

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



ITEM: 1.6
(ID # 13454)

MEETING DATE:

Tuesday, September 22, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CUP200008, FIND THAT NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED BASED ON STATE CEQA GUIDELINES SECTION 15162 - Applicant: Tom Gregg (Platinum Collision Center) - Third Supervisorial District - Rancho California Area - Southwest Area Plan: Community Development: Commercial Retail (CD: CR) - Location: North of Benton Road, south of Thompson Road, east of Winchester Road, and west of Leon Road - 14.06 gross acres - Zoning: Specific Plan No. 106 (Dutch Village) - REQUEST: The proposed project is a request to allow for the operation of a collision center facility on Parcel 11 of the French Valley Common Shopping Center (PPT180016 & PM 37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. APN: 963-060-032. District 3. [Applicant Fees 100%]

ACTION: Consent

Charisa Leach, Assistant TLMA Director 9/10/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Jeffries 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: September 22, 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:

1. **RECEIVE AND FILE** the Planning Commission's Decision for the above-referenced case on September 2, 2020.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Conditional Use Permit No. 200008 is a proposal to allow for the operation of a 22,365 square foot collision center facility on Parcels 11 and 15 of the French Valley Commons Shopping Center (PPT180016 & PM37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition, a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. Conditional Use Permit No. 200008 was approved by the Planning Commission on September 2, 2020.

Board Action

The Planning Commission decision is final, and no action by the Board of Supervisors is required unless the applicant or any interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

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

ATTACHMENTS:

- A. Planning Commission Staff Report
- B. Planning Commission Minutes
- C. CUP200008 Exhibits



Jason Farin, Principal Management Analyst 9/16/2020



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2

Planning Commission Hearing: September 2, 2020

PROPOSED PROJECT

Case Number(s):	Conditional Use Permit No. 200008	Applicant(s): Tom Gregg – Platinum Collision Center
CEQA:	No Further Review Required	
Area Plan:	Southwest	
Zoning Area/District:	French Valley Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	963-060-032	

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 200008 is a proposal to allow for the operation of a 22,365 square foot collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

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

The project is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative

Declaration for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE CONDITIONAL USE PERMIT NO. 200008, 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:

Specific Plan:	Specific Plan No. 106 (Dutch Village) Planning Area 5b
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) and Open Space: Recreation (OS:R)
East:	Medium High Density Residential (MHDR)
South:	Business Park (BP) and Light Industrial (LI)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 284 – Quinta Do Lago)
East:	Specific Plan (SP 284 – Quinta Do Lago)
South:	Rural Residential (R-R), Specific Plan (SP - Quinta Do Lago, SP 265 – Borel Airpark Center)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
East:	Vacant land
South:	Single family residences, vacant land
West:	Commercial

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	14.06 parcel current parcel area 3.02 acre CUP area	No Requirement
Proposed Building Area (SQFT):	22,925 SF	N/A
Building Height (FT):	28' Maximum	50'-0" Maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto Repair/Service Shop	22,925 SF	1 space/150 SF	153	182
TOTAL:	22,925 SF		153	182

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	Yes – Lake Skinner
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5677
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley Airport Influence Area, Compatibility Zones B1 and C

PROJECT LOCATION MAP

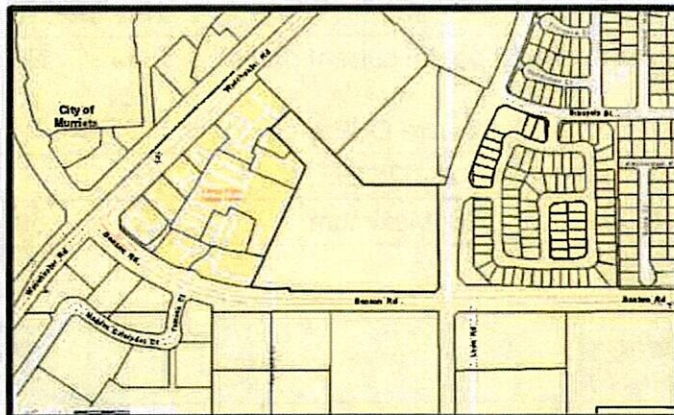


Figure 1: Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site has previously been approved for development through Plot Plan No. 180016 (PPT180016) and Tentative Parcel Map No. 37399 (PM37399). These approvals included development of a total of 138,495 square feet of building area amongst 15 buildings and subdivision of the current overall 14.06 acre parcel into 15 parcels. These prior applications were approved by the Board of Supervisors on September 25, 2018 and included a Mitigated Negative Declaration that analyzed the environmental impacts of that project.

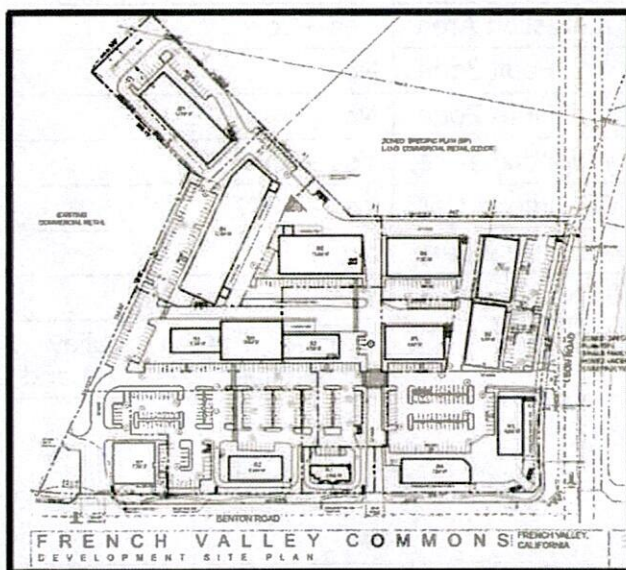


Figure 2: PPT180016

Conditional Use Permit No. 200008 was submitted on May 27, 2020. The current Conditional Use Permit would occupy the area covered by buildings B1 and B3 from the previous Plot Plan and parcels 11 and 15 of the Tentative Parcel Map. The Conditional Use Permit would develop building B1/parcel 11 for the collision center and would leave building B3/parcel 15 undeveloped for parking/vehicle storage.

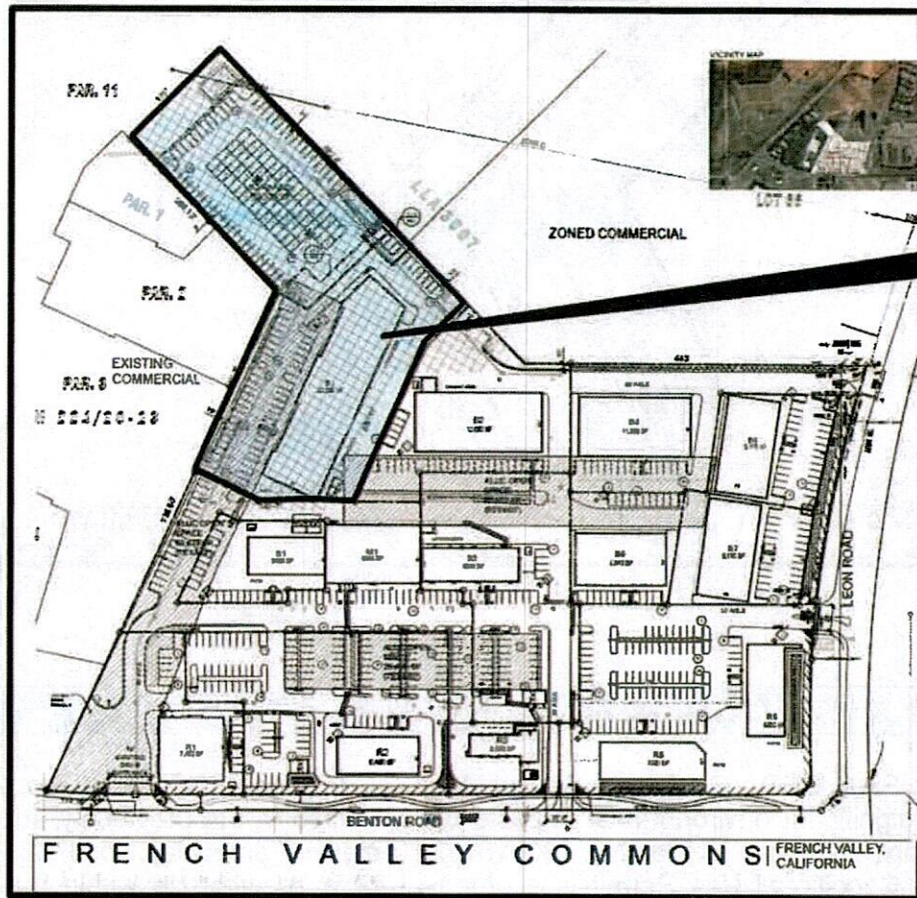


Figure 3: CUP200008

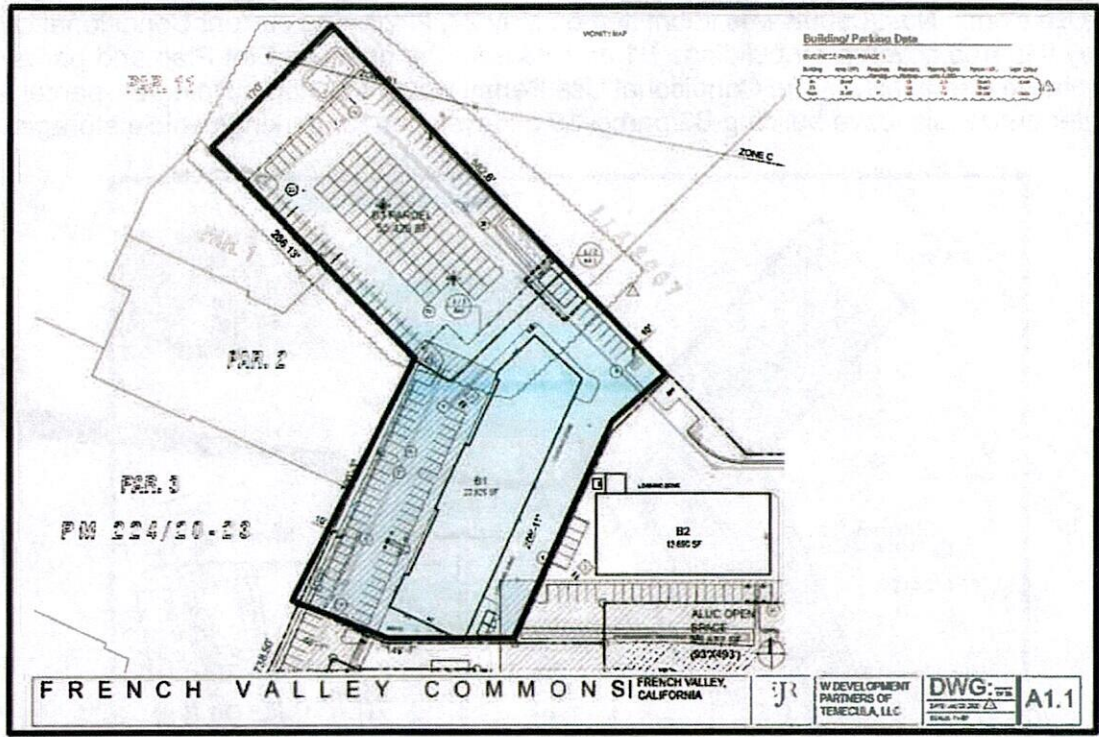


Figure 4: Detail of Project Site

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Conditional Use Permit No. 200008 will not result in any new significant environmental impacts not identified in the previously adopted Mitigated Negative Declaration (MND) for Plot Plan No. 180016 and Tentative Parcel Map No. 37399 (French Valley Commons). The Conditional Use Permit is a proposal for a specific use within the French Valley Commons. The proposed use of a collision center will not result in any substantial physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to the MND, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. The Conditional Use Permit is a proposal for a specific use within the French Valley Commons. The Conditional Use Permit would develop an area previously identified by the MND for development and would have the same impacts relative to the existing project site (i.e. biological resources, cultural resources, etc.) The Conditional Use Permit proposes a total building area of 22,365 square feet, which is less than the 22,925 approved with Plot Plan No. 180016. The Conditional Use Permit does not propose any greater peak or daily trips generated compared to what was previously analyzed for the French Valley Commons, especially since the Conditional Use Permit proposes to not construct building B3 that would result in a reduction in trips from what was previously analyzed. Any traffic related impacts from air quality, noise, greenhouse gas emissions, would also be the same or reduced from what was previously analyzed in the MND. The Conditional Use Permit proposed use as a collision center would not handle materials or generate emissions beyond the general manufacturing uses that were assumed within the MND.

