surrounded by one-family dwelling units as well as small commercial developments. With Parcel 2 of the parcel map proposed for a one-family dwelling unit(s), constructed in the future under separate building permits and Parcel 1 proposed for a day care center; the project provides both residential and small commercial development or an educational institution. Other parcels southerly of Iris Avenue and along Van Buren Boulevard represent either potential or existing commercial or industrial developments; the in-fill of projects from the City of Riverside; as well as surrounded by residential developments.
5. ***That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.*** The project would not adversely affect traffic patterns that are already in place and does not require a road dedication. The project has been designed to meet the ultimate right-of-way of Van Buren. The Child Day Care Center would only be open Monday thru Friday from 6:30 am to 6:00 pm, with no weekends, nighttime activities, or special occasion events occurring. Additionally, the Child Day Care Center would employ a drop-off/pick-up schedule supervised by staff to keep the traffic flow moving and safety of the children secured. Only the 24 foot wide access easement to Parcel 2 is proposed for a one-family dwelling unit(s) in the future for development under separate building permits. No other road right of way improvements, then the normal for a commercial development, are being imposed on the project to accommodate existing conditions and no traffic study was required due to limited scope of the project.
6. ***All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.*** The project would subdivide the current property into two parcels with only Parcel 1 (front parcel) proposed for construction of the educational institution (Child Day Care Center). Parcel 2 would be for a future one-family dwelling unit(s) developed under separate building permits. Regardless, the project would only propose one structure on one legally subdivided and recorded parcel. No additional development or construction is proposed at this time.

**Development Findings:**

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

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

**Other Findings:**

1. The project site is **not located** within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Riverside for review and comment. **No comments** were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review and was determined **consistent** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan per an ALUC meeting dated April 26, 2018.

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

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

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

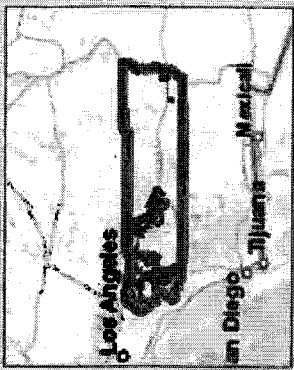
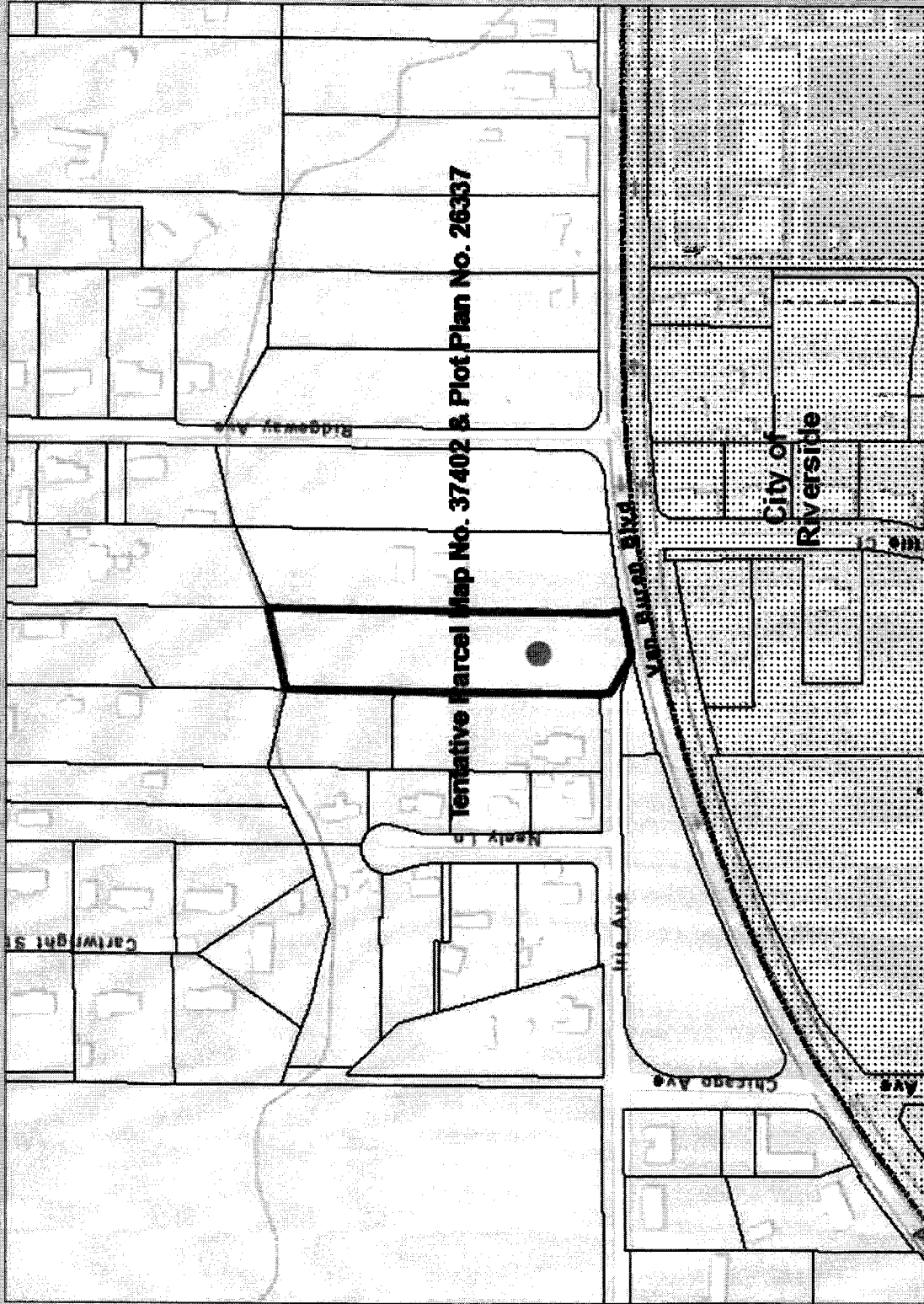
**APPEAL INFORMATION**

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

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

## Vicinity Map



- Legend**
- Parcels
  - Blue-line Streams
  - City Areas
  - World Street Map

**Notes**

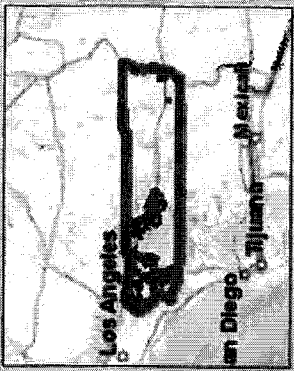
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# Tentative Parcel Map No. 37402 and Plot Plan No. 26337

## Land Use Map



- Legend**
-  Parcels
  -  Blue-line Streams
  -  City Areas
  -  World Street Map

**Notes**

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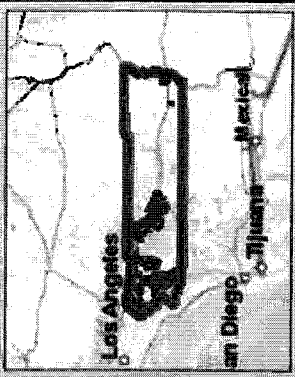
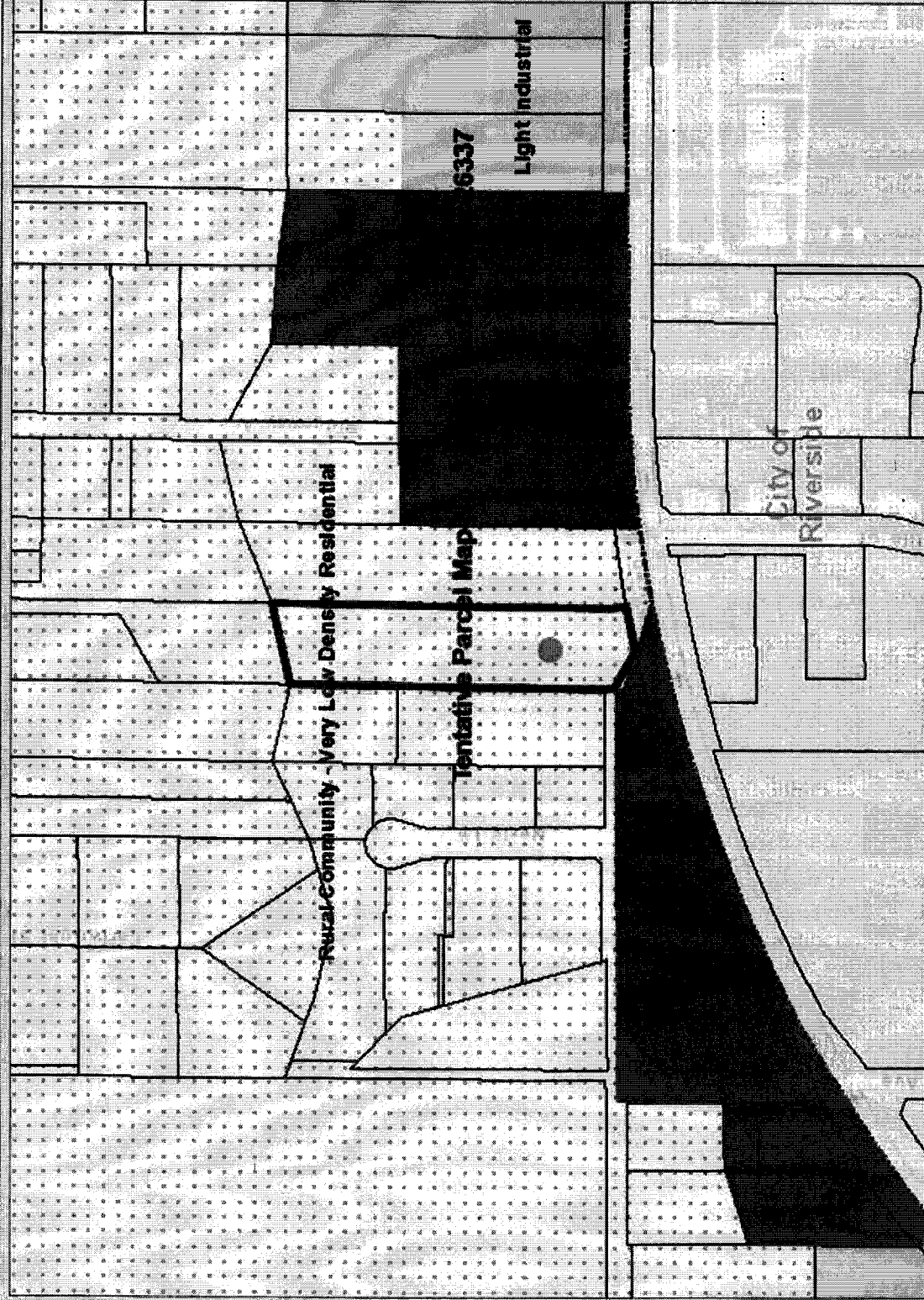
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# Tentative Parcel Map No. 37402 and Plot Plan No. 26337

## General Plan Map



### Legend

Parcels

#### General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountaintop
- Rural Desert
- Agriculture
- Conservation

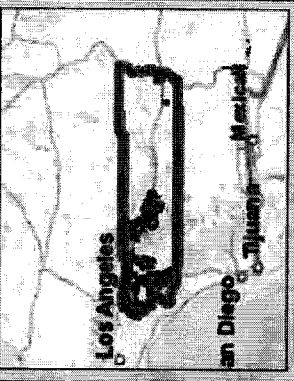
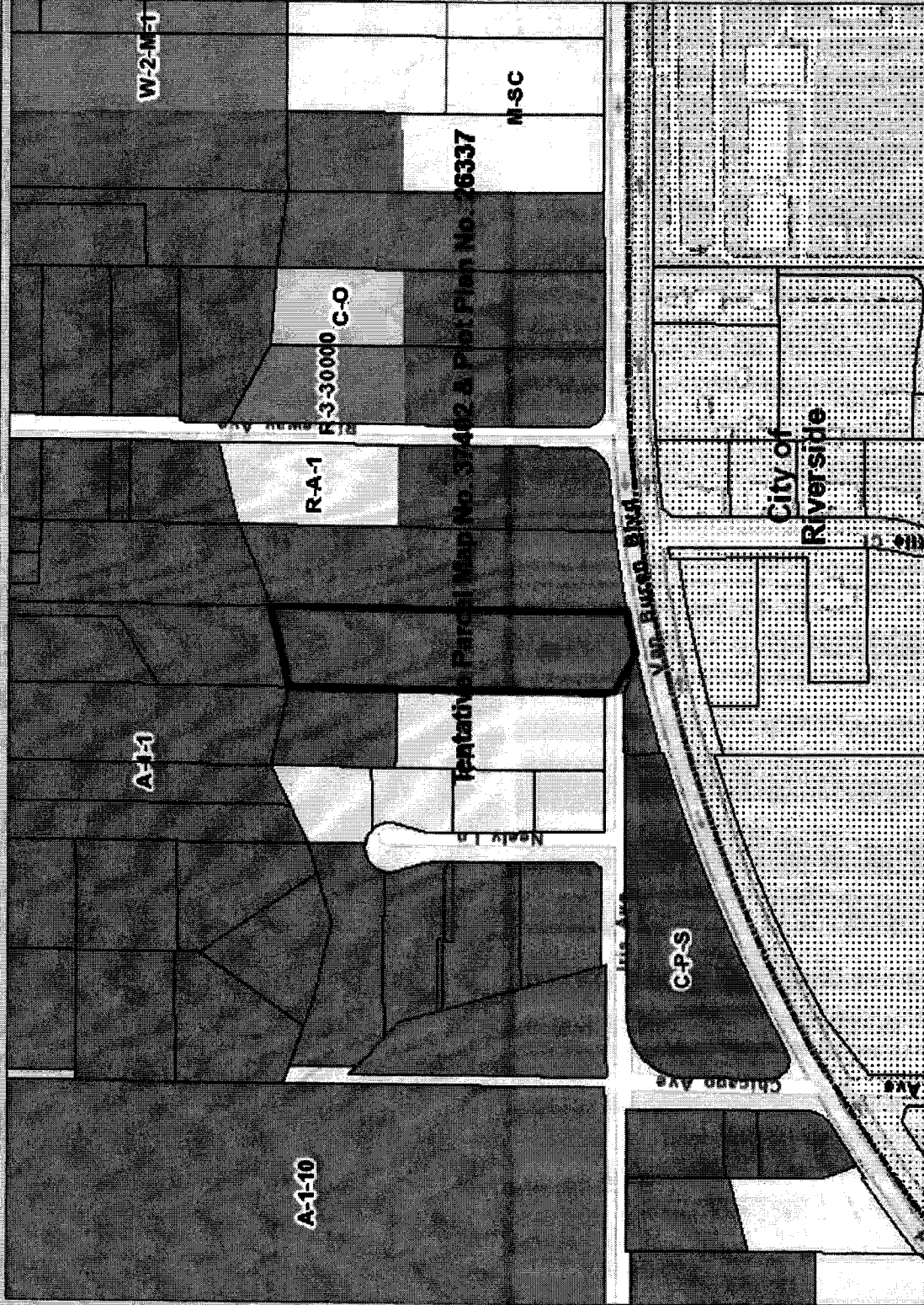
### Notes