As a collision center that would handle certain chemicals and generate emissions, these chemicals would be handled through standard existing regulations for handling and emissions that would not generate substantial emissions. Overall, the Conditional Use Permit would result in the same or reduced impacts from what was previously analyzed in the MND; and,

- b. The subject site was included within the project boundary analyzed in the MND; and,
- c. There are no changes to the mitigation measures included in the MND; and
- d. The Conditional Use Permit does not propose any substantial changes to the approved Plot Plan or Tentative Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

FINDINGS

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CD:CR) (0.20-0.35 FAR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed Conditional Use Permit would provide a service use for the surrounding community and would therefore be consistent with the Commercial Retail land use designation.
2. The project is also located within Specific Plan No. 106 (Dutch Village Specific Plan) which designates the site as Commercial Retail. The Conditional Use Permit proposes development that includes a collision center. This use is consistent with the land use designation of the Specific Plan of Commercial Retail as noted in the previous finding. The project is consistent with the applicable provisions of this Specific Plan.
3. The existing zoning is Scenic Highway Commercial (C-P-S), which is consistent with the General Plan land use designation of Commercial Retail. The proposed use of a collision center is a permitted use in the C-P-S zone since the C-P-S zone specifically permits automobile repair garages, body shops, spray painting shops. The Conditional Use Permit is consistent with the applicable development standards of the C-P-S zone as shown below in the Development Standards findings.

Entitlement Findings:

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

Conditional Use Permit

The following findings are required to approve the Conditional Use Permit, pursuant to the provisions of Section 18.28.D of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the Land Use findings.
2. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the project has been reviewed by County departments specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. As indicated previously in the Environmental Findings, the Conditional Use Permit would not result in any greater impacts to the environment than what was analyzed in the previous MND. The Conditional Use Permit proposed use of a collision center will be subject to a number of existing regulations regarding the storage and use of any hazardous materials that may be used and any potential air emissions that may be generated. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as area to the west of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the north and west of the proposed project are vacant uses and have been considered in the design of the project. Areas to the south of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual building aesthetics and landscaping where appropriate. Additionally, the proposed project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The previously approved Plot Plan and Tentative Parcel Map will improve Benton Road and Leon Road along its frontage. All other drainage improvements will be provided onsite to convey existing drainage patterns and to treat any onsite runoff prior to outlet.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The previous Plot Plan and Tentative Parcel Map and the current Conditional Use Permit propose a single building on a single parcel, so this situation does not exist for this project.

Development Standards Findings:

1. The proposed project is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) zone as detailed below.
 - a. *There is no minimum lot are required.* The Project site is comprised of Parcels 11 and 15 of the Tentative Parcel Map. Parcel 11 is 1.8 acres and Parcel 15 is 1.3 acres. The Project is consistent with this development standard.
 - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.* The proposed use will be located within building B1 which will have a maximum height of 28 feet. The Project complies with this development standard.
 - c. *Automobile parking shall be provided as required by Section 18.12.* The proposed use will be for an auto repair/service shop. Parking requirements for a standalone auto repair/service shop is one space/150 square feet, which would require 153 parking spaces. Based on this development standard five (5) of those spaces will need to be provided for electric vehicles. In addition, all electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. The applicant will be providing a total of 182 parking spaces. The Project complies with this development standard.
 - d. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
 - e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
 - f. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications for future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
 - g. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining*

property. The project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

Other Findings:

1. The project site is within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP 9.2 does not apply to the proposed project.
2. This project site is located within Criteria Cells 5677 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that no conservation was described for the project site through HAN180014.
3. This project is within the City of Temecula Sphere of Influence. The project was transmitted to the City of Temecula on June 30, 2020 and no comments have been received.
4. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. On August 13, 2020, ALUC found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

CONCLUSIONS:

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

PUBLIC HEARING NOTIFICATION AND OUTREACH

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

APPEAL INFORMATION

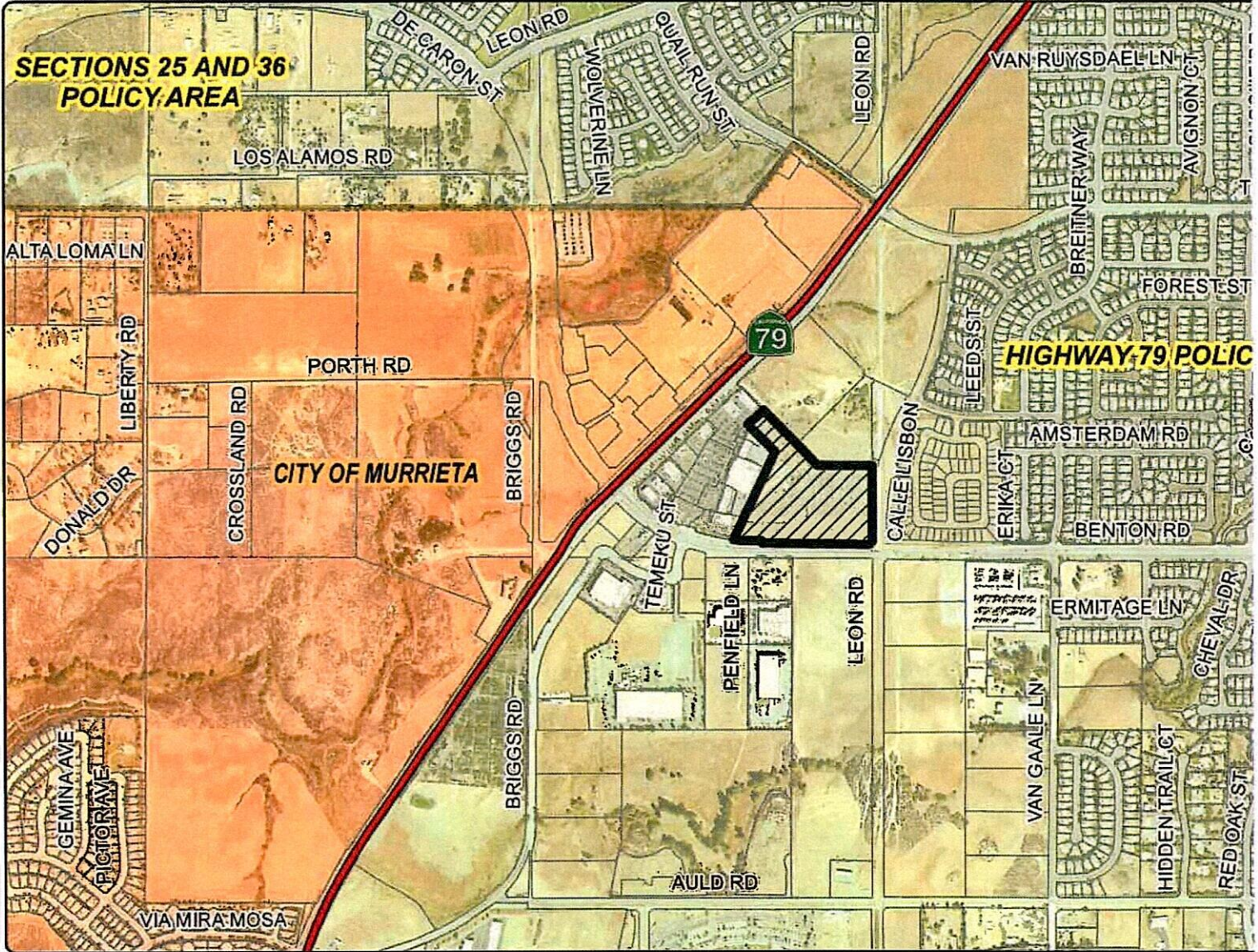
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671

(Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP200008

VICINITY/POLICY AREAS

Supervisor: Washington
District 3



Zoning Area: Rancho California



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may restrict the type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951985-3200 (Western County) or in Palm Desert at (760)960-6277 (Eastern County) or Website: <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

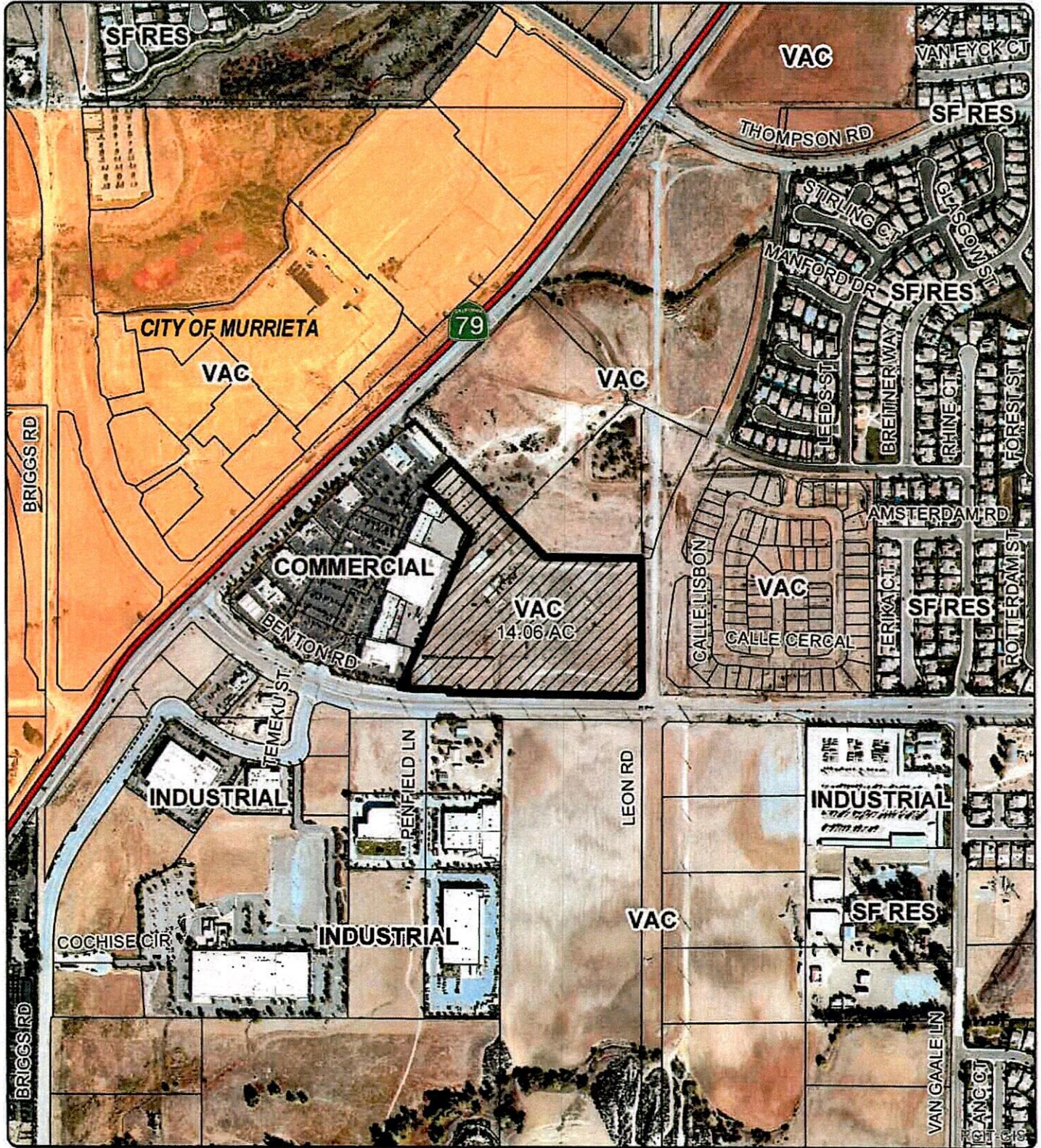
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LAND USE

Supervisor: Washington
District 3

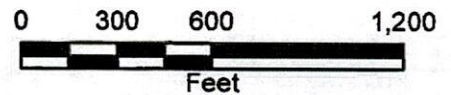
Date Drawn: 08/04/2020

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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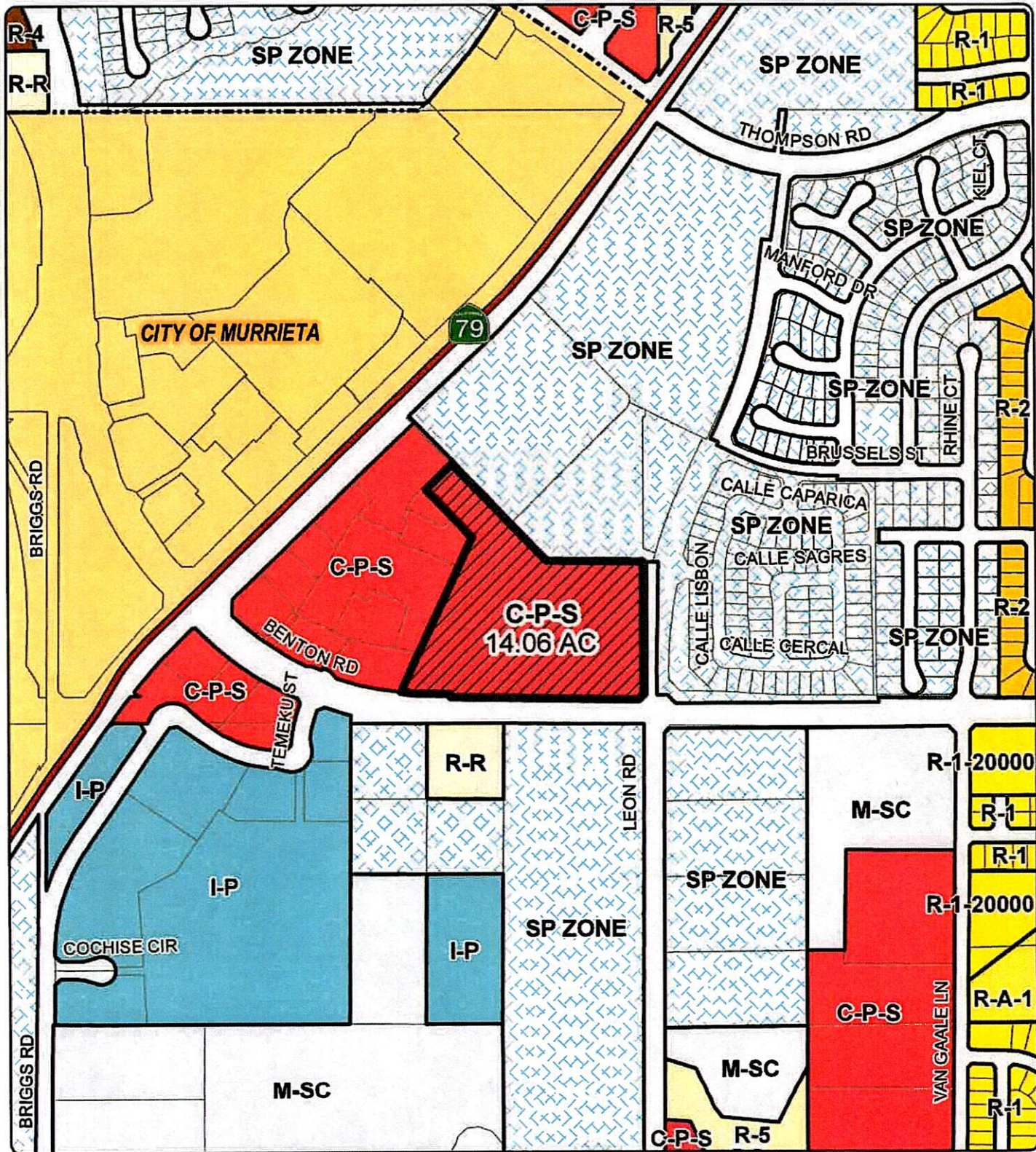
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200008

EXISTING ZONING

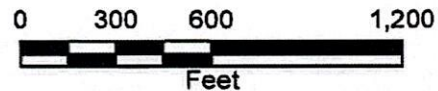
Supervisor: Washington
District 3

Date Drawn: 08/04/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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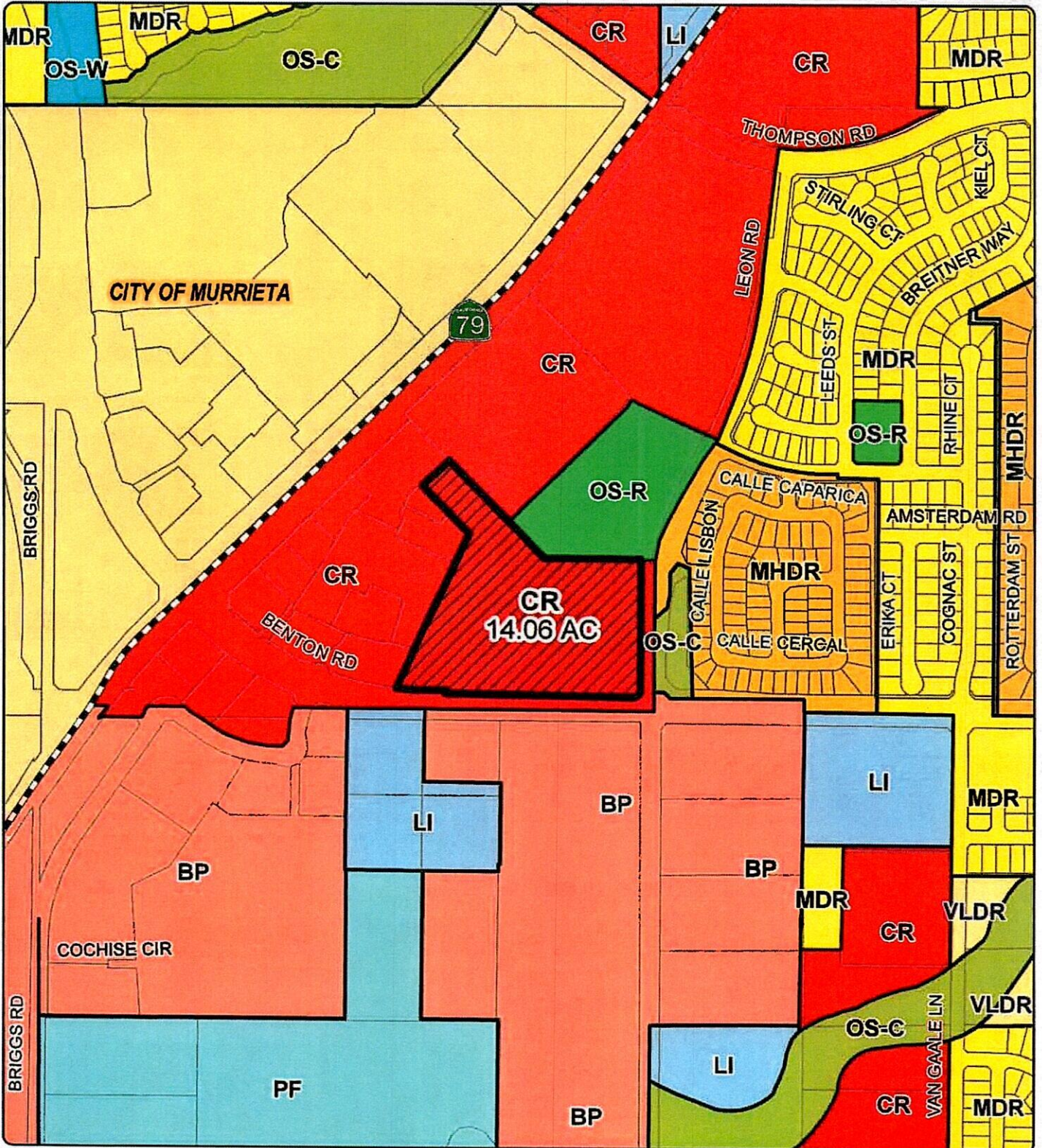
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP200008

EXISTING GENERAL PLAN

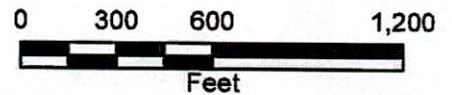
Supervisor: Washington
District 3

Date Drawn: 08/04/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen


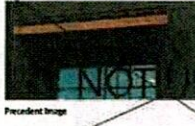
















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CARE: CUP20006
EXHIBIT: Colors & Materials
DATE: 06/07/20
PLANNER: Mira Morgan

LEGEND

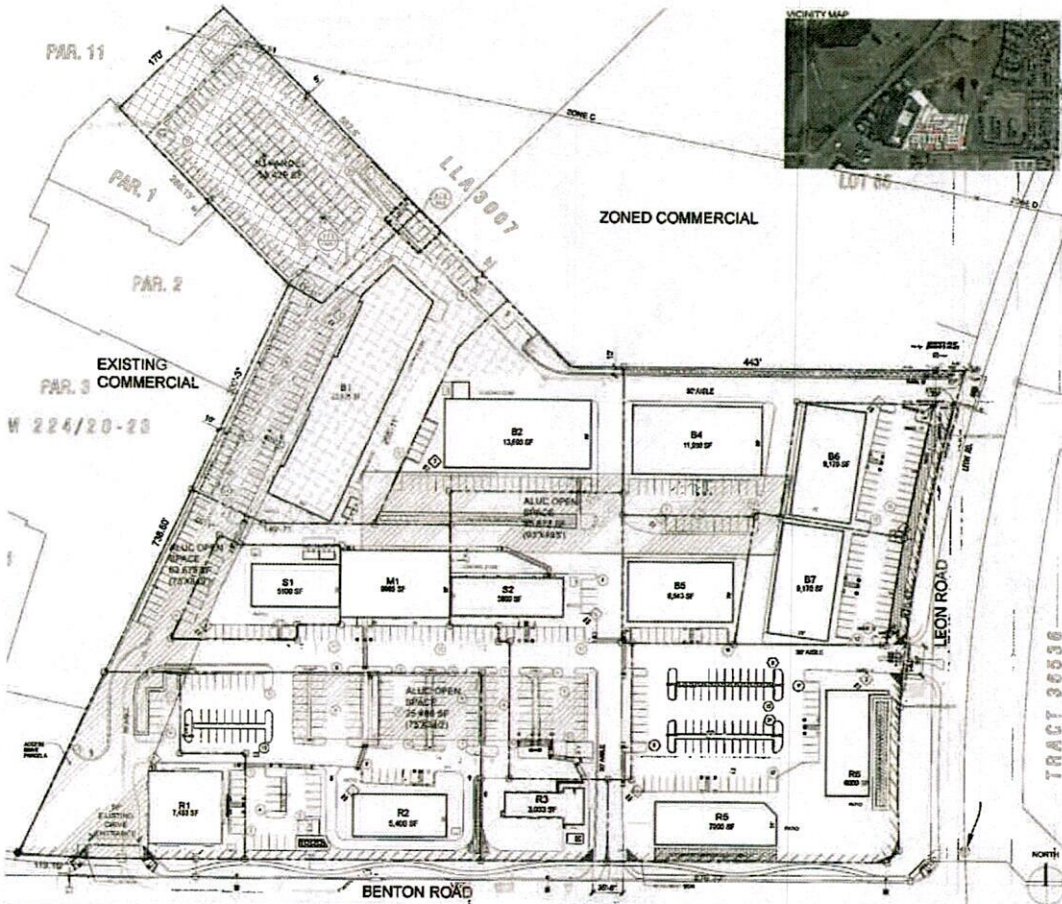
- Primary (Administrative/Professional)
- Secondary (Construction/Contractor)
- Material (Manufacturer/Manufacturer)
- Color (Color Name/Color Name)
- Material (Manufacturer/Manufacturer)
- Material (Manufacturer/Manufacturer)
- Material (Manufacturer/Manufacturer)
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- Material (Manufacturer/Manufacturer)
- Material (Manufacturer/Manufacturer)