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

## Zoning Map



**Legend**

Parcels

**Zoning**

OTHER ZONING

A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10

### Notes

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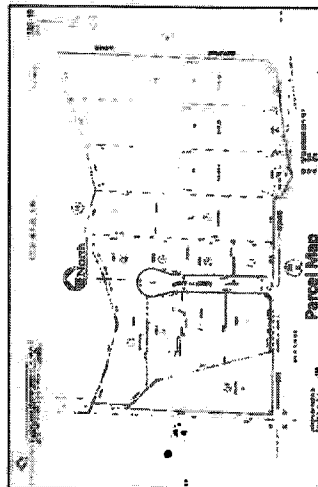








**High Pressure Gas Mains**



**Water, Sewer, Stormwater and School District**  
 School District - Riverside Unified School District  
 Water District - Riverside Water District  
 Gas - Southern California Gas  
 Electric - Southern California Edison

**Design Information**  
 Legal Description: Lot 21 and 22 of the Woodlark AC2  
 City of Riverside, CA  
 Lead San Engineer: Kevin Griffin  
 Agency: Riverside County Office of Education  
 Agency Address: 1000 E. Main Street, Suite 100  
 Riverside, CA 92501  
 County: Riverside County  
 Project: Riverside County Fire Library  
 Project Address: 1000 E. Main Street, Suite 100  
 Riverside, CA 92501

Parcel No.	Land Use Description	Area (sq ft)	Building Type	Notes
21-00-01	Child Day Care Center	15,000	Type V/Child Care	A-1
21-00-02	Child Day Care Center	15,000	Type V/Child Care	A-1

**1. Project Description:**  
 The proposed project consists of a new child day care center to be located on the back lot with a total area of approximately 30,000 sq ft. The center will be a single-story building with a 2000 sq ft outdoor play area with two gates. The center will be a single-story building with a 2000 sq ft outdoor play area with two gates. The center will be a single-story building with a 2000 sq ft outdoor play area with two gates.

**2. Project Goals:**  
 The project goals are to provide a safe and secure environment for children and staff, to provide a high-quality educational program, and to provide a positive and nurturing environment for children and staff.

**Project Goals:**

- Provide a safe and secure environment for children and staff
- Provide a high-quality educational program
- Provide a positive and nurturing environment for children and staff
- Provide a clean and well-maintained facility
- Provide a staff that is trained and qualified to provide the highest quality care
- Provide a facility that is accessible to all children and staff
- Provide a facility that is energy efficient and environmentally friendly
- Provide a facility that is aesthetically pleasing and welcoming

**Project Location:**  
 1000 E. Main Street, Suite 100  
 Riverside, CA 92501

**Project Contact:**  
 Kevin Griffin  
 Riverside County Office of Education  
 1000 E. Main Street, Suite 100  
 Riverside, CA 92501

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

Building Department Review

Prepared By: Luome Beem  
 Design Engineering Consultant  
 3515 Tenthon Ave, Norco, CA 92860  
 951-977-1555  
 luome@beemdesign.com

APN 11111111

Luome Beem  
 1000 E. Main Street, Suite 100  
 Riverside, CA 92501  
 951-977-1555  
 luome@beemdesign.com

Sheet Title

Print From Revit

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

Date: 1/20/17

Drawn By: LBB

Checked By: LBB

Approved By: LBB

Project Number: 280-100-014

Sheet Number: A-1



Existing View Looking NW



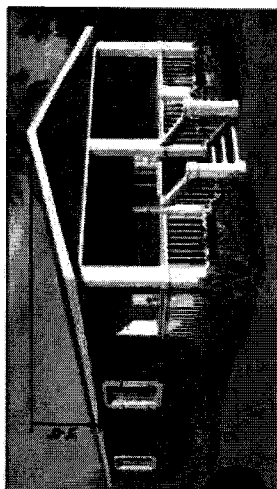
Existing View Looking North



Existing View Looking NE



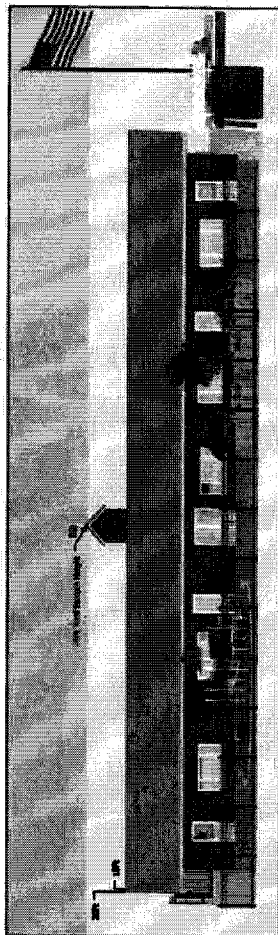
Proposed Residence South-West View



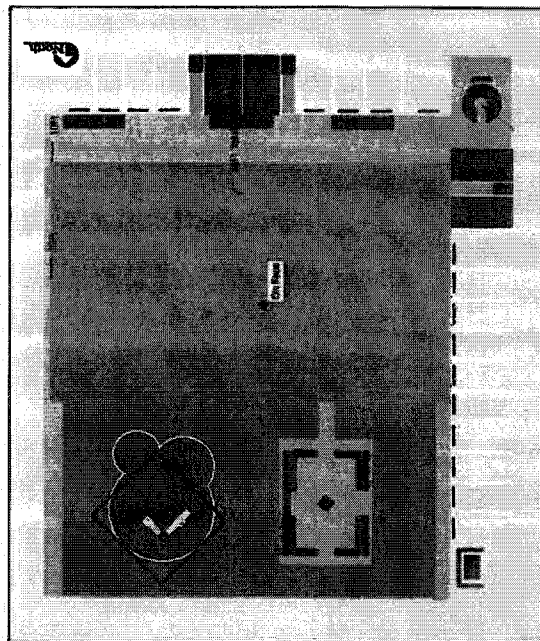
Proposed Residence North East View



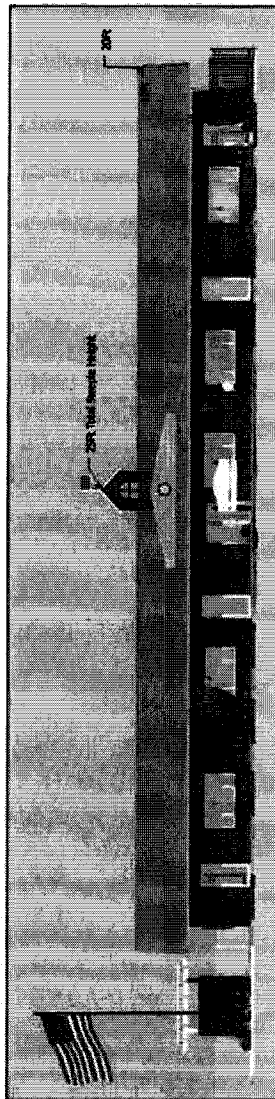
Proposed Child Day Care East View



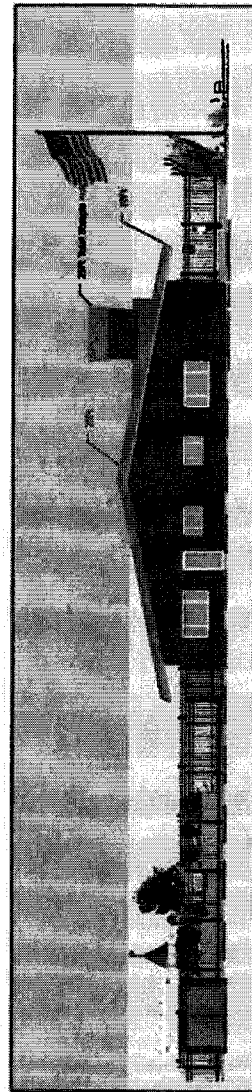
Proposed Child Day Care North View



Proposed Child Day Care BirdsEye View



Proposed Child Day Care South View



Proposed Child Day Care West View

NOV 10 2010
11

Prepared by: Luane Baen  
Design Engineering Consultant  
3151 Tanswell Ave., No. Co., CA 92560  
951-371-1568  
LUBREDA@MINDI.COM



Appl. Title  
Luane Baen  
11000 Tanswell Ave., No. Co., CA 92560  
951-371-1568  
LUBREDA@MINDI.COM

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

Building Department Review

Sheet Title  
11

SCHOOLHOUSE  
11000 Tanswell Ave., No. Co., CA 92560  
951-371-1568  
LUBREDA@MINDI.COM

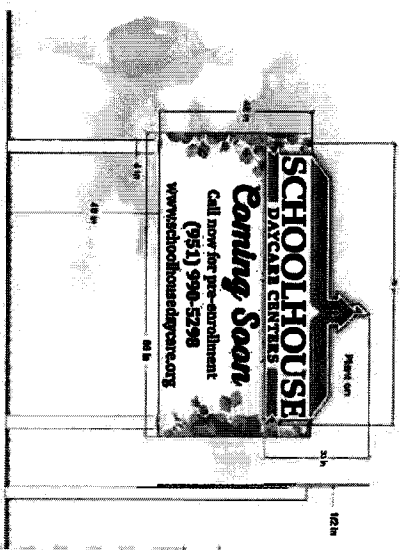
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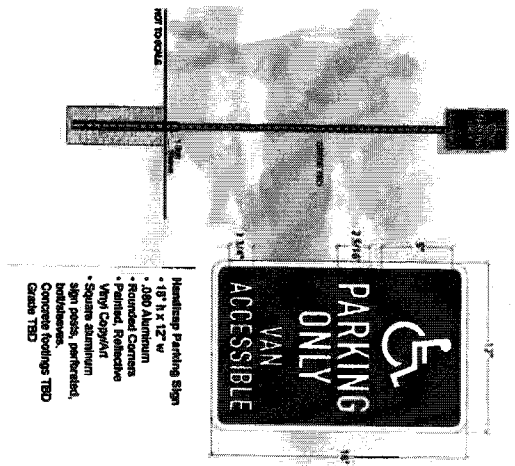








DayCare Signage



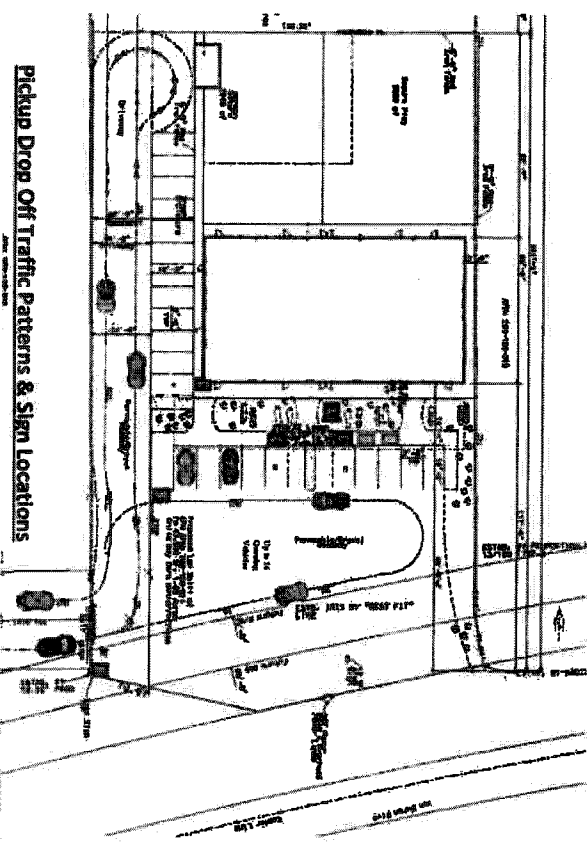
Handicap Parking Signage

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- 1/2" ALUO with Digital Vinyl Print and weather proof (Custom Colors Only)
- 12" x 144" w
- 1/2" ALUO with Digital Vinyl Print

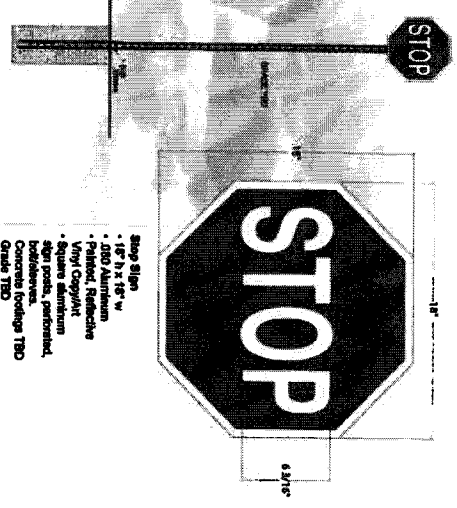
Pickup/Drop Off Car Schedule  
6:30 AM to 6:00 PM A/E

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6:30	1-2	
6:45	2-3	
7:00	3-4	
7:15	4-5	
7:30	5-7	
7:45	6-8	
8:00	4-6	
8:15	3-5	
8:30	1-2	
8:45	1	
9:00	1	
9:15	1	
9:30	1-2	
9:45	2-3	
10:00	1-2	
10:15	1	
10:30	1	
10:45	1	
11:00	1	
11:15	1	
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11:45	1-2	
12:00	2-3	
12:15	1-2	
12:30	1	
12:45	1	

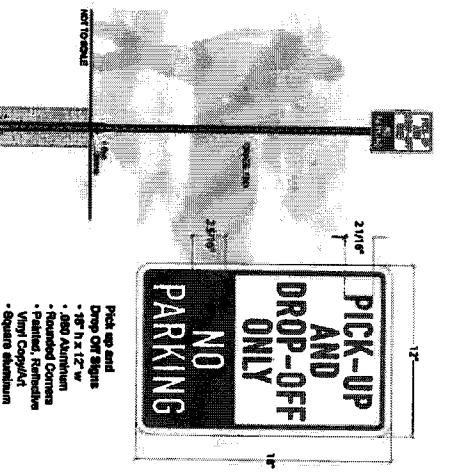
46-67 Care Drop Off  
12:30 PM  
Childcare/Employee 6:30 AM to 12:30 PM



Pickup Drop Off Traffic Patterns & Sign Locations

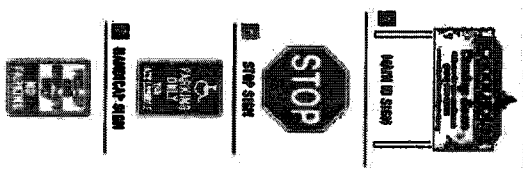


Stop Signage



Pick-Up And Drop-Off Signage

SIGNAGE



	Traffic Patter & Sign Layout Child Day Care Center & Single Family Residence APH 280-100-014	Prepared by: Luanne Bean Design Engineering Consultant 3161 Tenessee Ave, Moraga, Ca 92060 951-377-1566 LuanneBean@aol.com
	Building Department Review	Date: 10/20/17 Drawn by: [Name] Checked by: [Name] Scale: 1/8" = 1'-0"





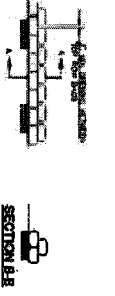




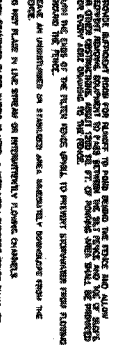
**GENERAL NOTES:**

1. IN CASE OF DISCREPANCY, CALL THE ARCHITECT.
2. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
3. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
4. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
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8. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
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10. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
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16. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
17. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
18. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
19. PROVIDE PROTECTIVE CURBS FOR ALL EXPOSED REINFORCING BARS AND PROVIDE PROTECTIVE COATINGS FOR ALL EXPOSED REINFORCING BARS.
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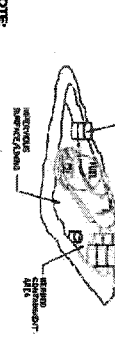
**2 GRAVEL BAG DETAIL**



**3 EROSION CONTROL**



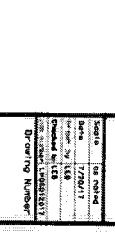
**4 STABILIZED CONSTRUCTION ENTRANCE / EXIT**



**5 EQUIPMENT REPAIR/MAINTENANCE**



**6 MATTERIAL STORAGE**



**7 CATCH BASIN/ET PROTECTION**

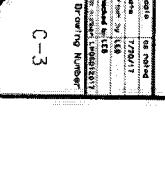


**8 STATEMENT OF UNDERSTANDING**

OWNER STATEMENT OF UNDERSTANDING:  
I, the undersigned, hereby certify that I am the owner of the property described in the above project and that I have read and understand the terms and conditions of the contract and the specifications and I agree to be bound by the same.

Project Name	Child Day Care Center & Single Family Residence
Project Number	280-100-014
Sheet Number	11
Scale	AS SHOWN
Date	11/20/13
Drawn by	LSB
Checked by	LSB
Approved by	LSB
Project Location	11455 S. W. 11th St., Fort Lauderdale, FL 33308
Client Name	Child Day Care Center & Single Family Residence
Client Address	11455 S. W. 11th St., Fort Lauderdale, FL 33308
Client Phone	(954) 571-1550
Client Email	lsb@lsbdesign.com
Client Website	www.lsbdesign.com
Client Logo	[Logo]

Prepared by: LuAnne Bean  
Design Engineering Consultant  
3164 Temascal Ave., Norco, Ca 92860  
951-377-1550  
luannebean@aol.com



Building Department Review

11

C-3





**GENERAL NOTES**

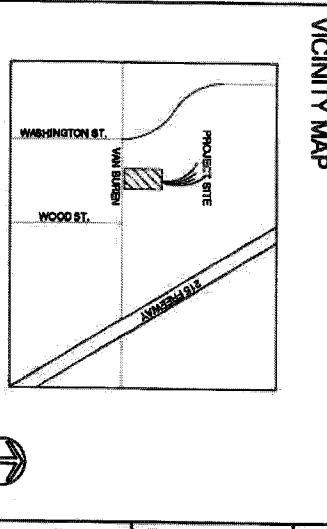
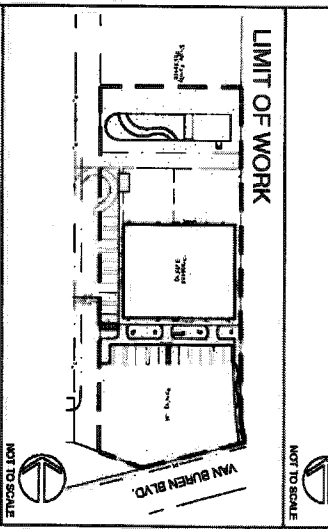
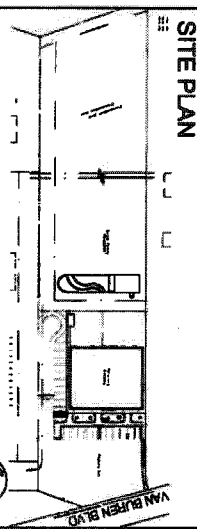
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES BY THE PROPERTY OWNER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

# CHILD DAY CARE CENTER & SINGLE FAMILY RESIDENCE

## APN 280-100-014

### RIVERSIDE, CALIFORNIA

#### LANDSCAPE ARCHITECTURAL PLANS



**SHEET INDEX**

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

**CONSULTANTS:**

**ARCHITECT:**  
 LUANNE BEAN  
 8161 TEMESCAL AVE  
 NORCO, CA 92860  
 CONTRACT: LUANNE BEAN  
 TEL: 951/877-1566

**MWELO COMPLIANCE:**

PERIOD TO SUBJECT COMPLETION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE DESIGN AND CONSTRUCTION PLAN FOR THE PROJECT. THE DESIGN AND CONSTRUCTION PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE DESIGN AND CONSTRUCTION PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

**TOTAL ACREAGE:** 11.075 AC. ±  
**TOTAL LANDSCAPE AREA:** 4,270,000 SQ. FT.  
**PROJECT TYPE:** NEW  
**LOCAL AGENCY:** NORCO  
**LOCAL AGENCY CONTACT:** NORTHERN MUNICIPAL WATER DISTRICT

**OWNER/CLIENT:**

**FUSION GROUP**  
 880 COLUMBIA AVE, RIVERSIDE, CA 92507  
 CONTACT: MR. LOREN HANSON  
 PHONE: 714/723-8871

**APPROVALS**

Prepared by: Luanne Bean  
 Design Engineering Consultant

8161 Temescal Ave., Norco, Ca 92860  
 951-877-1566 LuanneBean1@gmail.com

Building Department  
 Review

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

ASSEMBLED  
 1380 Energy Center Dr.  
 Norco, CA 92860  
 951-877-1566

**TITLE SHEET**

Sheet Title

Scale: As Shown

Date: 1/26/17

Drawn By: L.B.

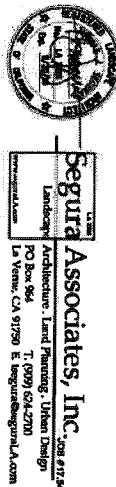
Checked By: L.B.

Project No: 201602017

Sheet No: 1

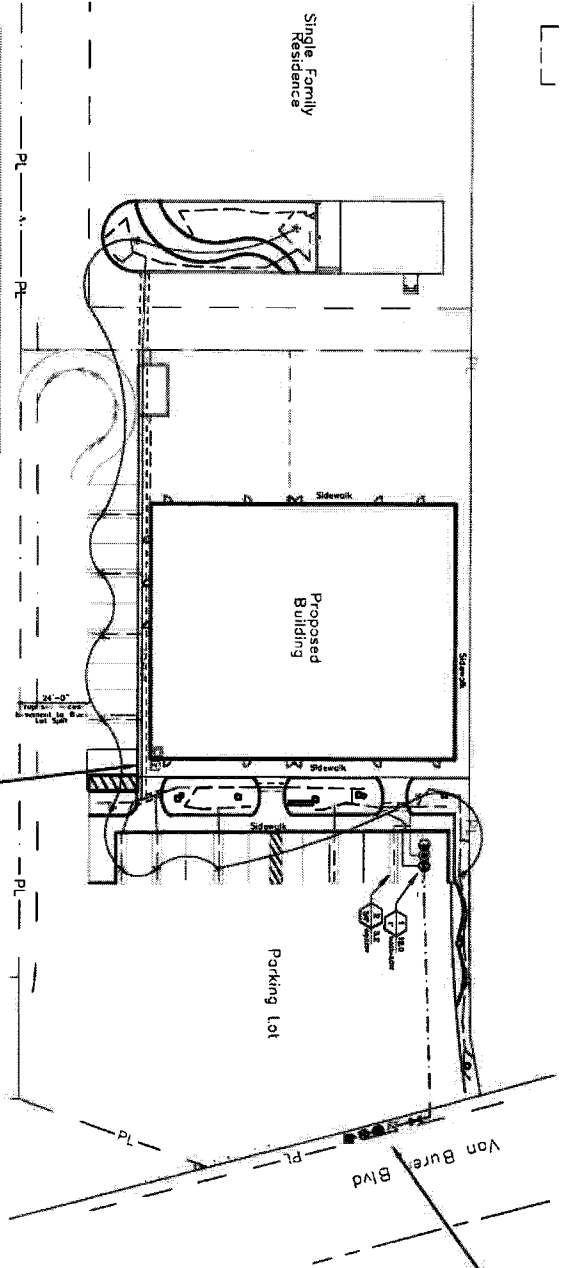
Total Sheets: 5

10.01



**Segura Associates, Inc.**  
 Landscape Architecture • Land Planning • Urban Design  
 PO Box 94 • T 951/877-1566  
 14 Vernon, CA 91790 • E seguradesign@a.com

Single Family Residence



1. Irrigation System shall be installed in accordance with the following specifications:  
 a. The system shall be designed to provide adequate water to all plants and shrubs.  
 b. The system shall be designed to provide adequate water to all lawns.  
 c. The system shall be designed to provide adequate water to all trees.

2. Irrigation System shall be installed in accordance with the following specifications:  
 a. The system shall be designed to provide adequate water to all plants and shrubs.  
 b. The system shall be designed to provide adequate water to all lawns.  
 c. The system shall be designed to provide adequate water to all trees.

Item No.	Description	Quantity	Unit	Notes
1	1/2" PVC Lateral Line	1000	ft	
2	1/2" PVC Main Line	100	ft	
3	1/2" PVC Fittings	10	each	
4	1/2" PVC Valves	5	each	
5	1/2" PVC End Caps	10	each	
6	1/2" PVC Elbows	10	each	
7	1/2" PVC Tee Fittings	10	each	
8	1/2" PVC Couplings	10	each	
9	1/2" PVC Flanges	10	each	
10	1/2" PVC Gaskets	10	each	
11	1/2" PVC Nuts	10	each	
12	1/2" PVC Washers	10	each	
13	1/2" PVC Bolts	10	each	
14	1/2" PVC Screws	10	each	
15	1/2" PVC Spacers	10	each	
16	1/2" PVC Caps	10	each	
17	1/2" PVC End Caps	10	each	
18	1/2" PVC Elbows	10	each	
19	1/2" PVC Tee Fittings	10	each	
20	1/2" PVC Couplings	10	each	
21	1/2" PVC Flanges	10	each	
22	1/2" PVC Gaskets	10	each	
23	1/2" PVC Nuts	10	each	
24	1/2" PVC Washers	10	each	
25	1/2" PVC Bolts	10	each	
26	1/2" PVC Screws	10	each	
27	1/2" PVC Spacers	10	each	
28	1/2" PVC Caps	10	each	
29	1/2" PVC End Caps	10	each	
30	1/2" PVC Elbows	10	each	
31	1/2" PVC Tee Fittings	10	each	
32	1/2" PVC Couplings	10	each	
33	1/2" PVC Flanges	10	each	
34	1/2" PVC Gaskets	10	each	
35	1/2" PVC Nuts	10	each	
36	1/2" PVC Washers	10	each	
37	1/2" PVC Bolts	10	each	
38	1/2" PVC Screws	10	each	
39	1/2" PVC Spacers	10	each	
40	1/2" PVC Caps	10	each	
41	1/2" PVC End Caps	10	each	
42	1/2" PVC Elbows	10	each	
43	1/2" PVC Tee Fittings	10	each	
44	1/2" PVC Couplings	10	each	
45	1/2" PVC Flanges	10	each	
46	1/2" PVC Gaskets	10	each	
47	1/2" PVC Nuts	10	each	
48	1/2" PVC Washers	10	each	
49	1/2" PVC Bolts	10	each	
50	1/2" PVC Screws	10	each	
51	1/2" PVC Spacers	10	each	
52	1/2" PVC Caps	10	each	
53	1/2" PVC End Caps	10	each	
54	1/2" PVC Elbows	10	each	
55	1/2" PVC Tee Fittings	10	each	
56	1/2" PVC Couplings	10	each	
57	1/2" PVC Flanges	10	each	
58	1/2" PVC Gaskets	10	each	
59	1/2" PVC Nuts	10	each	
60	1/2" PVC Washers	10	each	
61	1/2" PVC Bolts	10	each	
62	1/2" PVC Screws	10	each	
63	1/2" PVC Spacers	10	each	
64	1/2" PVC Caps	10	each	
65	1/2" PVC End Caps	10	each	
66	1/2" PVC Elbows	10	each	
67	1/2" PVC Tee Fittings	10	each	
68	1/2" PVC Couplings	10	each	
69	1/2" PVC Flanges	10	each	
70	1/2" PVC Gaskets	10	each	
71	1/2" PVC Nuts	10	each	
72	1/2" PVC Washers	10	each	
73	1/2" PVC Bolts	10	each	
74	1/2" PVC Screws	10	each	
75	1/2" PVC Spacers	10	each	
76	1/2" PVC Caps	10	each	
77	1/2" PVC End Caps	10	each	
78	1/2" PVC Elbows	10	each	
79	1/2" PVC Tee Fittings	10	each	
80	1/2" PVC Couplings	10	each	
81	1/2" PVC Flanges	10	each	
82	1/2" PVC Gaskets	10	each	
83	1/2" PVC Nuts	10	each	
84	1/2" PVC Washers	10	each	
85	1/2" PVC Bolts	10	each	
86	1/2" PVC Screws	10	each	
87	1/2" PVC Spacers	10	each	
88	1/2" PVC Caps	10	each	
89	1/2" PVC End Caps	10	each	
90	1/2" PVC Elbows	10	each	
91	1/2" PVC Tee Fittings	10	each	
92	1/2" PVC Couplings	10	each	
93	1/2" PVC Flanges	10	each	
94	1/2" PVC Gaskets	10	each	
95	1/2" PVC Nuts	10	each	
96	1/2" PVC Washers	10	each	
97	1/2" PVC Bolts	10	each	
98	1/2" PVC Screws	10	each	
99	1/2" PVC Spacers	10	each	
100	1/2" PVC Caps	10	each	