- A Metal Seam Roof**

~~Standing Seam Metal Roof~~
~~Manufacturer: Bertrige Manufacturing or Equal~~
~~Color Name: Champagne~~
~~Color: Champagne~~
~~Color: Champagne~~
~~Color: Champagne~~
- B Heavy Timber Pop-out**

~~Heavy Timber Gl-in Beam & Stud~~
~~Color: Natural Stain~~
~~Color: Natural Stain~~
~~Color: Natural Stain~~
- C Foam Cornice with Sheet Metal Cap**

~~Foam with Sheet Metal Cap~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 2849~~
~~Color Name: Westchester Gray~~
- D Corrugated Metal Awning**

~~Corrugated Metal Awning~~
~~Color: Champagne~~
- E Faux Stone Wainscot 'A'**

~~Faux Stone Wainscot 'A'~~
~~Manufacturer: Cultured Stone by Boral~~
~~Product: Country Indegstone~~
~~Color: Aspen~~
- F Faux Stone Wainscot 'B'**

~~Faux Stone Wainscot 'B'~~
~~Manufacturer: Cultured Stone by Boral~~
~~Product: Country Indegstone~~
~~Color: Chertstone~~
- G Faux Wood Slat Panel System**

~~Faux Wood Slat Panel System~~
~~Manufacturer: Michia~~
~~Product: Vintage Wood~~
~~Color: Cedar~~
- H Horizontal Siding**

~~Horizontal Siding~~
~~Manufacturer: Boral~~
~~Product: Chained Siding~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7041~~
~~Color Name: White~~
- I Stucco Finish - SW 6000**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 6000~~
~~Color Name: Snowfl~~
- J Stucco Finish - SW 6750**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 6750~~
~~Color Name: Neutral~~
- K Stucco Finish - SW 6868**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 6868~~
~~Color Name: Sea-Ford~~
- J Stucco Finish - SW 7006**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7006~~
~~Color Name: Extra White~~
- L Stucco Finish - SW 7016**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7016~~
~~Color Name: Mistful Gray~~
- M Stucco Finish - SW 7103**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7103~~
~~Color Name: Whiteball~~
- N Stucco Finish - SW 7516**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7516~~
~~Color Name: Kismet White~~
- O Stucco Finish - SW 7567**

~~Stucco Finish~~
~~Paint: Sherwin Williams~~
~~Brand Number: SW 7567~~
~~Color Name: Nantucket Dove~~



LEGEND

- RED - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - FLOOD CONTROL DISTRICT COMMENTS
- DARK GREEN - REGIONAL PLANS & OPEN SPACE DISTRICT COMMENTS
- PINK - AIR QUALITY DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- DARK BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
- DARK RED - BIRTH & DEATH PLAN CHECK COMMENTS



Project Data **CUP 2008**

Project Address: Benton Road and Leon Road, French Valley, CA
 APN: 063-085-032
 PPT: 180018
 FPM: 37209
 Contact: Jen Rowchella (Owner Representative)
 EJR Group
 jen@ejrgroup.com
 925-250-7118
 Owner: Rob Mizez
 W Development Partners of Temecula, LLC

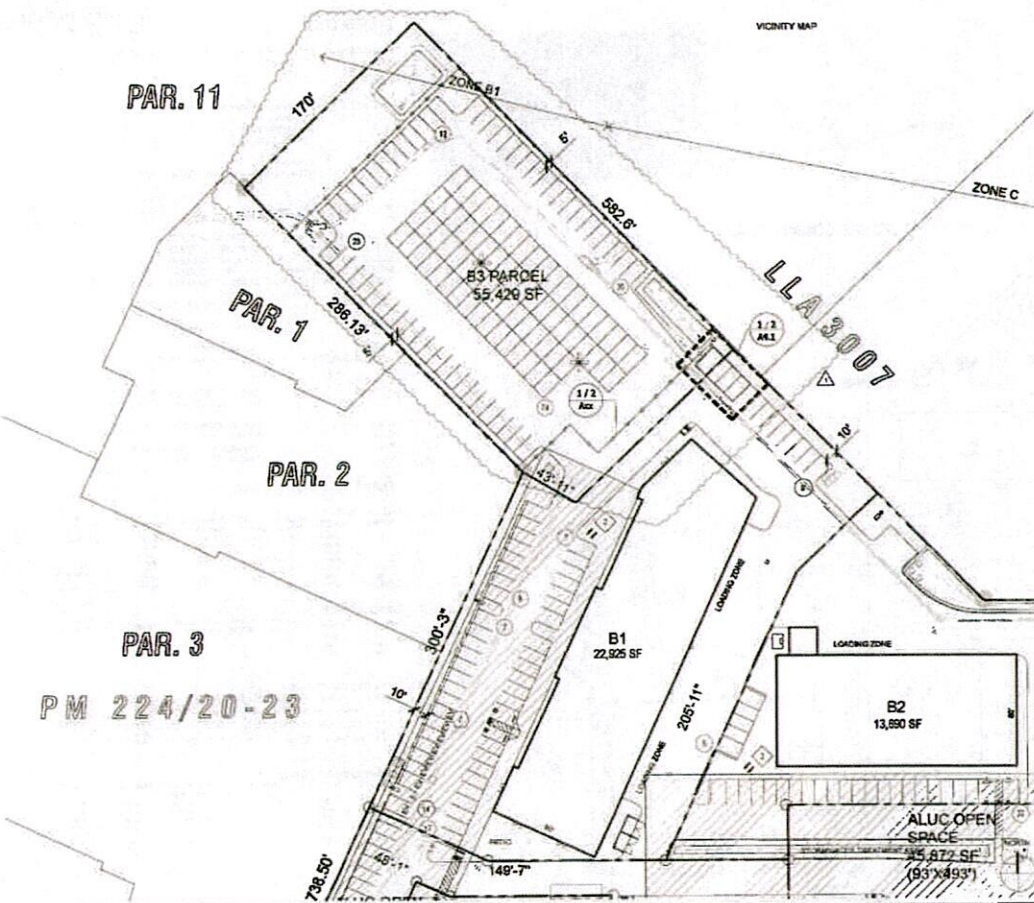
Site Data

RETAIL PHASE 1: 208,851 SF (4.74 AC)
 RETAIL PHASE 2: 78,118 SF (1.80 AC)
 BUSINESS PARK PHASE 1: 185,854 SF (4.27 AC)
 BUSINESS PARK PHASE 2: 121,823 SF (2.80 AC)
 PARCEL ACCESS DRIVE: 20,093 SF (0.45 AC)
 Totals: 612,405 SF (14.08 AC)

Jurisdiction: County of Riverside
 Zoning: Specific Plan (SP)
 Land Use Designation: Commercial Retail (CP, CR)
 Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWR ENGINEERING INC.
 Utility Company: SCE: Southern California Edison
 Cable Company: Frontier
 Water: Eastern Municipal Water District
 Gas: Southern California Gas

Building/ Parking Data

Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Percent (SF)	Max. Office
RETAIL PHASE 1:						
B1	8,246	88	88	8.8	30.88%	88
B2	8,246	88	88	8.8	30.88%	88
B3	8,246	88	88	8.8	30.88%	88
B4	8,246	88	88	8.8	30.88%	88
B5	8,246	88	88	8.8	30.88%	88
B6	8,246	88	88	8.8	30.88%	88
B7	8,246	88	88	8.8	30.88%	88
M1	8,246	88	88	8.8	30.88%	88
S1	8,246	88	88	8.8	30.88%	88
S2	8,246	88	88	8.8	30.88%	88
S3	8,246	88	88	8.8	30.88%	88
S4	8,246	88	88	8.8	30.88%	88
S5	8,246	88	88	8.8	30.88%	88
S6	8,246	88	88	8.8	30.88%	88
S7	8,246	88	88	8.8	30.88%	88
RETAIL PHASE 2:						
B8	7,812	82	82	8.2	29.11%	82
B9	7,812	82	82	8.2	29.11%	82
BUSINESS PARK PHASE 1:						
B10	20,093	211	211	10.5	36.21%	211
BUSINESS PARK PHASE 2:						
B11	121,823	1278	1278	10.5	36.21%	1278
B12	121,823	1278	1278	10.5	36.21%	1278
B13	121,823	1278	1278	10.5	36.21%	1278
B14	121,823	1278	1278	10.5	36.21%	1278
B15	121,823	1278	1278	10.5	36.21%	1278
B16	121,823	1278	1278	10.5	36.21%	1278
B17	121,823	1278	1278	10.5	36.21%	1278
B18	121,823	1278	1278	10.5	36.21%	1278
B19	121,823	1278	1278	10.5	36.21%	1278
B20	121,823	1278	1278	10.5	36.21%	1278
B21	121,823	1278	1278	10.5	36.21%	1278
B22	121,823	1278	1278	10.5	36.21%	1278
B23	121,823	1278	1278	10.5	36.21%	1278
B24	121,823	1278	1278	10.5	36.21%	1278
B25	121,823	1278	1278	10.5	36.21%	1278
B26	121,823	1278	1278	10.5	36.21%	1278
B27	121,823	1278	1278	10.5	36.21%	1278
B28	121,823	1278	1278	10.5	36.21%	1278
B29	121,823	1278	1278	10.5	36.21%	1278
B30	121,823	1278	1278	10.5	36.21%	1278
B31	121,823	1278	1278	10.5	36.21%	1278
B32	121,823	1278	1278	10.5	36.21%	1278
B33	121,823	1278	1278	10.5	36.21%	1278
B34	121,823	1278	1278	10.5	36.21%	1278
B35	121,823	1278	1278	10.5	36.21%	1278
B36	121,823	1278	1278	10.5	36.21%	1278
B37	121,823	1278	1278	10.5	36.21%	1278
B38	121,823	1278	1278	10.5	36.21%	1278
B39	121,823	1278	1278	10.5	36.21%	1278
B40	121,823	1278	1278	10.5	36.21%	1278
B41	121,823	1278	1278	10.5	36.21%	1278
B42	121,823	1278	1278	10.5	36.21%	1278
B43	121,823	1278	1278	10.5	36.21%	1278
B44	121,823	1278	1278	10.5	36.21%	1278
B45	121,823	1278	1278	10.5	36.21%	1278
B46	121,823	1278	1278	10.5	36.21%	1278
B47	121,823	1278	1278	10.5	36.21%	1278
B48	121,823	1278	1278	10.5	36.21%	1278
B49	121,823	1278	1278	10.5	36.21%	1278
B50	121,823	1278	1278	10.5	36.21%	1278
B51	121,823	1278	1278	10.5	36.21%	1278
B52	121,823	1278	1278	10.5	36.21%	1278
B53	121,823	1278	1278	10.5	36.21%	1278
B54	121,823	1278	1278	10.5	36.21%	1278
B55	121,823	1278	1278	10.5	36.21%	1278
B56	121,823	1278	1278	10.5	36.21%	1278
B57	121,823	1278	1278	10.5	36.21%	1278
B58	121,823	1278	1278	10.5	36.21%	1278
B59	121,823	1278	1278	10.5	36.21%	1278
B60	121,823	1278	1278	10.5	36.21%	1278
B61	121,823	1278	1278	10.5	36.21%	1278
B62	121,823	1278	1278	10.5	36.21%	1278
B63	121,823	1278	1278	10.5	36.21%	1278
B64	121,823	1278	1278	10.5	36.21%	1278
B65	121,823	1278	1278	10.5	36.21%	1278
B66	121,823	1278	1278	10.5	36.21%	1278
B67	121,823	1278	1278	10.5	36.21%	1278
B68	121,823	1278	1278	10.5	36.21%	1278
B69	121,823	1278	1278	10.5	36.21%	1278
B70	121,823	1278	1278	10.5	36.21%	1278
B71	121,823	1278	1278	10.5	36.21%	1278
B72	121,823	1278	1278	10.5	36.21%	1278
B73	121,823	1278	1278	10.5	36.21%	1278
B74	121,823	1278	1278	10.5	36.21%	1278
B75	121,823	1278	1278	10.5	36.21%	1278
B76	121,823	1278	1278	10.5	36.21%	1278
B77	121,823	1278	1278	10.5	36.21%	1278
B78	121,823	1278	1278	10.5	36.21%	1278
B79	121,823	1278	1278	10.5	36.21%	1278
B80	121,823	1278	1278	10.5	36.21%	1278
B81	121,823	1278	1278	10.5	36.21%	1278
B82	121,823	1278	1278	10.5	36.21%	1278
B83	121,823	1278	1278	10.5	36.21%	1278
B84	121,823	1278	1278	10.5	36.21%	1278
B85	121,823	1278	1278	10.5	36.21%	1278
B86	121,823	1278	1278	10.5	36.21%	1278
B87	121,823	1278	1278	10.5	36.21%	1278
B88	121,823	1278	1278	10.5	36.21%	1278
B89	121,823	1278	1278	10.5	36.21%	1278
B90	121,823	1278	1278	10.5	36.21%	1278
B91	121,823	1278	1278	10.5	36.21%	1278
B92	121,823	1278	1278	10.5	36.21%	1278
B93	121,823	1278	1278	10.5	36.21%	1278
B94	121,823	1278	1278	10.5	36.21%	1278
B95	121,823	1278	1278	10.5	36.21%	1278
B96	121,823	1278	1278	10.5	36.21%	1278
B97	121,823	1278	1278	10.5	36.21%	1278
B98	121,823	1278	1278	10.5	36.21%	1278
B99	121,823	1278	1278	10.5	36.21%	1278
B100	121,823	1278	1278	10.5	36.21%	1278