**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
1/2" PVC Lateral Line	1/2" PVC Lateral Line
1/2" PVC Main Line	1/2" PVC Main Line
1/2" PVC Fittings	1/2" PVC Fittings
1/2" PVC Valves	1/2" PVC Valves
1/2" PVC End Caps	1/2" PVC End Caps
1/2" PVC Elbows	1/2" PVC Elbows
1/2" PVC Tee Fittings	1/2" PVC Tee Fittings
1/2" PVC Couplings	1/2" PVC Couplings
1/2" PVC Flanges	1/2" PVC Flanges
1/2" PVC Gaskets	1/2" PVC Gaskets
1/2" PVC Nuts	1/2" PVC Nuts
1/2" PVC Washers	1/2" PVC Washers
1/2" PVC Bolts	1/2" PVC Bolts
1/2" PVC Screws	1/2" PVC Screws
1/2" PVC Spacers	1/2" PVC Spacers
1/2" PVC Caps	1/2" PVC Caps
1/2" PVC End Caps	1/2" PVC End Caps
1/2" PVC Elbows	1/2" PVC Elbows
1/2" PVC Tee Fittings	1/2" PVC Tee Fittings
1/2" PVC Couplings	1/2" PVC Couplings
1/2" PVC Flanges	1/2" PVC Flanges
1/2" PVC Gaskets	1/2" PVC Gaskets
1/2" PVC Nuts	1/2" PVC Nuts
1/2" PVC Washers	1/2" PVC Washers
1/2" PVC Bolts	1/2" PVC Bolts
1/2" PVC Screws	1/2" PVC Screws
1/2" PVC Spacers	1/2" PVC Spacers
1/2" PVC Caps	1/2" PVC Caps

**MWELD COMPLIANCE**

IN ORDER TO OBTAIN A PERMIT TO CONSTRUCT AN IRRIGATION SYSTEM, THE APPLICANT MUST SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF THE MWELD ACT AND THE REGULATIONS OF THE CALIFORNIA WATER RESOURCES CONTROL BOARD. THE PACKAGE MUST INCLUDE A COMPLETE IRRIGATION SYSTEM DESIGN AND A COMPLETE LANDSCAPE CONSTRUCTION PLAN. THE PACKAGE MUST ALSO INCLUDE A COMPLETE IRRIGATION SYSTEM SPECIFICATION AND A COMPLETE LANDSCAPE CONSTRUCTION SPECIFICATION. THE PACKAGE MUST BE SUBMITTED TO THE CALIFORNIA WATER RESOURCES CONTROL BOARD FOR REVIEW AND APPROVAL. THE PACKAGE MUST BE SUBMITTED TO THE CALIFORNIA WATER RESOURCES CONTROL BOARD WITHIN THE SPECIFIED TIME FRAME. THE PACKAGE MUST BE SUBMITTED TO THE CALIFORNIA WATER RESOURCES CONTROL BOARD WITHIN THE SPECIFIED TIME FRAME. THE PACKAGE MUST BE SUBMITTED TO THE CALIFORNIA WATER RESOURCES CONTROL BOARD WITHIN THE SPECIFIED TIME FRAME.

**IRRIGATION NOTES**

1. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
 a. The system shall be designed to provide adequate water to all plants and shrubs.  
 b. The system shall be designed to provide adequate water to all lawns.  
 c. The system shall be designed to provide adequate water to all trees.  
 d. The system shall be designed to provide adequate water to all areas.  
 e. The system shall be designed to provide adequate water to all zones.  
 f. The system shall be designed to provide adequate water to all sections.  
 g. The system shall be designed to provide adequate water to all subsections.  
 h. The system shall be designed to provide adequate water to all sub-subsections.  
 i. The system shall be designed to provide adequate water to all sub-sub-subsections.  
 j. The system shall be designed to provide adequate water to all sub-sub-sub-subsections.  
 k. The system shall be designed to provide adequate water to all sub-sub-sub-sub-subsections.  
 l. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-subsections.  
 m. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-subsections.  
 n. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-subsections.  
 o. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 p. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 q. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 r. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 s. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 t. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 u. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 v. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 w. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 x. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 y. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.  
 z. The system shall be designed to provide adequate water to all sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-subsections.

**VALVE KEY**



**PVC LATERAL LINE SIZING CHART**

PIPE SIZE (INCH)	FLOW RATE (GPM)	HEAD LOSS (FT/100 FT)
1/2"	0-8	0.20
3/4"	8-12	0.15
1"	12-20	0.10
1 1/2"	20-30	0.05



**Segura Associates, Inc.**  
 Landscape Architect  
 14 Venice, CA 91390  
 T: (909) 624-2700  
 F: (909) 624-2700  
 www.segurainc.com

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

Prepared by: Luanne Bean  
 Design Engineering Consultant  
 5161 Fenwick Ave., Norco, CA 92860  
 951-377-1566  
 Luannebean10@gmail.com

Sheet Title  
 IRRIGATION PLAN

Scale: 1/4" = 1'-0"

Date: 7/20/17

Project No: 17-001

Client: Child Day Care Center & Single Family Residence

Location: 14 Venice, CA 91390

Project No: 17-001

Scale: 1/4" = 1'-0"

Date: 7/20/17

Project No: 17-001

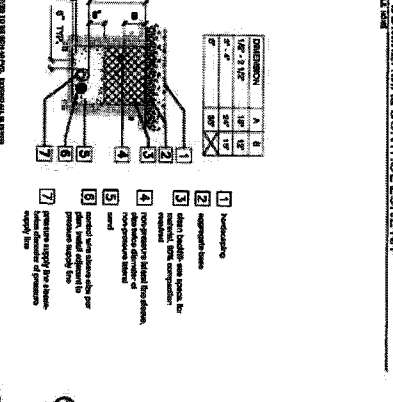
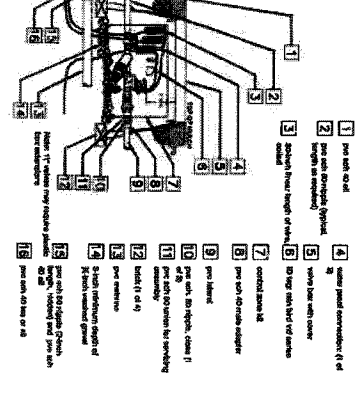
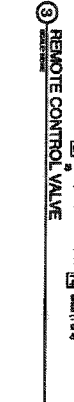
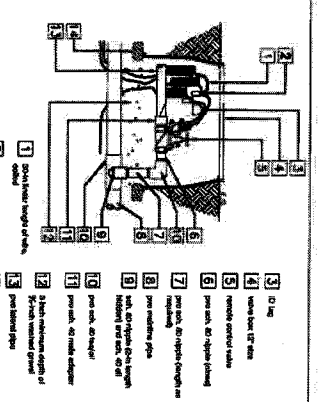
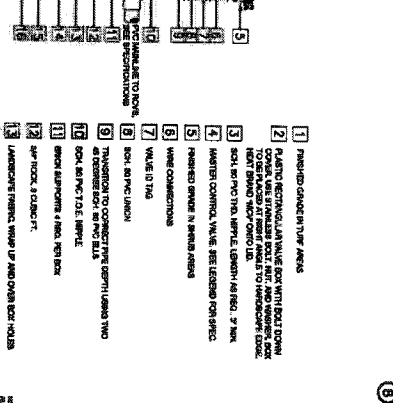
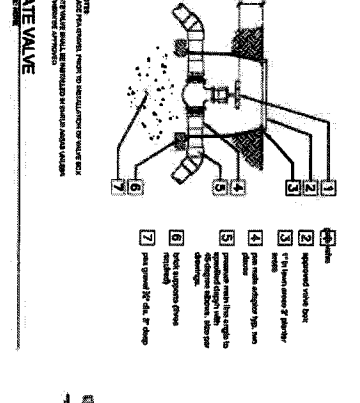
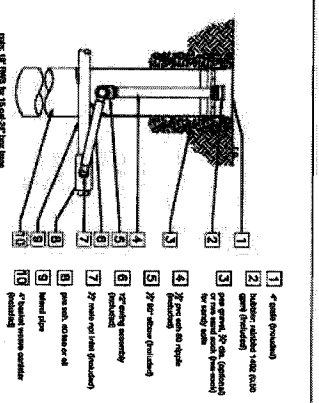
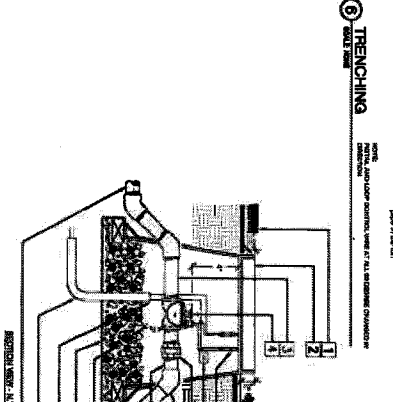
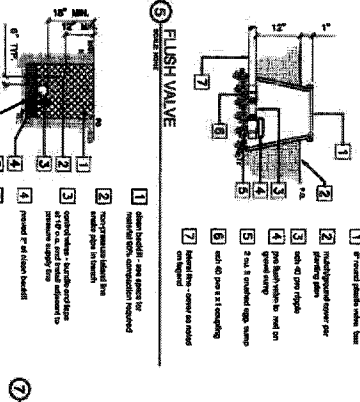
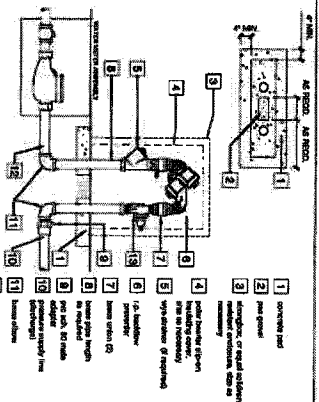
Client: Child Day Care Center & Single Family Residence

Location: 14 Venice, CA 91390

Project No: 17-001

Scale: 1/4" = 1'-0"

Date: 7/20/17



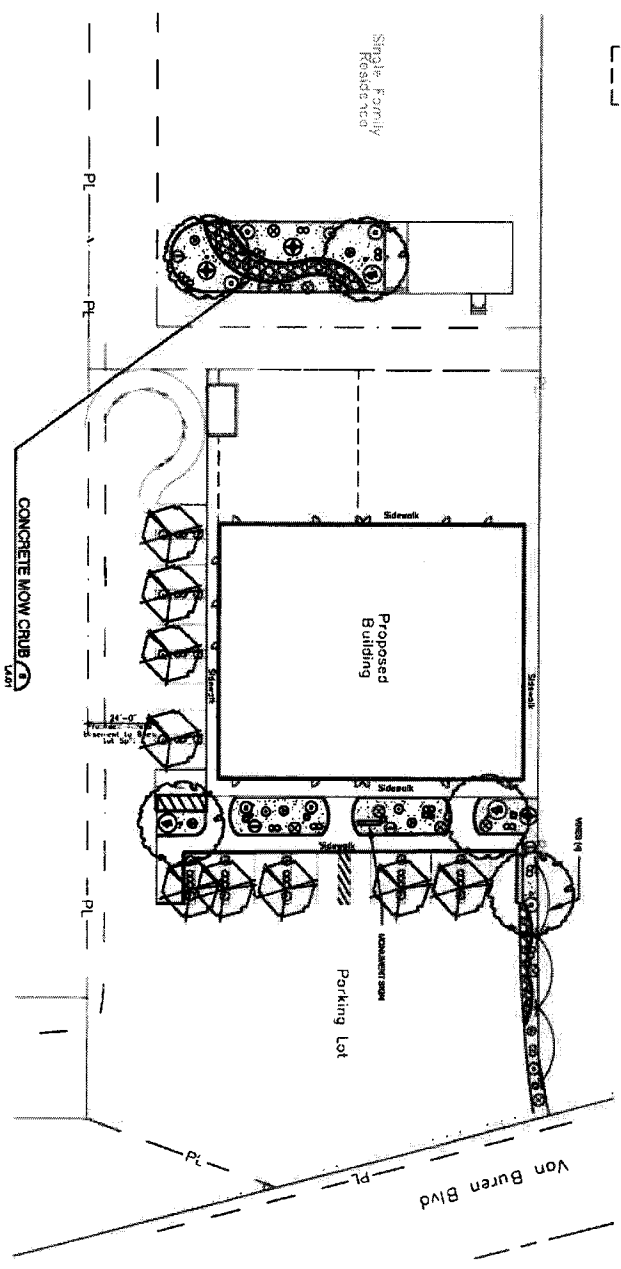
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 20. ALL MATERIALS MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT AND ALL PARTS MUST BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.

Prepared by: Luanne Bean Design Engineering Consultant  
 5161 Temescal Ave., Norco, CA 92860  
 951-377-1556 Luanne@lan196@aol.com

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

Segura Associates, Inc. Architects, Land Planning, Urban Design  
 PO Box 964, Torrey Pines, CA 91060  
 1 (909) 624-2700  
 la@segura.com

IRRIGATION DETAILS  
 Sheet Title  
 Date: 12/01  
 Scale: 1/2" = 1'-0"



**PLANTING NOTES**

1. CONSTRUCTION IS RESPONSIBLE FOR MAINTAINING 1/4" DIA. PIPES WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY AND ALL REQUIRED PERMITS AND RECORDS OF 3000 FT. DEPTH.

2. ALL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF ALL APPLICABLE AGENCIES AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND COUNTY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS OF 3000 FT. DEPTH.

3. ALL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF ALL APPLICABLE AGENCIES AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND COUNTY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS OF 3000 FT. DEPTH.

4. ALL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF ALL APPLICABLE AGENCIES AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY AND COUNTY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS OF 3000 FT. DEPTH.

**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WALL	PL	QTY	COMMENTS
	<b>TREES:</b> ACACIA SMALLI RNAS LANCEA GROUNDCOVERS DESCORPUS GIBBANTE DECORATIVE STONE	DESERT SWEET ACACIA AFRICAN SUMAC	3/4 BOX 1 02 9 3/4 BOX 1 02 9				
	<b>BOULDERS:</b> 1/4" DIA. DESERT BOULDERS 3/4" DIA. DESERT BOULDERS	CATS CLAW YACHT	3 GAL 02 1 4 3 GAL 02 1 4				

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WALL	PL	QTY	COMMENTS
	<b>SHRUBS:</b> ACACIA BOULDERS ALOE AGAVE ATREMANIA CANTON VILUS CROCHILUM LANTYNA CALANA LUSCORVILLIA LANGSHAWAE PENNANTIALIA ORIENTALE SALVIA CLAVATA SALVIA GRESENI	PROSTRATE ACACIA ACEE SILVER EUP FOX TAIL AGAVE BUSH HONOLONG GLOZY LANTYNA TIGRIS BANISER FOUNTAIN GRASS CLEVELAND SAGE ALYSSA SAGE	3 GAL 02 1 4 1 GAL 02 1 4 1 GAL 02 1 4 3 GAL 02 1 4 3 GAL 02 1 4 3 GAL 02 1 4 3 GAL 02 1 4 3 GAL 02 1 4 3 GAL 02 1 4				

**MWELO COMPLIANCE**

FOR THE PROTECTION OF THE ENVIRONMENT, THE CITY OF LOS ANGELES HAS ADOPTED THE MWELO ACT. THE MWELO ACT IS A LEGISLATIVE ACT THAT IS DESIGNED TO PROTECT THE ENVIRONMENT FROM THE EFFECTS OF AIR POLLUTION. THE MWELO ACT IS A LEGISLATIVE ACT THAT IS DESIGNED TO PROTECT THE ENVIRONMENT FROM THE EFFECTS OF AIR POLLUTION. THE MWELO ACT IS A LEGISLATIVE ACT THAT IS DESIGNED TO PROTECT THE ENVIRONMENT FROM THE EFFECTS OF AIR POLLUTION.

**Segurd Associates, Inc.** 2004 4724  
 Landscape Architecture Land Planning Urban Design  
 1000 1/2 St. 94  
 La Verne, CA 91790 T: (909) 648-2700  
 E: segurd@segurd.com

SCALE 1" = 8'

Building Department Review	Child Day Care Center & Single Family Residence APN 280-100-014
Sheet Title	PLANTING PLAN
DATE	1/27/2017
BY	LSJ
DATE	1/27/2017
BY	LSJ
DATE	1/27/2017
BY	LSJ

Prepared by: Luanne Bean  
 Design Engineering Consultant

1181 Terrace Ave, Norco, CA 92860  
 951-777-1566 Luanne@segurd.com

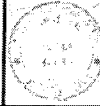
ASDC-11

1181 Terrace Ave, Norco, CA 92860  
 951-777-1566 Luanne@segurd.com

DATE	1/20/07
SCALE	AS SHOWN
PROJECT	CHILD DAY CARE CENTER & SINGLE FAMILY RESIDENCE
CLIENT	APN 280-100-014
DESIGNER	LUANNE BEAN DESIGN ENGINEERING CONSULTANT
PROJECT ADDRESS	3161 LEMUSCAL AVE, NORCO, CA 92680
PHONE	951-377-1588
EMAIL	LUANNEBEAN1@GMAIL.COM

Prepared by: Luanne Bean  
Design Engineering Consultant

3161 Lemuscal Ave, Norco, Ca 92680  
951-377-1588 LuanneBean1@gmail.com



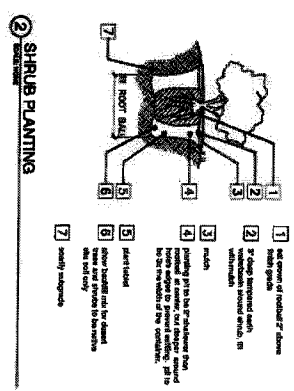
CHILD DAY CARE CENTER & SINGLE FAMILY RESIDENCE  
APN 280-100-014

Building Department Review

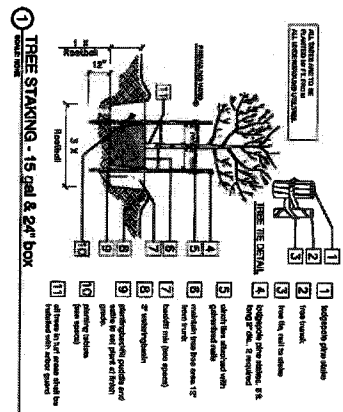
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PLANTING DETAILS

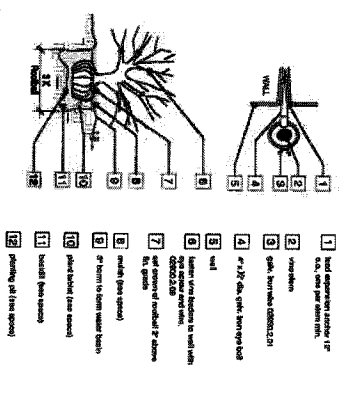
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PROJECT	CHILD DAY CARE CENTER & SINGLE FAMILY RESIDENCE
CLIENT	APN 280-100-014
DESIGNER	LUANNE BEAN DESIGN ENGINEERING CONSULTANT
PROJECT ADDRESS	3161 LEMUSCAL AVE, NORCO, CA 92680
PHONE	951-377-1588
EMAIL	LUANNEBEAN1@GMAIL.COM



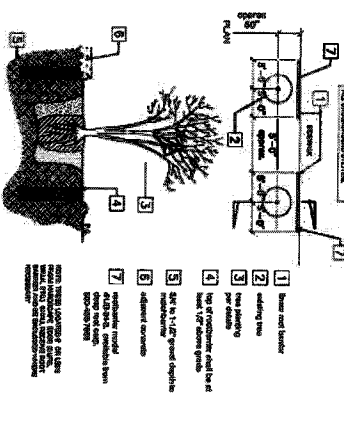
2 SHRUB PLANTING



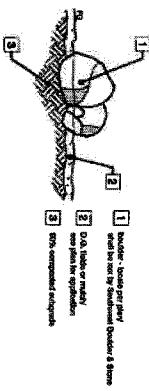
1 TREE STAKING - 15 gal & 24" box



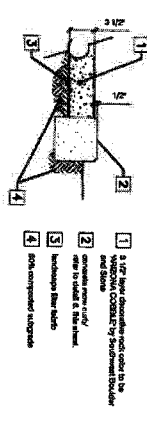
5 VINE PLANTING



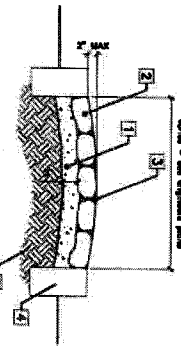
4 ROOT BARRIER INSTALLATION



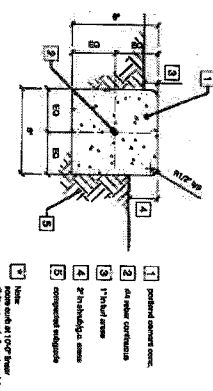
3 LANDSCAPE BOULDERS



8 DEC. ROCK FIELDS w/ MOW CURB



7 ALLUM. STONE AT MEDIAN NOSE




8 CONCRETE MOW CURB



Segura Associates, Inc. *an AT&T*  
Architecture, Land Planning, Urban Design  
PO Box 94, T. (951) 624-2700  
La Verne, CA 91750 E. Segura@aol.com

1. GENERAL CONCEPTS
  - 1.1. CONCEPTS OF DESIGN: The design process is a series of steps that lead to the final design. It begins with a clear understanding of the client's needs and objectives, followed by a thorough site analysis and conceptual design. The design process is iterative, allowing for adjustments and refinements as more information is gathered and the design evolves.
  - 1.2. DESIGN PROCESS: The design process is a series of steps that lead to the final design. It begins with a clear understanding of the client's needs and objectives, followed by a thorough site analysis and conceptual design. The design process is iterative, allowing for adjustments and refinements as more information is gathered and the design evolves.
  - 1.3. DESIGN TEAM: The design team is a group of professionals who work together to create a design. It typically includes an architect, a landscape architect, and other specialists as needed. The team works closely with the client to ensure that the design meets their needs and objectives.
  - 1.4. DESIGN DOCUMENTS: The design documents are a set of drawings and specifications that describe the design. They include site plans, landscape plans, and other drawings that show the layout and details of the design. The design documents are used to communicate the design to the client and to guide the construction process.
  - 1.5. DESIGN FEEDBACK: The design feedback is a process of reviewing and refining the design. It involves presenting the design to the client and other stakeholders, receiving their input, and making adjustments as needed. This process is essential for ensuring that the design meets the client's needs and objectives.
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Child Day Care Center & Single Family Residence  
APN 280-100-014



ASDC-21  
Luanne Bean  
15161 Teresco Ave, Maricopa, AZ 85139  
951-77-1585

Prepared by: Luanne Bean  
Design Engineering Consultant

15161 Teresco Ave, Maricopa, AZ 85139  
951-77-1585  
Luanne@lun1.com

Building Department Review

LANDSCAPE SPECIFICATIONS

Sheet No. 1 of 1

DATE: 7/26/17

SCALE: AS SHOWN

PROJECT: 15161 TERESCO AVE, MARICOPA, AZ 85139

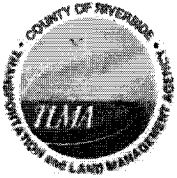
DESIGNER: LUANNE BEAN, ASDC-21

LS-01



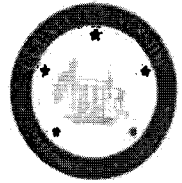
**Begura Associates, Inc.** (ASDC 4124)  
Landscape Architecture  
10101 N. 10th Street, Suite 100  
Phoenix, AZ 85020  
P: 602.998.1100 F: 602.998.1101  
www.begura.com





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

Juan C. Perez  
Agency Director



09/23/19, 4:34 pm

PM37402

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37402. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM37402) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

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

**Advisory Notification. 3 AND - Design Guidelines**

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

**Advisory Notification. 4 AND - Exhibits**

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

**Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

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

##### PERMIT ISSUANCE:

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

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

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

**ADVISORY NOTIFICATION DOCUMENT**

**BS-Plan Check**

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

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

**E Health**

**E Health. 1                    DEH Comments**

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

**E Health. 2                    ECP COMMENTS**

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



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

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

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

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

**Planning-All****Planning-All. 1                      0015-Planning All- MAP - HOLD HARMLESS**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that

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

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

**Transportation****Transportation. 1****Transportation General**

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

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**Fire**

**000 - Fire. 1**

**015 - Fire additional comments.**

**Not Satisfied**

1.) Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2.) Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 3. Turnarounds - For those parcels located in the Local Responsibility Area (LRA): • A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building. (TP# 16-001 rev 10/23/17)

**50. Prior To Map Recordation**

**Flood**

**050 - Flood. 1**

**0050-Flood-MAP SHOW FLOODPLAIN ECS**

**Not Satisfied**

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

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

**050 - Flood. 2**

**0050-Flood-MAP SUBMIT ECS & FINAL MAP**

**Not Satisfied**

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

**Planning**

**050 - Planning. 1**

**0050-Planning-MAP - ECS SHALL BE PREPARED**

**Not Satisfied**

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

**050 - Planning. 2**

**0050-Planning-MAP - FEE BALANCE**

**Not Satisfied**

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

**050 - Planning. 3**

**0050-Planning-MAP - FINAL MAP PREPARER**

**Not Satisfied**

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

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## 50. Prior To Map Recordation

### Planning

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

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

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

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

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

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

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

### Planning-EPD

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

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

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

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### 50. Prior To Map Recordation

#### Survey

**050 - Survey. 1 ACCESS RESTRICTION Not Satisfied**

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

**050 - Survey. 2 EASEMENT Not Satisfied**

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

#### Transportation

**050 - Transportation. 1 DEDICATION - IMPROVEMENT Not Satisfied**

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

**050 - Transportation. 2 INTERNAL CIRCULATION Not Satisfied**

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

**050 - Transportation. 3 R O W DEDICATION Not Satisfied**

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

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

**050 - Transportation. 4 RELOCATE SIGN Not Satisfied**

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

### 60. Prior To Grading Permit Issuance

#### BS-Grade

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

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



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## 60. Prior To Grading Permit Issuance

### BS-Grade

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

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

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

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

### Planning

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

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

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

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

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

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.00 acres (gross) for Parcel 1 and 1.55 acres (gross) for Parcel 2 in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Planning-EPD

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

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

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## 60. Prior To Grading Permit Issuance

### Planning-EPD

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

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

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

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

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

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

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

### Transportation

**060 - Transportation. 1      CONDITIONAL WQMP REQUIREMENT      Not Satisfied**

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

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**60. Prior To Grading Permit Issuance**

**Transportation**

**060 - Transportation. 2                    SUBMIT GRADING PLAN                    Not Satisfied**

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

**80. Prior To Building Permit Issuance**

**BS-Grade**

**080 - BS-Grade. 1                    0080-BS GRADE-MAP - NO B/PMT WITHOUT G/PMT                    Not Satisfied**

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

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

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

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

**E Health**

**080 - E Health. 1                    E Health Clearance                    Not Satisfied**

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

**Planning**

**080 - Planning. 1                    0080-Planning-MAP - FEE BALANCE                    Not Satisfied**

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

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**80. Prior To Building Permit Issuance**

**Planning**

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

All utility extensions within a lot shall be placed underground.