Building/ Parking Data

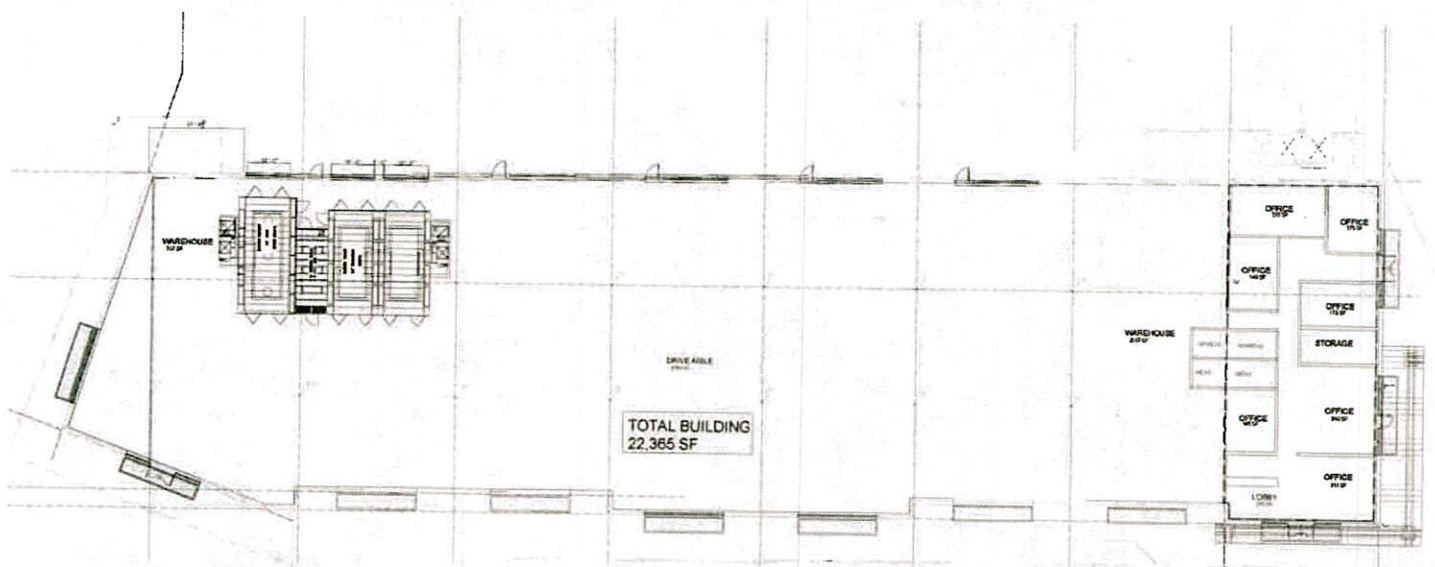
BUSINESS PARK PHASE 1:

Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio	Parcel (S/T)	Max. Office
B1	22,925	41	19	2.1	26.426	13,850
B2	13,850	25	12	2.1	13.850	13,850
Total	36,775	66	31	2.1	40.276	27,700

CASE: CUP2008
 COUNTY: Santa Clara
 DATE: 06/09/09
 PLANNER: C. Erickson

- LEGEND**
- 1. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 2. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 3. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 4. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 5. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 6. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 7. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 8. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 9. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)
 - 10. Environmental Impact Report (EIR) - Environmental Impact Report (EIR) - Environmental Impact Report (EIR)

CUP 2008



TOTAL BUILDING
22,365 SF

TOTAL OFFICE
2,655 SF

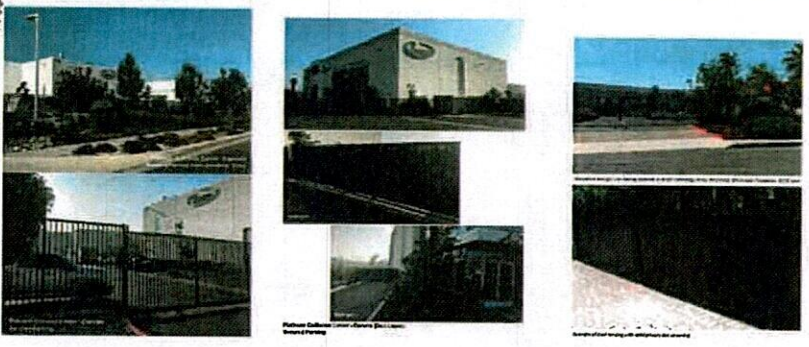
Building Breakdown	
	SF
Office	1,411
Lobby	200
Drive Aisle	4,384
Service	12,042
Warehouse	3,304

CASE: CUP20006
 EXHIBIT: Fence and Lig
 DATE: 08/05/20
 PLANNER: D Bradford

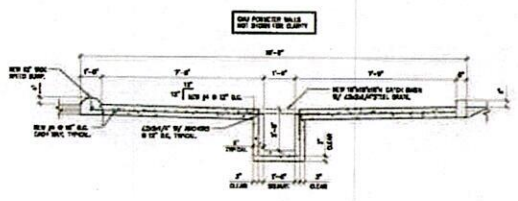
- LEGEND**
- PLANNING DEPARTMENT COMMENTS
 - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - DEPT. OF PUBLIC WORKS DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS

Item	Qty	Project Reference #	Material/Type	Description	Notes
2	1	19-103-13-066-3-400-000-000-000	Postage Inc. 8.5" diameter, 3.5" diameter	Postage Inc. 8.5" diameter, 3.5" diameter	

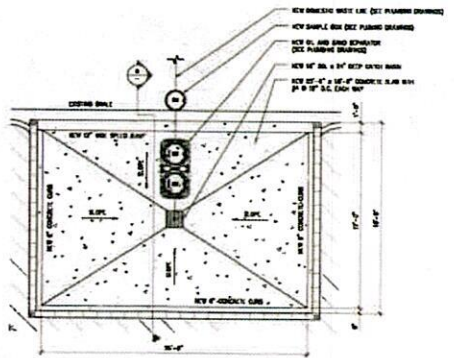
2 Pole Lights at Parcel B3



1 Metal Fence Imagery



CAR WASH SECTION



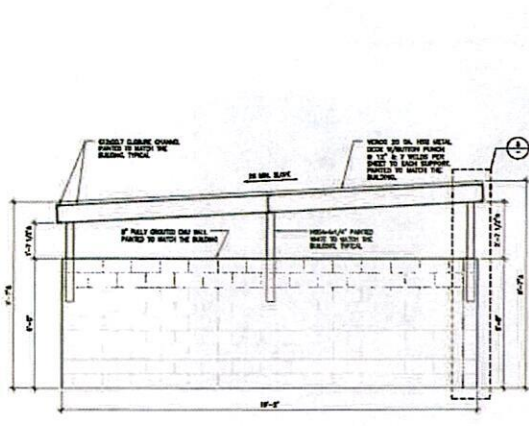
CAR WASH PLAN

FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 DETAILS

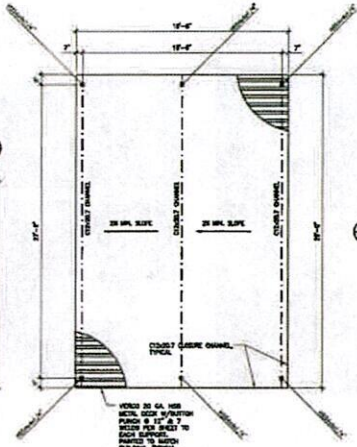
W DEVELOPMENT PARTNERS OF TEMECULA, LLC
 DWG: A4.2
 DATE: JULY 20, 2020
 SCALE: NTS

LEGEND

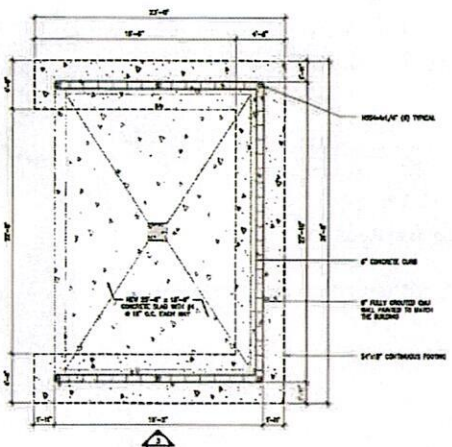
- PLANNING DEPARTMENT COMMENTS
- ENVIRONMENTAL AGENCY COMMENTS
- TRANSPORTATION DEPARTMENT COMMENTS
- PLANNING DEPARTMENT COMMENTS
- ENVIRONMENTAL AGENCY COMMENTS
- TRANSPORTATION DEPARTMENT COMMENTS



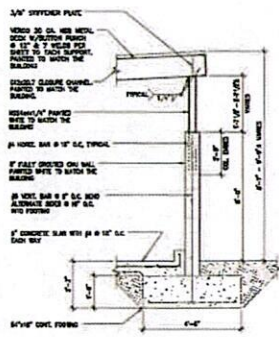
WASH BAY ENCLOSURE ELEVATION 3



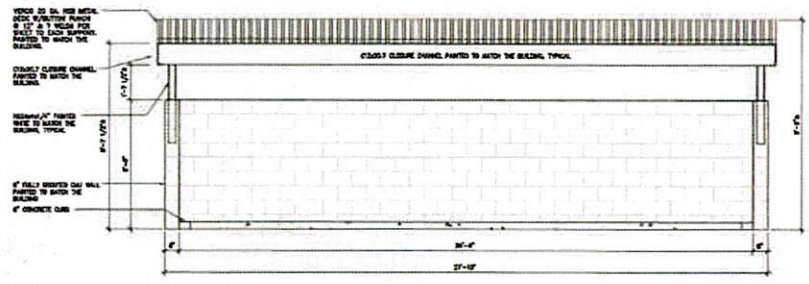
WASH BAY ENCLOSURE ROOF PLAN 2



WASH BAY ENCLOSURE PLAN 1



WASH BAY ENCLOSURE WALL SECTION 5



WASH BAY ENCLOSURE ELEVATION 4



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

Juan C. Perez
Agency Director



08/24/20, 9:11 am

CUP200008

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP200008. 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 (CUP200008) 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

Conditional Use Permit No. 200008 is a proposal to allow for the operation of a collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

Advisory Notification. 3 AND - Design Guidelines

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

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Exhibit A (Site Plan), dated August 6, 2020.
Exhibit B (Building Elevations), date May 2020

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

- Exhibit B (Wash Bay Elevations), dated August 6, 2020
- Exhibit C (Floor Plans), dated August 6, 2020.
- Exhibit G (Conceptual Grading Plan), dated August 6, 2020.
- Exhibit M (Colors and Materials), dated August 6, 2020.
- Exhibit W (Wall and Fencing Plan), dated August 6, 2020.