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

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

**Transportation**

**080 - Transportation. 1            SUBMIT WQMP IF REQUIRED                    Not Satisfied**

This condition applies if a grading permit is not required.

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

**90. Prior to Building Final Inspection**

**BS-Grade**

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

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

**Planning**

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

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

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## 90. Prior to Building Final Inspection

### Planning

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.00 acres (gross) for Parcel 1 and 1.55 acres (gross) for Parcel 2 in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Transportation

**090 - Transportation. 1                      Map - WRCOG TUMF                      Not Satisfied**

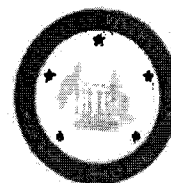
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**090 - Transportation. 2                      WQMP COMPLETION IF REQUIRED                      Not Satisfied**

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



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



Juan C. Perez  
Agency Director

09/23/19, 5:08 pm

PP26337

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26337. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26337) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

Plot Plan No. 26337 proposes a 6, 480 square foot Child Day Care Center on Parcel 1. The Child Day Care Center would accommodate a maximum of 48 children ranging in ages from six (6) weeks (infants) to five (5) years old supported by approximately seven (7) teachers. The Child Day Care Center would also include an approximate 5,000 square foot outdoor play area and garden. The applicant has proposed hours of operations from 6:30 am to 6:00 pm Monday through Friday with a rotating drop-off and pick-up schedule supervised by staff. The Child Day Care Center provides 22 parking spaces, including three accessible (3) spaces. Parcel 2 would be developed for a single family residence with a 24 foot wide access easement along the northwest portion of Parcel 1 to access Parcel 2.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

**Advisory Notification. 4 AND - Exhibits**

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

Tentative Map, dated August 6, 2019.

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

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

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

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

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

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

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 927 (Regulating Short Term Rentals)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)



**ADVISORY NOTIFICATION DOCUMENT**

**BS-Plan Check**

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

**PERMIT ISSUANCE:**

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

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

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

**ACCESSIBLE PATH OF TRAVEL:**

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to all building(s).
2. Connect to all accessible parking loading/unloading areas.
3. Connect to accessible sanitary facilities.
4. Connect to areas of public accommodation.

**ADVISORY NOTIFICATION DOCUMENT**

**BS-Plan Check**

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

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

**ACCESSIBLE PARKING:**

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

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

**E Health**

**E Health. 1                    DEH COMMENTS**

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

**E Health. 2                    ECP COMMENTS**

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

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



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

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

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

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

**Planning. 6                    0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

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

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.

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

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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

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



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 13                      0010-Planning-USE - MAINTAIN LICENSING**

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

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

No permanent occupancy shall be permitted within the property (Parcel 1 of PM37402) approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

**Planning. 15                      0010-Planning-USE - VOID RELATED PROJECT**

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

**Planning. 16                      0020-Planning-USE - EXPIRATION DATE USE CASE**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 1

#### 0015-Planning All- MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### Planning-CUL

#### Planning-CUL. 1

#### If Human Remains Found

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

#### Planning-CUL. 2

#### Unanticipated Resources

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

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

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

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

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

### Planning-GEO

#### Planning-GEO. 1                      GEO180015 ACCEPTED

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

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

GEO180015 recommended:

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

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

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

**Transportation****Transportation. 1                    Transportation General**

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

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

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

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

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

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

**ADVISORY NOTIFICATION DOCUMENT**

**Waste Resources**

**Waste Resources. 2            0010-Waste Resources-USE - HAZARDOUS MATERIALS**

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

**Waste Resources. 3            0010-Waste Resources-USE - LANDSCAPE PRACTICES**

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

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

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

**Waste Resources. 4            0010-Waste Resources-USE - AB 341**

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

**ADVISORY NOTIFICATION DOCUMENT**

**Waste Resources**

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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## 60. Prior To Grading Permit Issuance

### BS-Grade

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

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

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

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

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

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

### Planning

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

Prior to the issuance of grading permits for Plot Plan No. 26337, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

**060 - Planning. 2                      0060-Planning-USE- SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.00 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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

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

Plan: PP26337

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## 60. Prior To Grading Permit Issuance

### Planning-CUL

**060 - Planning-CUL. 1 Native American Monitor**

**Not Satisfied**

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

**060 - Planning-CUL. 2 Project Archaeologist**

**Not Satisfied**

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

### Planning-EPD

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

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



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## 60. Prior To Grading Permit Issuance

### Planning-EPD

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

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

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

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

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

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

### Transportation

**060 - Transportation. 1            CONDITIONAL WQMP REQUIREMENT            Not Satisfied**

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

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

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

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

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**60. Prior To Grading Permit Issuance  
Transportation**

**060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied**

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

**060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied**

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

**70. Prior To Grading Final Inspection  
Planning-CUL**

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

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

**80. Prior To Building Permit Issuance  
BS-Grade**

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

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

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

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

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### 80. Prior To Building Permit Issuance

#### BS-Grade

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

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

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

#### E Health

**080 - E Health. 1                    E Health Clearance                    Not Satisfied**

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

#### Planning

**080 - Planning. 1                    0080-Planning-USE - ROOF EQUIPMENT SHIELDING                    Not Satisfied**

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

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

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

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A, B, & C.

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

Prior to issuance of building permits for Plot Plan No. 26337, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

**080 - Planning. 5                    0080-Planning-USE\*- SCHOOL MITIGATION                    Not Satisfied**

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

#### Survey

**080 - Survey. 1                    ACCESS RESTRICTION                    Not Satisfied**

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

Plan: PP26337

Parcel: 280100014

## 80. Prior To Building Permit Issuance

### Transportation

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

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

(1) Landscaping along Van Buren Boulevard.

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

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

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

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

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

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

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

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

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

**080 - Transportation. 6 SUBMIT WQMP IF REQUIRED Not Satisfied**

This condition applies if a grading permit is not required.

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

Plan: PP26337

Parcel: 280100014

## 80. Prior To Building Permit Issuance

### Waste Resources

**080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied**

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

## 90. Prior to Building Final Inspection

### BS-Grade

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

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

### Planning

**090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied**

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

Plan: PP26337

Parcel: 280100014

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 2                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**090 - Planning. 3                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

**090 - Planning. 4                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied**

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

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

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

A minimum of three (3) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection Prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance

Plan: PP26337

Parcel: 280100014

## 90. Prior to Building Final Inspection

### Planning

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

No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26337 is calculated to be 0.84 net acres.

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

A minimum of nineteen (19) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**090 - Planning. 8                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.00 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

**090 - Planning. 9                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied**

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

**090 - Planning. 10                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied**

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

### Transportation

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

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

1. Landscaping along Van Buren Boulevard.

Plan: PP26337

Parcel: 280100014

**90. Prior to Building Final Inspection**  
**Transportation**

**090 - Transportation. 2 DEDICATION -IMPROVEMENT Not Satisfied**

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

**090 - Transportation. 3 INTERNAL CIRCULATION Not Satisfied**

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

**090 - Transportation. 4 LANDSCAPING COMMIND Not Satisfied**

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

**090 - Transportation. 5 LANDSCAPING Not Satisfied**

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

Landscaping will be improved within Van Buren Boulevard.

**090 - Transportation. 6 RELOCATE SIGN Not Satisfied**

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

**090 - Transportation. 7 SIGNING & STRIPING Not Satisfied**

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

**090 - Transportation. 8 WQMP COMPLETION IF REQUIRED Not Satisfied**

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



Plan: PP26337

Parcel: 280100014

**90. Prior to Building Final Inspection  
Transportation**

**090 - Transportation. 9 WRCOG TUMF Not Satisfied**

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

**Waste Resources**

**090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied**

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

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

DATE: September 19, 2017

**TO:**

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

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

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

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

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on October 5, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

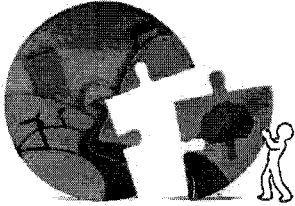
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: May 2, 2018

**TO:**

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

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

City of Riverside Sphere of Influence

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

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the  
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft  
conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined  
that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and  
**DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review**  
**on May 31, 2018.** Once the route is complete, and the approval screen is approved with or without  
corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 26, 2018

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Glen Holmes  
Hemet

COMMISSIONERS

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

STAFF

Director  
Simon A. Housman

John Guerin  
Paul Ruff  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

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

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

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

Dear Mr. Wheeler:

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

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

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

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

## **AIRPORT LAND USE COMMISSION**

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

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

**AIRPORT LAND USE COMMISSION**

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



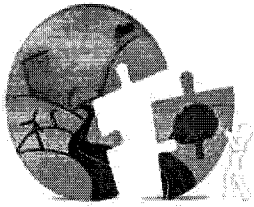
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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

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

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

**Project Description:**

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

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## **Wheeler, Timothy**

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

Thank you Ebru.

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

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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



Dear Heather,

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

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

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

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

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

Hi Ebru-

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

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

Thank you.

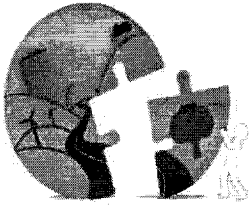
Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

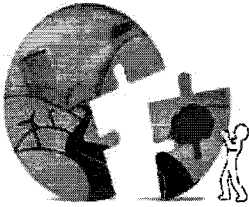
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**TENTATIVE PARCEL MAP NO. 37402 and PLOT PLAN NO. 26337 – EA43054 – Applicant:** Loren Hanson – Engineer/Representative: Bean Luanne – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very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

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

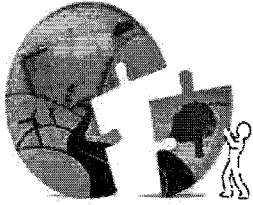
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

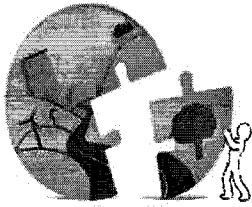
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

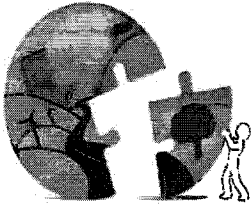
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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

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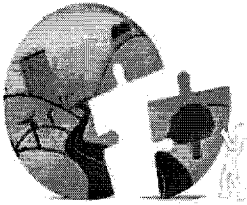
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

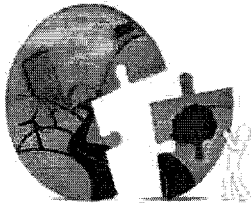
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

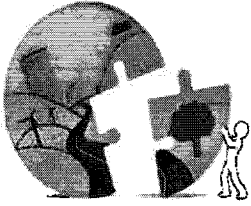
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

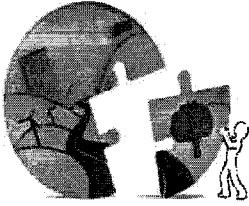
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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

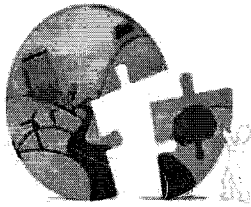
This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation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

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

**Project Description:**

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

September 27, 2017

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

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

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

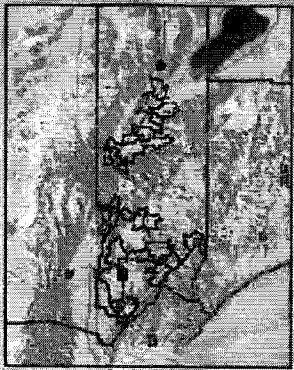
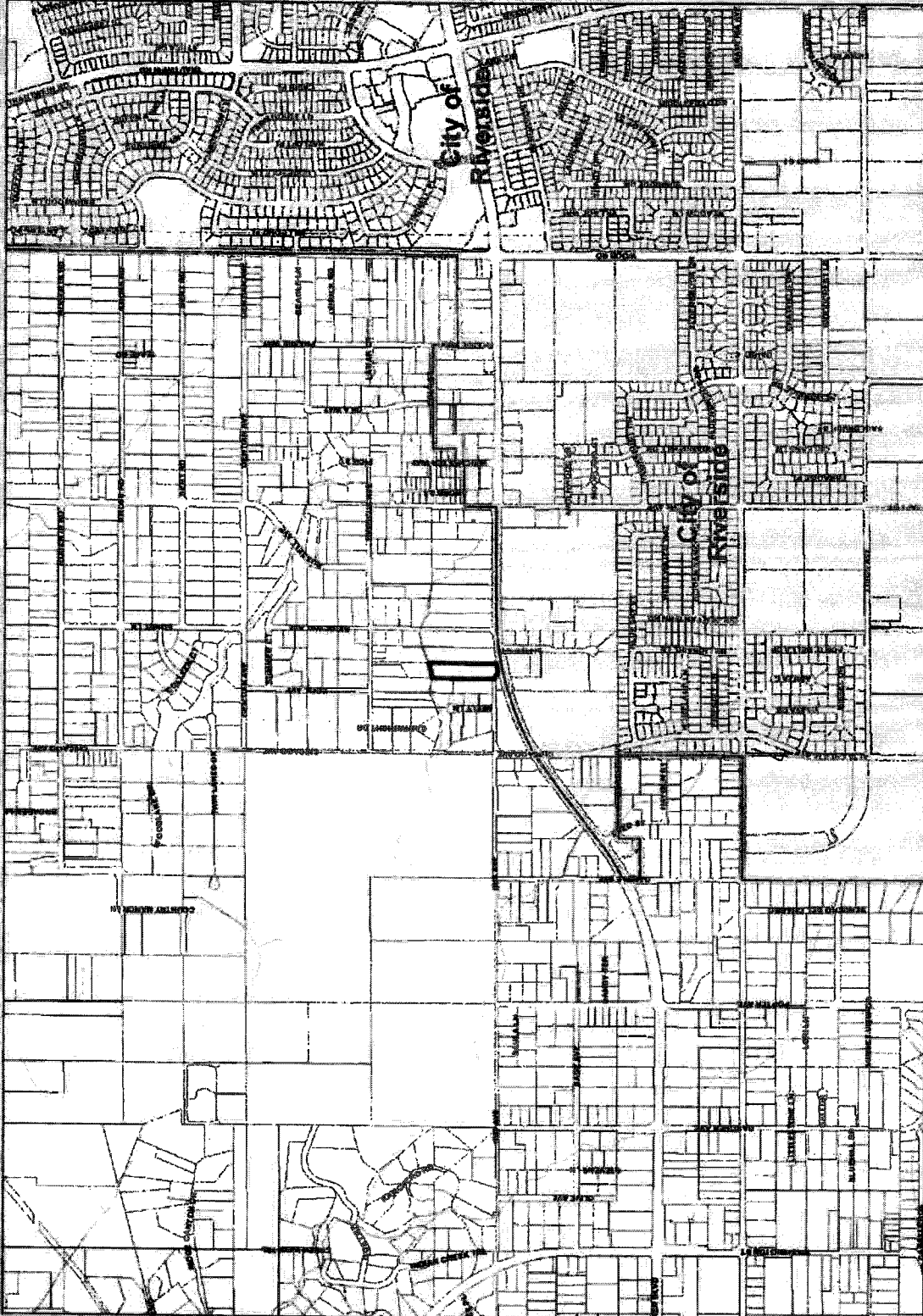
- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the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

**Project Description:**

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

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

PM37402



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lakes
  - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

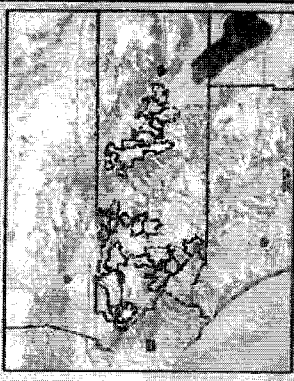
0 2,000 4,000 Feet

REPORT PRINTED ON... 9/25/2017 4:32:20 PM

© Riverside County RCIT GIS



PM37402



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
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  - hydrography/lines
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Notes

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809 Feet

405

0

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

© Riverside County, RCIT GIS



Craig D. Miller  
General Manager

Robert Stockton  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. "Al" Lopez  
Division 5



Securing Your Water Supply

January 29, 2018

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

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

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

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

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



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

- (ii) provide and/or pay for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;
- (iii) payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and
- (iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

- (c) Western is the water and sewer service agency. However, Western does not have sewer facilities within the vicinity of the proposed project. Facilities sufficient to serve the project will need to be planned and installed, or other arrangements made in collaboration with Western.

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

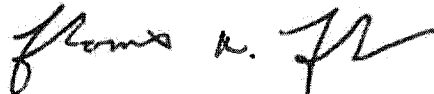
Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose.

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

Fusion Group  
1/29/2018  
Page 3 of 3

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

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

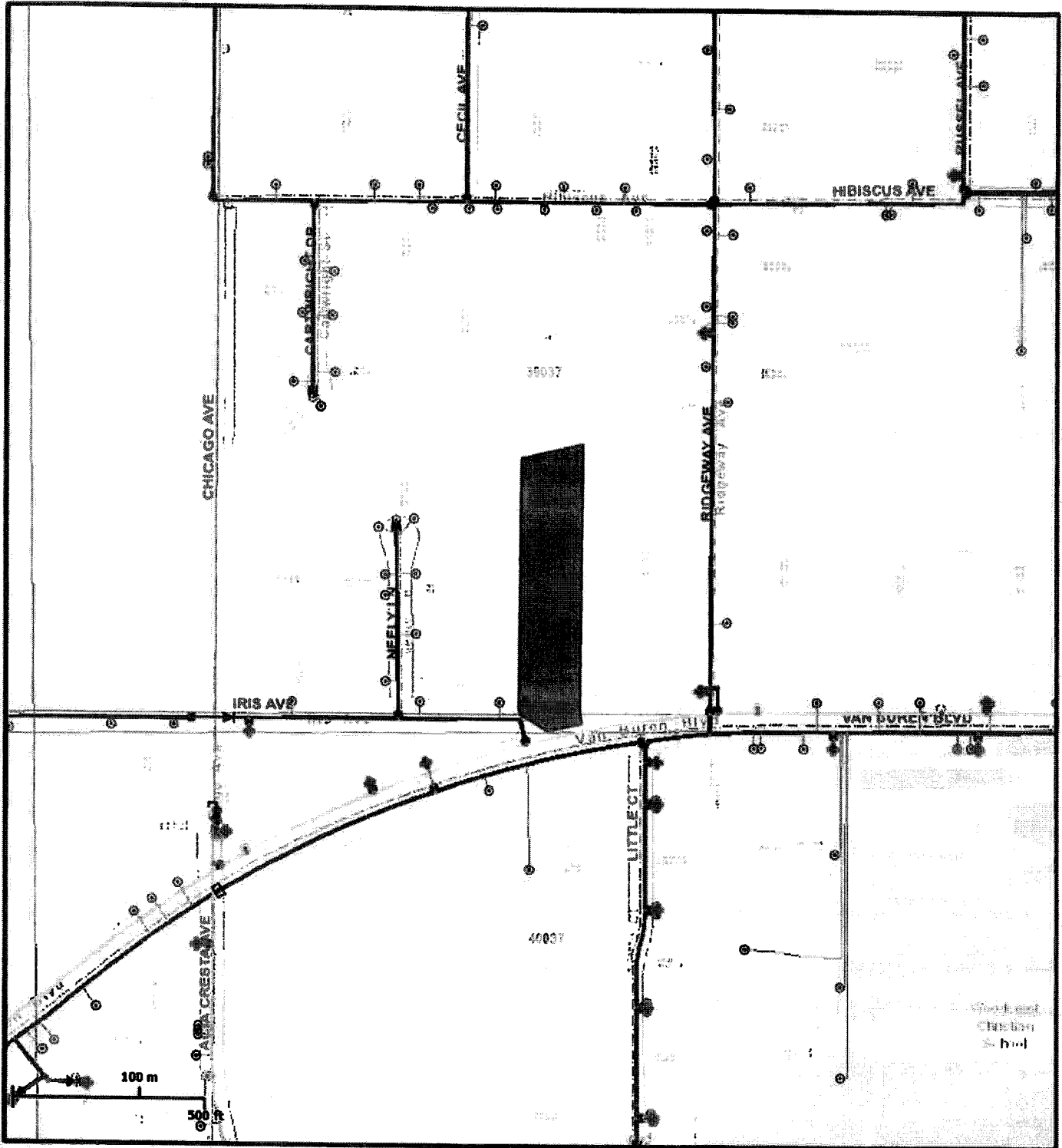
A handwritten signature in black ink, appearing to read "Thomas W. Thornton". The signature is stylized and cursive.

THOMAS W. THORNTON, P.E.  
Principal Engineer

TWT:tm:sc

Attachment(s): Map

APN 280-100-014



1" = 376 ft	Sub Title	01/24/2018		
-------------	-----------	------------	--	--

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information.

## **Wheeler, Timothy**

---

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

Please see my comments below...

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

How are we doing? Click the Link and tell us

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

Hello,

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

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

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

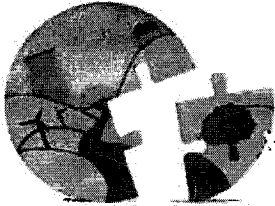
From children going and leaving school, from parents visiting for lunch, for staff coming and going and leaving for lunch? How many? 48 kids from ages 6 weeks to 5 years old and 7 teachers will be at the daycare.

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |  |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP    | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP          |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP                     |

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Loren Hanson

Contact Person: \_\_\_\_\_ E-Mail: loren@fusionsign.com

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

Daytime Phone No: (714) 720 3481 Fax No: ( ) \_\_\_\_\_

Engineer/Representative Name: Luanne Bean

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

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

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

Property Owner Name: Fusion Group LLC

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

Mailing Address: 620 Columbia Ave Riverside Ca 92507

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Street

City

State

ZIP

Daytime Phone No: (714) 770-3481

Fax No: ( )

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Loren Hanson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 280-100-014

Approximate Gross Acreage: 2.55 Acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

**SUBDIVISION PROPOSAL:**

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

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

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 271-100-014

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

Regulatory Identification number: \_\_\_\_\_

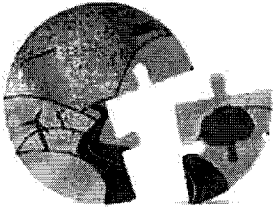
Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Loren Hanson

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

Mailing Address: 680 Columbia Ave

<u>Riverside</u>	<small>Street</small> <u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Engineer/Representative Name: Luanne Bean

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

Mailing Address: 3161 Temescal Ave

<u>Norco</u>	<small>Street</small> <u>Ca</u>	<u>92860</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Property Owner Name: Fusion Group, LLC

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

Mailing Address: 680 Columbia Ave.

<u>Riverside</u>	<small>Street</small> <u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

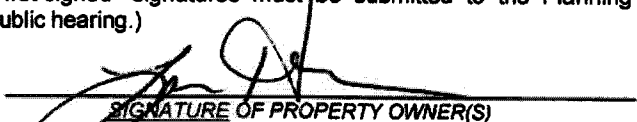
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Loren Hanson  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

  
\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 280-100-014

Approximate Gross Acreage: 2.55 Acres

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

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

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				No Existing Buildings	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	6300	15	1	Licensed Child Day Care Facility
2	1200	10	1	Single Family Residence
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	5000	Secure Child Play Area
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 271-100-014  
Specify any list pursuant to Section 65962.5 of the Government Code: None  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 9/5/17  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

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

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

## INDEMNIFICATION AGREEMENT

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

### WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

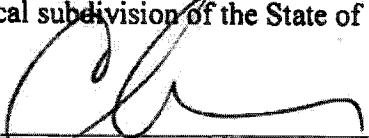
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

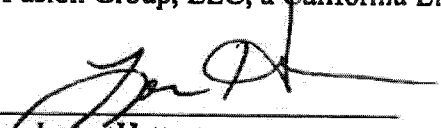
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

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

Dated: 1/18/18

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

By:   
Loren Hanson  
Manager

Dated: 1/3/18

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY DIRECTOR'S HEARING to consider a proposed project in the vicinity of your property, as described below:

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

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **NOVEMBER 4, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 22, 2019,

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

APN (s) or case numbers 280-100-014 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