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)
 - 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. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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 CUP200008 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CUP200008, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for related projects (CUP0377 and PM37399) and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

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.

E Health. 2 Gen - Custom

PPT180016/PM37399 is proposed potable water service and sanitary sewer service from Eastern Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

Planning

Planning. 1 Gen - ADA Parking Spaces

A minimum of 5 accessible parking spaces 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 licence plates issued for physically handicapped persons may be towed away at owners 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.

Planning. 2 Gen - AQMD Permit

All permitting requirements from the AQMD for the proposed Collision Center shall be updated as required by the AQMD.

Planning. 3 Gen - Business Licensing

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 Gen - Causes for Revocation (cont.)

Planning. 4 Gen - Causes for Revocation

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

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

then this permit shall be subject to revocation procedures.

Planning. 5 Gen - Ceased Operations

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

Planning. 6 Gen - Electric Vehicle Parking

Five (5) parking spaces are required to be designated for electric vehicle parking with including charging stations.

Planning. 7 Gen - Human Remains

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. 8 Gen - Permit Expiration

This approved permit shall be used within eight (8) 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 eight (8) 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.

Planning. 9 Gen - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **Gen - Unanticipated Resources (cont.)**

Planning. 10 **Gen - 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 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.

Transportation

Transportation. 1 **LSP - Landscape Requirement**

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 LSP - Landscape Requirement (cont.)

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 Traffic Study Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Winchester Road (SR-79) (NS) at:
 Via Mira Mosa-Auld Road (EW)
 Benton Road (EW)
 Max Gillis Boulevard-Thompson Road (EW)
 Jean Nicholas Road-Skyview Road (EW)
 Pourroy Road-Whisper Heights Road (EW)

Pourroy Road (NS) at:
 Thompson Road (EW)
 Benton Road (EW)

West Access-Penfield Road (NS) at:
 Benton Road (EW)

East Access NS) at:
 Benton Road (EW)

Leon Road (NS) at:
 North Access-Via Quinta Do Reyes (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

Traffic Study Conditions (cont.)

South Access (EW)

Benton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

For more information regarding the public work bidding requirements please visit the following link:

<http://rctlma.org/tran s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works- Bidding-Requirements>.

Transportation. 3

TRANS GENERAL CONDITIONS

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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

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

3. If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

4. Ramps shall be constructed at 4 way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

5. Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 TRANS GENERAL CONDITIONS (cont.)

Policies and Guidelines from the Transportation Department Web site: [http://rctlma.org/trans/General-Information/Pamphlets Brochures](http://rctlma.org/trans/General-Information/Pamphlets%20Brochures)

6. 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.

7. The street design and improvement concept of this project shall be coordinated with PM37399.

8. 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.

Waste Resources

Waste Resources. 1 Gen - Custom

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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

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

For more information, please visit:

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

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

of the project.

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

Plan: CUP200008

Parcel: 963060032

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 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.

060 - BS-Grade. 3 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 for additional information and requirements.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

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

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All grading permits shall implement the conditions of approval of Plot Plan No. 180016.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

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

Planning-EPD

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

Plan: CUP200008

Parcel: 963060032

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey (co 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.

060 - Planning-EPD. 2 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.

Survey

060 - Survey. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

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

Plan: CUP200008

Parcel: 963060032

60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1 CREDIT/REIMBURSEMENT 4 IMP (cont.) Not Satisfied
Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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

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

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (USE Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on line at: www.rcflood.org/npdes. The following comments must be addressed with the final WQMP.

1. At the northwesterly corner of the site adjacent to proposed Building 15 there is an existing 54" RCP that receives surface runoff from the east. Additionally, there is an interim detention basin associated with development of Tract 36536 to the east. Currently in process are plans for final design of this detention basin (see attached sheet 8 of RCFCWCD Drawing 7 0541). The primary outlet of the basin drains to the northwest, however, it appears that the secondary spillway of the basin will be located directly adjacent to and easterly of Building 15. The applicant shall demonstrate that the emergency spillway flows and other tributary flows from the area adjacent to the basin can enter the existing 54" RCP given the proposed site layout, ensuring that Building 15 and adjacent structures will be free from flooding. This can be addressed with the submittal of the final WQMP.

2. In Appendix 1, the WQMP Site Plan (DMA Map) shows a detail for the Bioretention Basins. The detail shows 10" of ponded water above the soil media. Note that per the LID Handbook referenced below, ponding is limited to 6". The detail shows the soil media depth at 18", which is the minimum allowed. Note that 36" of soil media is the maximum allowed for volume calculation purposes. Increasing the media depth will help offset the reduction of ponded depth from 10" to 6". The applicant shall revise the design to comply with the LID Handbook. This can be addressed with the submittal of the final WQMP.

3. In Appendix 7, hydromodification calculations, please note that currently all project DMAs flow into BMP 27, while only DMA 27 is required to be treated by BMP 27. 1) There appears to be only one POC for this project, POC 1. The applicant shall review page 17 of Appendix G of the Santa Margarita Region Hydromodification Management Plan for the definition of Point of Compliance. 2) Treated flows that exit a BMP, should not be designed to mix with un treated stormwater flows. This may lead to flooding of the downstream BMP, e.g. BMP 27, and therefore may likely create short circuiting of the

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

BS-Grade

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

reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

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

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 Gen - Compliance with PPT180016 Not Satisfied

All building permits shall implement the conditions of approval of Plot Plan No. 180016.

080 - Planning. 2 Gen - Electric Vehicles Not Satisfied

Building plans shall show compliance with electrical vehicle Ordinance Section 18.12.c of Ordinance No. 348, or as otherwise may be approved as allowed per Ordinance No. 348.

080 - Planning. 3 Gen - Fee Balance Not Satisfied

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

Survey

080 - Survey. 1 CORNER CUT BACK Not Satisfied

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

2. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

080 - Survey. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Survey

080 - Survey. 2 PRIOR TO ROAD CONSTRUCT (cont.) Not Satisfied
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.

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 Benton Road.
2. Street lights.
3. Traffic signals per the traffic condition of approval.
4. Street sweeping.

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

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

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPE COMMON AREA Not Satisfied

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 LANDSCAPE COMMON AREA (cont.) Not Satisfied

Prior to issuance of building permits, the project proponent shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

080 - Transportation. 5 LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 6 LANDSCAPE PLOT PLAN/PERMIT REQUIRED Not Satisfied

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

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

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

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department,

Plan: CUP200008

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 LANDSCAPE PLOT PLAN/PERMIT REQUIRED (cont.) Not Satisfied

Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 7 LANDSCAPING PROJECT SPECIFIC Not Satisfied

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

080 - Transportation. 8 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) 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 Benton Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 9 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 10 Traffic Study Signal Design Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR 79) (NS) at Benton Road (EW) – signal modification

Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road – signal modification

West Access Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 11 Traffic Study Geometrics Not Satisfied

The intersection of West Access Penfield Road (NS) at Benton Road (EW) shall be signalized and improved to provide the following geometrics:

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Traffic Study Geometrics (cont.)

Not Satisfied

Northbound: one shared left turn/through lane/right turn lane
Southbound: one shared left turn/through lane, one right turn lane
Eastbound: one left turn lane, one through lane, one shared through/right turn lane
Westbound: one left turn lane, one through lane, one shared through/right turn lane

The intersection of East Access (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one right turn lane
Eastbound: one through lane
Westbound: one through lane, one shared through/right turn lane

NOTE:

This access shall be restricted to right in/right out turning movements. Appropriate channelization shall be provided by the project proponent.

The intersection of Winchester Road (SR 79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, and one shared through/right turn lane
Southbound: one left turn lane, two through lanes
Eastbound: N/A
Westbound: two left turn lanes, one right turn lane

NOTE:

The project proponent shall obtain an encroachment permit from Caltrans, District 8.

The intersection of Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane, and one shared through/right turn lane
Southbound: one left turn lane, two through lanes, one right turn lane
Eastbound: one left turn lane, one through lane, two right turn lanes
Westbound: one left turn lane, one shared through/right turn lane

NOTE:

The project proponent shall obtain an encroachment permit from Caltrans, District 8.

or as approved by the Transportation Department.

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

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

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 Traffic Study Geometrics (cont.) Not Satisfied

080 - Transportation. 12 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955 6800 for additional information.

080 - Transportation. 13 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Satisfied

Trash Enclosures - prior to building permit issuance

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

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

080 - Waste Resources. 2 Gen - Waste Recycling Plan Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

Plan: CUP200008

Parcel: 963060032

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Gen - Waste Recycling Plan (cont.) Satisfied

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 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 Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of five (5) accessible parking spaces 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 90 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 the 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.

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Accessible Parking (cont.) Not Satisfied

090 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to building permit final inspection, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so any outstanding fees shall be paid by the applicant/developer.

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 Benton Road.
2. Street-lights
3. Traffic signals per the traffic condition of approval.
4. Street sweeping

090 - Transportation. 2 EXISTING MAINTAINED Not Satisfied

Benton Road along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter located 55 feet from centerline to curb line, 8" curbed landscape median, and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half width dedicated right of way in accordance with County Standard No. 91, Ordinance 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.
2. The easterly driveway shall be right in and right out only and shall be constructed per County Standard No. 207-A, Ordinance 461.
3. Raised curb median along project boundary shall be constructed at centerline per County Standard No. 113, Ordinance 461 to prohibit left turn movements.

090 - Transportation. 3 LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

090 - Transportation. 4 LANDSCAPE INSPECTION REQUIRED Not Satisfied

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 **LANDSCAPE INSPECTION REQUIRED (cont.)** Not Satisfied

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

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

090 - Transportation. 5 **LANDSCAPING COMM/IND** 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 Leon Road and Benton Road. 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. 6 **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 Benton Road.

090 - Transportation. 7 **R & B B D** Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 8 **STREETLIGHTS INSTALL** Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 STREETLIGHTS INSTALL (cont.) Not Satisfied
associated with this development where the developer is seeking Building Final Inspection
(Occupancy).

090 - Transportation. 9 Traffic Study - Signal Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR 79) (NS) at Benton Road (EW) – signal modification

Winchester Road (SR 79) (NS) at Max Gillis Road Thompson Road – signal modification

West Access Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

The project proponent shall interconnect the traffic signal at Temeku Street (NS) at Benton Road (EW) to the signal at West Access Penfield Road (NS) and Benton Road (EW). Interconnect shall utilize fiber connections.

or as approved by the Transportation Department.

090 - Transportation. 10 UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 11 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to register the project with the Transportation Department's Business Registration Division.