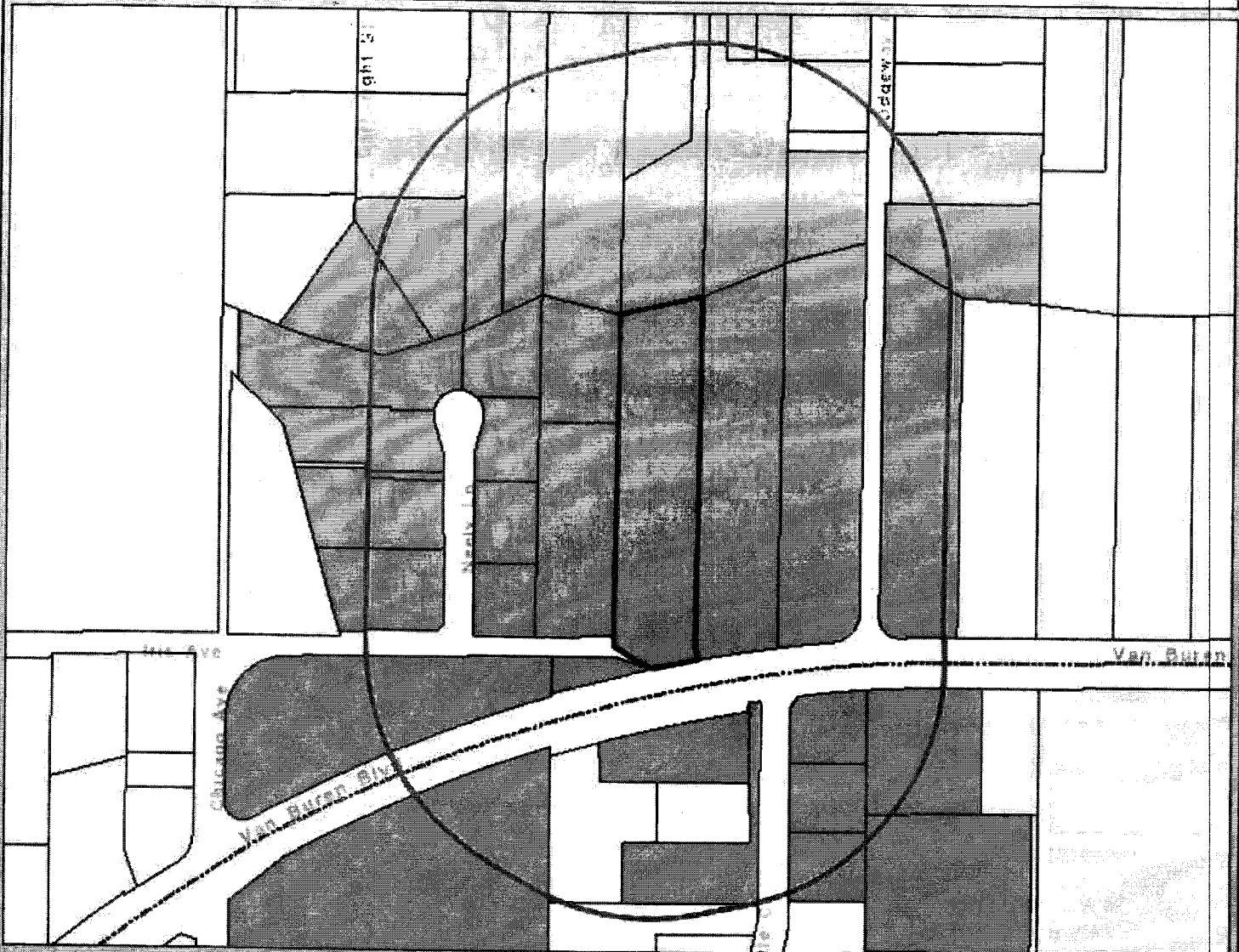
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502





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

# Riverside County GIS Mailing Labels

PM37402 / PP26337 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0

376

752 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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

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280080013  
EDUARDO M CUEVAS  
1182 W 2ND ST  
POMONA CA 91766

280100014  
FUSION GROUP  
15590 STONEY CREEK DR  
RIVERSIDE CA 92504

266020001  
MICHAEL S CONLEY  
15761 MARK TWAIN CT  
CORONA CA 92880

280080016  
MICHAEL C ROBINSON  
15761 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280090003  
ROBERT LEWIS HERN  
PATRICIA ANN HERN  
15762 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280080006  
STEPHEN HARLON LANE  
ROSE MARIE LANE  
15790 CARTWRIGHT DR  
RIVERSIDE CA. 92508

280080017  
JAMES G BRUMMELL  
DONNA SUE BRUMMELL  
15793 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280080005  
MARK F SCHULTE  
LAURA A SCHULTE  
15820 CARTWRIGHT DR  
RIVERSIDE CA. 92508

280080019  
JUDY I SHOWALTER  
15833 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280090004  
GERRI ALEXANDER  
15842 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280080004  
CARLOTTA HAMILTON  
15855 CARTWRIGHT DR  
RIVERSIDE CA. 92508

266020044  
WILLIAM P JOHNSTON  
HEATHER M JOHNSTON  
16020 LITTLE CT  
RIVERSIDE CA. 92508

266020045  
BERNARDINO R ARREDONDO  
JULIA F ARREDONDO  
16052 LITTLE CT  
RIVERSIDE CA. 92508

266020046  
STEVE L WILLIAMS  
GAYLE T WILLIAMS  
16092 LITTLE CT  
RIVERSIDE CA. 92508

280100002  
MARIO OROZCO  
MARIA DEL ROSARIO OROSCO OROSCO  
AMBROCIO OROZCO

18050 IRIS AVE  
RIVERSIDE CA. 92508

280100006  
JOHN M YOUNG  
LORRAINE M YOUNG  
18080 IRIS AVE  
RIVERSIDE CA. 92508

280080008  
PATRICIA LOVATO  
18101 HIBISCUS AVE  
RIVERSIDE CA. 92508

280100010  
WILBUR NORMAN  
CHERYL NORMAN  
18114 IRIS AVE  
RIVERSIDE CA. 92508

280100008  
DIANE M MCLAUGHLIN  
18124 IRIS AVE  
RIVERSIDE CA. 92508

280080010  
NORMAN RICKY CARDOZA  
18139 HIBISCUS AVE  
RIVERSIDE CA. 92508

280080012  
JERRY K LEE  
JULIEANN STEWART  
18163 HIBISCUS AVE  
RIVERSIDE CA 92508

280100003  
JANALEE BERG VALENSON  
18070 IRIS AVE  
RIVERSIDE CA. 92508

280100007  
MARIA AMELIA C MOLL  
18090 IRIS AVE  
RIVERSIDE CA. 92508

280100011  
RODNEY PAMPHILE  
DAWN ARCENEUX  
18110 IRIS AVE  
RIVERSIDE CA. 92508

280100009  
MICHAEL J HACKER  
JOYCE ANN HACKER  
18118 IRIS AVE  
RIVERSIDE CA. 92508

280100012  
LISA M HERNANDEZ  
LUIS A HERNANDEZ  
VICTORIA M HERNANDEZ

18134 IRIS AVE  
RIVERSIDE CA. 92508

280100013  
RAFAEL GARCIA ALVARADO  
18140 IRIS AVE  
RIVERSIDE CA. 92508

280080011  
JERRY K LEE  
18163 HIBISCUS AVE  
RIVERSIDE CA. 92508



280080014  
ANDREW SAFAI  
18197 HIBISCUS AVE  
RIVERSIDE CA. 92508

280100015  
ROBERT BARNEY WILKINS  
GLADYS JEWELL WILKINS  
18200 VAN BUREN BLV  
RIVERSIDE CA. 92508

280080015  
SYLVIA L ADEN  
18213 HIBISCUS AVE  
RIVERSIDE CA. 92508

266020022  
ROBERT L SCOFIC  
18233 VAN BUREN BLV  
RIVERSIDE CA. 92508

266020041  
RALSTON HUGH & PHYLLIS JEAN LIVING TRUST  
HUGH ALLEN RALSTON  
KATHLEEN LENDRA SMITH RALSTON

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

18265 VAN BUREN BLV  
RIVERSIDE CA 92508

266020061  
GRAND DESIGN INV  
JOHN C SUN  
HANGO K SUN

266020072  
MOHAMMAD M SADEGHIAN  
KLARA M SADEGHIAN  
3595 VAN BUREN BL STE 212  
RIVERSIDE CA 92503

3051 E WASHINGTON BLV  
LOS ANGELES CA 90023

280080009  
SCOTT J BELL  
4238 E MOHAVE LN  
BULLHEAD CITY AZ 86249

280110001  
NESHER FUNDING & ACQUISITIONS  
6360 VAN NUYS BLV NO 204  
VAN NUYS CA 91401

266020002  
MOHAMMAD M SADEGHIAN  
KLARA M SADEGHIAN  
P O BOX 55387  
RIVERSIDE CA 92517

280100016  
KREEDMAN FAMILY NO 4 LTD PT  
PO BOX 2586  
PALM DESERT CA 92261

280100005  
JOHN M YOUNG  
LORI M YOUNG  
PO BOX 52376  
RIVERSIDE CA 92517

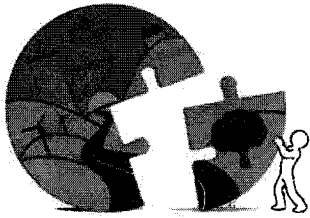
Loren Hanson  
15590 Stoney Creek Dr.  
Riverside, CA 92504

Luanne Bean, P.E.  
3161 Temescal Ave.  
Norco, CA 92860

City of Riverside  
3900 Main St.  
Riverside, CA 92522  
Attn: Planning Dept.

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

## NOTICE OF EXEMPTION

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

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

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

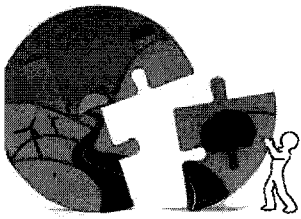
**Project Description:** Tentative Parcel Map No. 37402 is a Schedule "H" subdivision of 2.55 acres into two (2) parcels. The subdivision would create Parcel 1 at 1.00 gross acres and Parcel 2 at 1.55 gross acres. Plot Plan No. 26337 proposes a 6,480 square foot Child Day Care Center on Parcel 1. The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

Name of Public Agency Approving Project: Riverside County Planning Department

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

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15315-Minor Land Division and 15303-New Construction or Conversion of Small Structures)
- Statutory Exemption (\_\_\_\_\_)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

**Reasons why project is exempt:** The proposed Schedule "H" subdivision (TPM37402) map has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, Minor Land Divisions. This section specifically applies division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when divisions is in conformance with the General Plan and zoning, and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Section 15387 allows the Lead Agency, in this case the County of Riverside, to determine whether a particular area meets the criteria for an "Urbanized Area." For this project, given the project site's proximity to the City of Riverside, and frontage on Van Buren Boulevard, the County has determined that the project meets this minimum criteria for an "Urbanized Area" as described in more detail in the findings below: i. The project site is located seventy-six feet north of the centerline of Van Buren Boulevard, which is the jurisdictional boundary between Unincorporated Riverside County and the City of Riverside. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined due to the proximity of the project site to the City of Riverside, which has a density of approximately 4,000 persons per square mile, the project site is located within an urbanized area, thus meeting this criteria. ii. The project site must be zoned residential, commercial or industrial. The subject is located within the A-1-1 zone classification that allows for single-family dwelling units as a permitted by right use. iii. The land division must be for four or fewer parcels. The proposed map will subdivide an approximate 2.55 acre size into two parcels of one acre and 1.55 acre, intended for development a Child Day Care Center and single-family dwelling unit. iv. The land division must be in conformance with the General Plan and zoning. The proposed project land use designation is Rural Community Very Low Density Residential, with a one acre minimum. The zoning classification is Light Agriculture, which also has a one-acre lot minimum. The project meets the minimum requirements and standards of both the General Plan and Zoning Ordinance, therefore meeting this criteria. v. No Variances or exceptions can be part of this land division. The applicant is not requesting a variance or exception for the proposed project. vi. All services and access must be available to the project site. The project site will take direct access from Iris Avenue. All utilities can be provided to the site. Both parcels would be connected to sewer which has recently been installed in the area along Van Buren Boulevard. vii. The project site is not involved in a division of a larger parcel in the previous two years. No previous land division for this property has occurred in the last two years. viii. The project site does not have an average slope greater than 20 percent. The subject site is relatively flat with a gradual increase in elevation from the lowest point in the northwest corner of the parcel having an elevation of 1,542 feet, and a maximum elevation in the southeast corner of the parcel of 1,580, resulting in an average slope of approximately five percent. Therefore, the project would be consistent with the CEQA Exemption 15015. Additionally, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities and structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: i. One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project proposes to construct a single-family residence on Parcel 2. ii. A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The project is only proposing a Child Day Care Center and a single-family residence and not a duplex or similar multi-family residential structure. iii. A store, motel, office, restaurant and/or similar small commercial structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project is only proposing a Child Day Care Center and a single-family residence. The Child Day Care Center's square-footage would be 6,300 sqft. making it under the 10,000 sqft. for urbanized areas. iv. Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The project would benefit from the recent installation of a sewer system along Van Buren Boulevard due to a City of Riverside development project. v. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project would not propose any additional accessory structures for the proposed uses, except a garage for the single-family residence. vi. An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste. The proposed project would not be involved with any steam sterilization unit for the treatment of medical waste. Therefore, the project would be consistent with CEQA Exemption 15303. Section 15300.2 identifies exceptions to the Class 3 CEQA exemptions. The Project shall be and shall remain exempt except when: a) Location. Class 3 are qualified by consideration where a Project is to be located - a Project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, this class are considered to apply in all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The Project site is not located in an area that has been identified sensitive environment or in an area that has been mapped for hazards or environmental resources of concern. b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time. The Project would provide a Child Day Care Center and a one-family dwelling unit(s) uses that have been identified as permitted and allowable uses by the County's General Plan and Zoning Ordinance. Consistency and compliance with the General Plan and Zoning Ordinance intended and anticipated uses would not create a cumulative impact that was not previously identified and analyzed. c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project as a prevalent and permitted use in the County is not unusual. The Project design and conditions of approval will ensure that the Project would not have a significant effect on the environment. d) Scenic Highways. A categorical exemption shall not be used for a Project which may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. The Project site will not result in damage to any resources, nor located within or adjacent to a state scenic highway. e) Hazardous Waste Sites. A categorical exemption shall not be used for a Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project site is not located on an Identified Hazardous Waste Site. f) Historic Resources. A categorical exemption shall not be used for a Project which may cause a substantial adverse change in the significance of a historical resource. The Project proposes the construction of a Child Day Care Center on Parcel 1 and a one-family dwelling unit(s) on Parcel 2; on a vacant parcel of land. The Project will not have any effect on a historic resource. The Project would not trigger any of the above-mentioned exceptions and therefore, the Class 3 Categorical Exemption from CEQA would be appropriate.

**Tim Wheeler**

County Contact Person

**951-955-6060**

Phone Number

Signature

**Urban/Regional Planner**

Title

**November 4, 2019**

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA43054 ZCFG No. 06428 - \*\*SELECT\*\*

**FOR COUNTY CLERK'S USE ONLY**

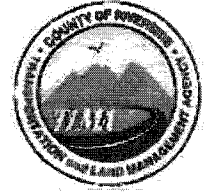
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**INVOICE (PLAN-CFG06428)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Loren Hanson

680 E Columbia Ave  
Riverside, Ca 92507

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



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

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06428	0452 - CF&G TRUST: RECORD FEES	\$50.00
<b>SUB TOTAL</b>		<b>\$50.00</b>

**TOTAL** \$50.00

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211