Plan: CUP200008

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 WQMP REGISTRATION Not Satisfied (cont.) Not Satisfied

090 - Transportation. 13 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 14 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 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied
Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

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

090 - Waste Resources. 3 Gen - Waste Reporting Form and Receipts Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: June 30, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
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. Airport Land Use Commission
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Thornhill
Riv. Co. Airport Land Use Commission
Temecula Sphere of Influence

Temecula Valley Unified
CALTRANS District # 8
Eastern Municipal Water District (EMWD)

CONDITIONAL USE PERMIT NO. 200008 - CEQ# 200030 – Applicant: Tom Gregg (Platinum Collision Center) - Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Benton Road, south of Thompson Road, east of Winchester Road, and west of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposed project is a request to allow for the operation of a collision center facility on Parcel 11 of the French Valley Common Shopping Center (PPT180016 & PM 37399). The 22,365 square foot facility includes approximately 2,780 square feet of office space and approximately 19,585 square feet of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately ten (10') feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. APN: 963-060-032. **BBID: 252-595-214**

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*

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 Management 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 meeting on June 25, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

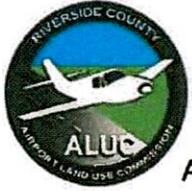
DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 20, 2020

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

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

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

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1102FV20
Related File Nos.: CUP200008 (Conditional Use Permit)
Compatibility Zone: Zones B1 and C
APNs: 963-060-032

Dear Ms. Bradford:

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP200008 (Conditional Use Permit), a proposal to establish an auto collision repair facility within a 22,925 square foot commercial building (approved building B1) and construct a 560 square foot wash bay on a 1.62 acre parcel, and a 122 parking stall vehicle storage yard on an adjoining 1.28 acre parcel (replacing approved 13,917 square foot commercial building B3), located northerly of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, places of worship, critical community infrastructure facilities, aboveground bulk storage of more than 6,000 gallons of hazardous or flammable materials, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings.
 4. Prior to recordation of a final map or issuance of building permits, whichever comes first, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
 5. The proposed infiltration basin shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the infiltration basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy, including 48 hours drawdown, steep slopes (steeper than 3:1), avoid landscaping or provide appropriate landscaping reviewed by a qualified biologist that will not be attractive to hazardous wildlife and adequately maintained, and consider the use of covers.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

6. Buildings shall be limited to a maximum top point elevation of 1,382 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service for any building whose top point elevation exceeds the runway elevation by more than one foot for every 100 feet of distance from the northerly end of the runway at French Valley Airport.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

7. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. This project has been evaluated as 16,406 square feet of repair area, 3,304 square feet of warehouse area, 1,521 square feet of office area, 200 square feet of lobby area, 100 square feet of storage area, and a 560 square foot wash bay. Any increase in building area, change in use to any use other than offices, repair or warehousing, or modification of the lot lines and areas will require an amended ALUC review to evaluate consistency with the ALUCP compatibility criteria.
9. A minimum of 3.1 acres of ALUC-qualifying open area shall be provided on the project site, as shown on the exhibit entitled "ALUC Exhibit – Open Space." No trees, poles, fencing, or trash enclosures, or any other permanent items greater than four feet in height and four inches in diameter shall be placed within these areas.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County – Aviation Division as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Aviation Division.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas, click 08-13-20 Agenda, Bookmark Agenda Item 3.3.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

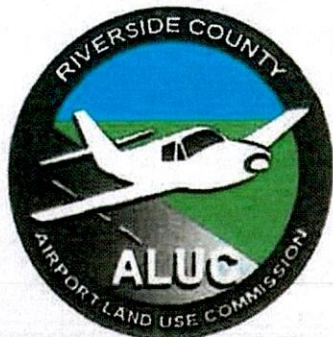
cc: Platinum Collision (applicant)
Jim Roachelle (representative)
Rob Mann (property owner)
Liliana Valle, County Airports Manager (via hand delivery)
Vicki Powszok, French Valley Airport
ALUC Case File

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NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



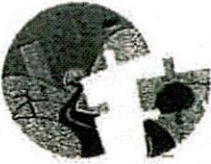
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

NOTICE OF AIRPORT IN VICINITY

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	<input type="checkbox"/> Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	TOM GREGG - PLATINUM COLLISION		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	TOM @ PLATINUMCCS.COM		
Mailing Address:	12483 BELLEGRAVE AVENUE		
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	EASTVALE, CA 91752		<small>Zip Code</small>
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:	951-223-8600	Mobile Phone No.:	951-833-0493

Engineer/Representative Contact, if any:			
Contact Person:	N/A		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:			
Mailing Address:			
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.:	

Property Owner Contact:			
Contact Person:	ROBERT MAJN - W. DEVELOPMENT PARTNERS		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	ROBMAJN @ FRONTLINECAP.COM		
Mailing Address:	125 STILLMAN STREET		
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	SAN FRANCISCO, CA 94107 94107	<small>State</small>	<small>Zip Code</small>
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.:	415-990-3378

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

963-060-032

Approximate Gross Acreage:

3.02 ac (for this application) of 4.06 ac Total in this existing APN

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

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

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer - Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is 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

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer - Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

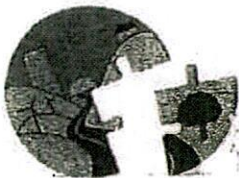
STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 03/18/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. 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.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

THOMAS GREGG
Printed Name of Applicant

[Signature]
Signature of Applicant

5/14/20
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

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, County personnel, or its agents, may enter the subject property 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.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

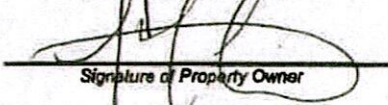
ROBERT MANN

W. DEVELOPMENT PARTNERS OF TENEWA
Printed Name of Property Owner


Signature of Property Owner

5/14/20
Date Signed

THOMAS F. GREGG
Printed Name of Property Owner


Signature of Property Owner

5/14/20
Date Signed

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 additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

963-060-032

Approximate Gross Acreage:

14.06

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:

Set ID No., if applicable

Application Filing Date:

Print staff name and title:

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

NOTICE OF PUBLIC HEARING

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

CONDITIONAL USE PERMIT NO. 200008 – No New Environmental Document Required – CEQ200030 – Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village) – **REQUEST:** The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 2, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 5, 2020,

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

APN (s) or case numbers CUP200008 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

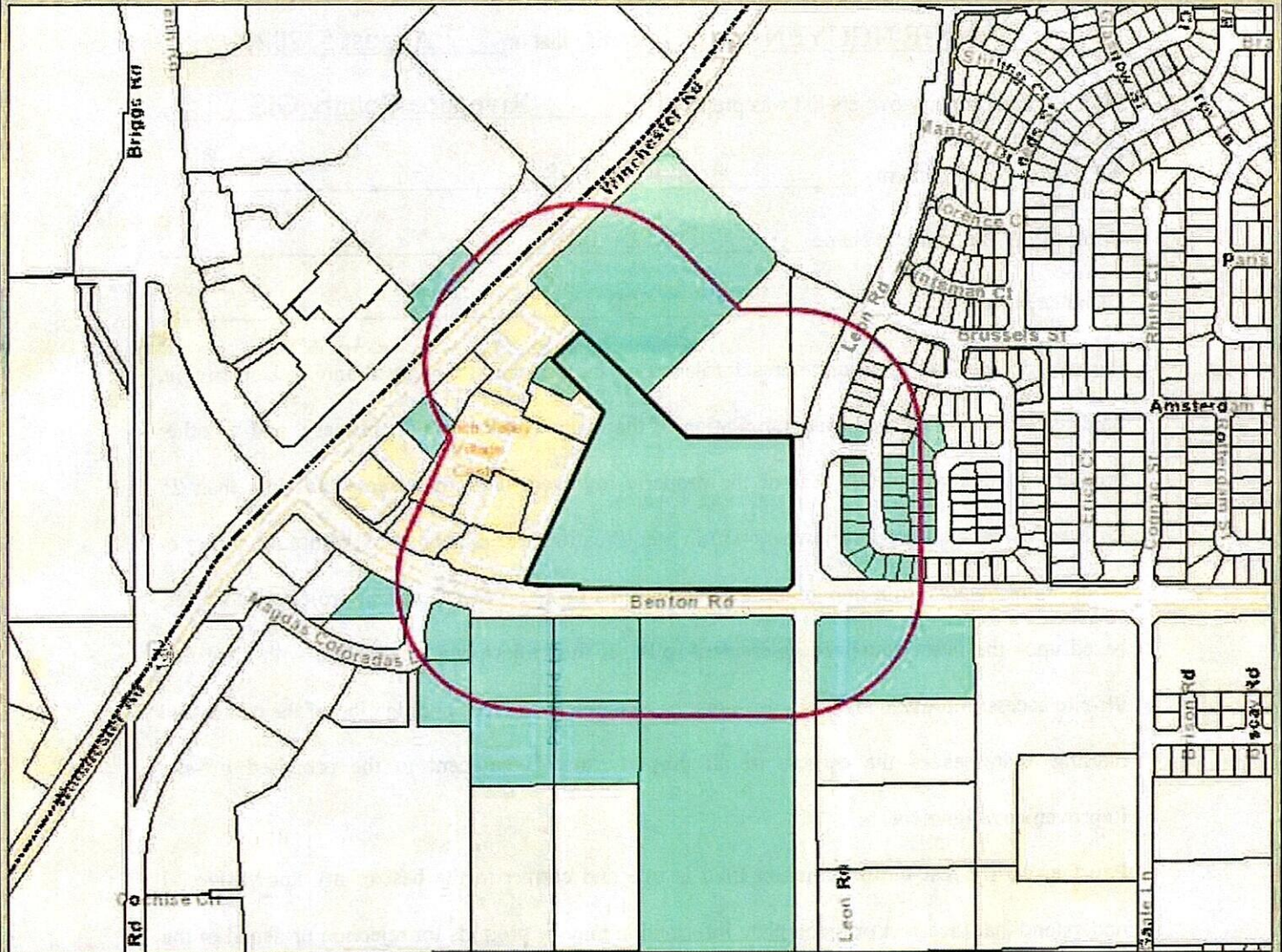
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502





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

Riverside County GIS Mailing Labels

CUP200008 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet



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

REPORT PRINTED ON...8/5/2020 10:43:39 AM

© Riverside County RCIT

963060032
W DEV PARTNERS OF TEMECULA
PO BOX 77564
SAN FRANCISCO CA 94107

963070018
HELP HOSPITALIZED VETERANS INC
36585 PENFIELD LN
WINCHESTER CA 92596

963070020
GHD PROPERTIES
36580 PENFIELD LN
WINCHESTER CA 92596

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

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

963070015
TETON HOLDINGS
31301 KESTREL WAY
WINCHESTER CA 92596

963481005
FRANCISCO JR I CABRAL
36477 CALLE GRANDOLA
WINCHESTER CA 92596

963480021
LAUREN K. HERRERA
36499 CALLE LISBON
WINCHESTER CA 92596

963480024
MARK ANTHONY GOERINGER
36463 CALLE LISBON
WINCHESTER CA 92596

963480026
DEBRAKIR JACOBS
36439 CALLE LISBON
WINCHESTER CA 92596

963480016
FRIETS MAULANA
31059 CALLE CERCAL
WINCHESTER CA 92596

963481004
EVELYN WHEELOCK
36465 CALLE GRANDOLA
WINCHESTER CA 92596

963481009
MARIO HERBERT SCHOLL
36470 CALLE LISBON
WINCHESTER CA 92596

963481011
JOE MICHAEL C BASA
36446 CALLE LISBON
WINCHESTER CA 92596

963440001
REGENCY CENTERS
P O BOX 790830
SAN ANTONIO TX 78279

963450031
SCOTT MURRIETA SERVICE STATION
139 RADIO RD
CORONA CA 92879

963480018
RHONDA D. NEVILLE
31035 CALLE CERCAL
WINCHESTER CA 92596

963480027
HOBGOOD RONNIE A & PAMELA J INTERVIVOS
36427 CALLE LISBON
WINCHESTER CA 92596

963440008
TLS HOLDINGS
705 N CRESCENT DR
BEVERLY HILLS CA 90210

963480020
NATASHA F. LANDERS-REESE
31011 CALLE CERCAL
WINCHESTER CA 92596

963481007
ERIC W. TALLMAN
PO BOX 1532
LIHUE HI 96766

963010001
NIHAL J. ELQURA
31401 CAM CAPISTRANO NO 1
SAN JUAN CAPO CA 92675

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

963070021
HELP HOSPITALIZED VETERANS
36585 PENFIELD RD
WINCHESTER CA 92596

963070014
RIVCO DEV
30141 ANTELOPE RD STE D320
MENIFEE CA 92584

963070019
GINO LOUIS BATTISTA
36560 PENFIELD LN
WINCHESTER CA 92596

963472013
RAGUI F. MORCOS
3572 LANGDON
FREMONT CA 94538

963481001
ANTONIO JAMES TYLER
36429 CALLE GRANDOLA
WINCHESTER CA 92596

963481003
JARED JAMES FLOREZ
36453 CALLE GRANDOLA
WINCHESTER CA 92596

963481008
NEERAJ SACHDEVA
36482 CALLE LISBON
WINCHESTER CA 92596

963481012
JASSIDY JOHNSON
575 LANDS END WAY APT 226
OCEANSIDE CA 92058

963471001
PARDEE HOMES
177 E COLORADO BLV NO 500
PASADENA CA 91105

963472012
CARL C. CAYETANO
31098 CALLE SAGRES
WINCHESTER CA 92596

963480019
CHRISTOPHER WILLIAM HANSEN
31023 CALLE CERCAL
WINCHESTER CA 92596

963480025
MATTHEW GARRETT COOK
36451 CALLE LISBON
WINCHESTER CA 92596

963481006
TERRY JOHNSON
36489 CALLE GRANDOLA
WINCHESTER CA 92596

963481002
MADELINE ESPARZA
36441 CALLE GRANDOLA
WINCHESTER CA 92596

963481010
OMAR HEADLEY
36458 CALLE LISBON
WINCHESTER CA 92596

963480017
TERIN DEAN MARLATT
31047 CALLE CERCAL
WINCHESTER CA 92596

963480022
GIAHUY LE DO
36487 CALLE LISBON
WINCHESTER CA 92596

963480023
ANNETTE REPAREJO
36475 CALLE LISBON
WINCHESTER CA 92596

Platinum Collision
Atten: Tom Gregg
12483 Bellegrave Avenue
Eastvale, CA 91752

Platinum Collision
Atten: Tom Gregg
12483 Bellegrave Avenue
Eastvale, CA 91752

Robert Mann
c/o W. Development Partners
125 Stillman Street
San Francisco, CA 94107

Robert Mann
c/o W. Development Partners
125 Stillman Street
San Francisco, CA 94107

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Eastern Municipal Water Dist.
Atten: Joe Mouawad
P.O. Box 8300
Perris, CA 92572-8300

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

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, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP200008

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Platinum Collision – Tom Greag
Project Applicant

12483 Bellegrave Avenue, Eastvale, CA 91752
Address

North of Benton Road, South of Thompson Road, East of Winchester Road, and West of Leon Road
Project Location

Conditional Use Permit No. 200008 (CUP200008) is a request to allow for the operation of 22,365 square foot collision center facility on Parcels 11 and 15 of the French Valley Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening and accessible with rolling gates. In addition, a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for PPT180016 and PM37399 pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which are incorporated by reference. The proposed Project will not result in any new impacts from what was previously analyzed in the MND, the subject site was included within the project boundary analyzed in the MND, there are no changes to the mitigation measures included in the MND, and the CUP does not propose any substantial changes to the approved Plot Plan or Parcel Map as reviewed in the MND that would result in any increase in environmental impacts.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY

**INVOICE (INV-00121529)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Jim Roachelle
EJR Group
349 20 Th St
Oakland, Ca 94612

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00121529	08/24/2020	08/24/2020	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200030	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
30880 Benton Rd Winchester, CA 92596	SUB TOTAL	\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 2, 2020**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 200008 – No New Environmental Document Required – CEQ200030 – Applicant: Tom Gregg (Platinum Collision Center) – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Benton Road, southerly of Thompson Road, easterly of Winchester Road, and westerly of Leon Road – 14.06 gross acres – Zoning: Specific Plan No. 106 (Dutch Village).

II. PROJECT DESCRIPTION:

The proposal is a request to allow for the operation of a 22,365 sq. ft. collision center facility on Parcels 11 and 15 of the French Valley Common Shopping Center (PPT180016 & PM37399). The 22,365 sq. ft. facility includes approximately 2,780 sq. ft. of office space and approximately 19,585 sq. ft. of shop area. Office uses will include customer reception and waiting area, claims processing, and managerial and accounting functions. Operations within the shop area include disassembly, body repair, parts storage, light mechanical repair and painting of vehicles. Parcel 15 will be utilized for drop off of customer's vehicles and all associated parking. This area will be conducted in a screened parking area and secured by an 8-foot tall metal fence with mesh material for screening, and accessible with rolling gates. In addition a separate four-bay enclosure is proposed at the southeastern corner of Parcel 15 and will be for washing and detailing repaired vehicles. This enclosure will be approximately 10 feet in height and will be constructed of fully grouted CMU wall and painted to match the building. Access to the site will be obtained via Benton Road from a private driveway at the westerly side of the French Valley Commons project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Jim Roachelle, Applicant's Representative, jim@ejrgroup.com

Tom Gregg, Applicant's Representative, tom@platinumccs.com

Eric Frickle, Applicant's Representative, broker@ericfrickle.com

Spoke in opposition:

Raji Morcos, Interested Party, rfam.heliopolist@gmail.com

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Thornhill, 2nd by Commissioner Shaffer

By a vote of 5-0

FOUND that No New Environmental Document is Required; and,

APPROVED Conditional Use Permit No. 200008, subject to the conditions of approval.

Project Data

Project Address: Benton Road and Leon Road, French Valley, CA
 APN: 963-060-032
 PPT: 180016
 FPM: 37399

Contact: Jim Roachelle (Owner Representative)
 EJRG Group
 jim@ejrgroup.com
 925-250-7118

Owner: Rob Mann
 W Development Partners of Temecula, LLC

Site Data

RETAIL PHASE 1 206,681 SF (4.74 AC)
 RETAIL PHASE 2 78,118 SF (1.80 AC)
 BUSINESS PARK PHASE 1 185,684 SF (4.27 AC)
 BUSINESS PARK PHASE 2 121,829 SF (2.80 AC)
 PARCEL A ACCESS DRIVE 20,093 SF (0.45 AC)

Totals: 612,405 SF (14.06 AC)

Jurisdiction: County of Riverside

Zoning: Specific Plan (SP)
 Land Use Designation: Commercial Retail (CP: CR)

Boundaries Information: THIS PLAN HAS BEEN PREPARED BY USING SITE DATA INFORMATION FROM SWS ENGINEERING INC.

Utility Company: SCE: Southern California Edison
 Cable Company: Frontier
 Water: Eastern Municipal Water District
 Gas: Southern California Gas

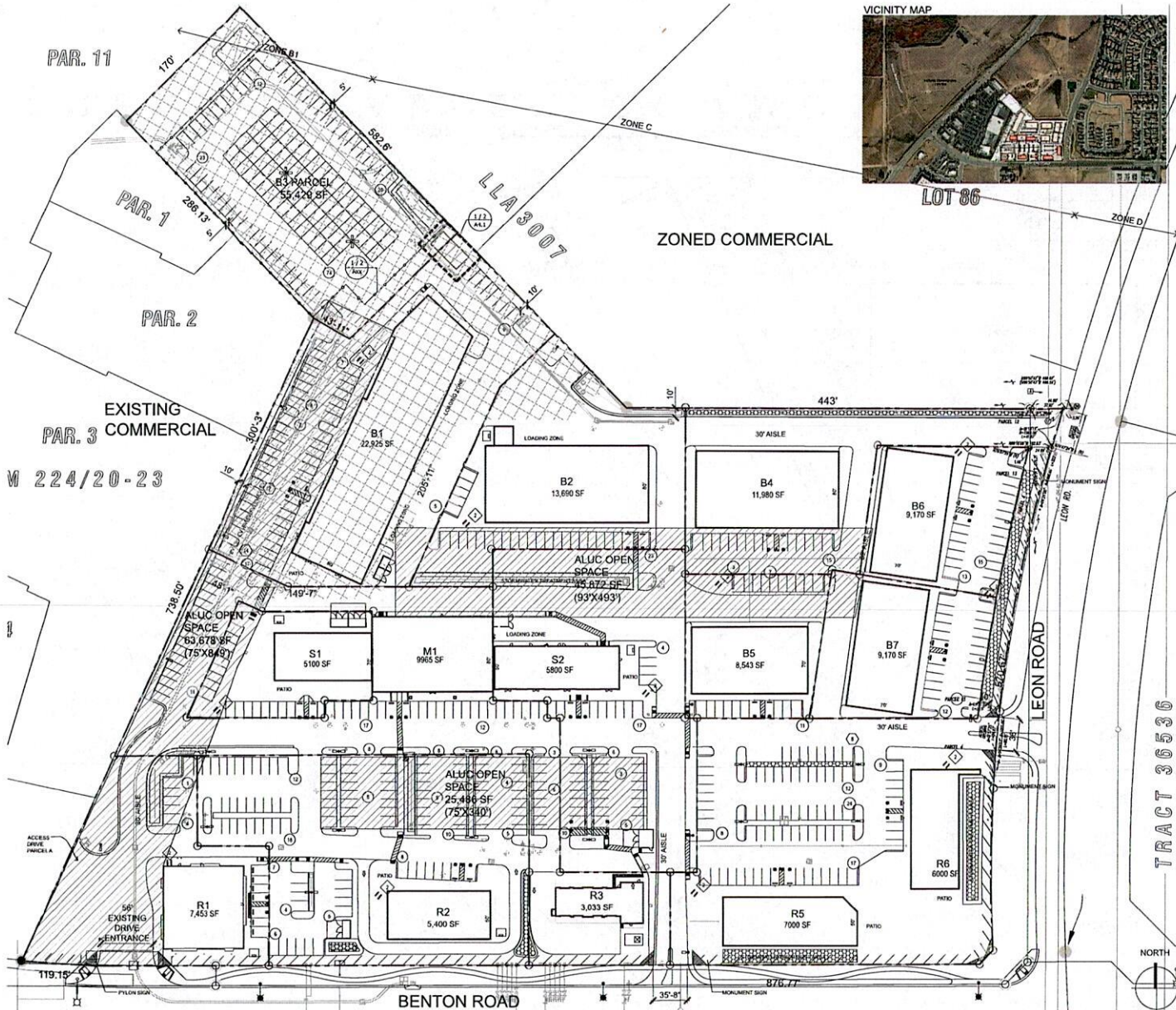
Building/ Parking Data

RETAIL PHASE 1:						Parcel (SF)	ADA Stalls Total Stalls Required Provided
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)			
M1	9,965	55	54	5.4	30,605	539	
S1	5,100	28	60	11.8	44,109	0.58	
B2	8,800	32	37	6.4	31,235	30	
R1	7,453	41	49	6.6	36,603		
R2	5,400	30	46	7.4	34,697		
R3	3,033	17	21	6.9	36,432		
Totals	36,751	202	281	7.1	206,681	27	

RETAIL PHASE 2:						Parcel (SF)	Electric Vehicle Parking Required Provided Phase 1 Provided Phase 2
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)			
R5	7,000	39	41	5.9		2	
R6	8,800	33	41	6.8	78,118	24	
Totals	13,800	72	82	6.3		8	

BUSINESS PARK PHASE 1:						
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)	Max. Office
B1	22,805	11	51	2.3	76,490	12,400
B2	3,466	17	24	2.7	13,396	3,000
B3	0	0	129	0	60,482	7,000
Totals	26,271	28	204	2.7	150,368	22,400

BUSINESS PARK PHASE 2:						
Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)	Max. Office
B4	1,880	1	23	11.6	39,421	3,600
B5	8,543	1	20	2.3	26,033	3,400
B6	9,170	1	7	0.8	31,131	4,500
B7	9,170	1	24	2.6	25,244	4,200
Totals	28,763	4	74	2.6	121,829	16,000

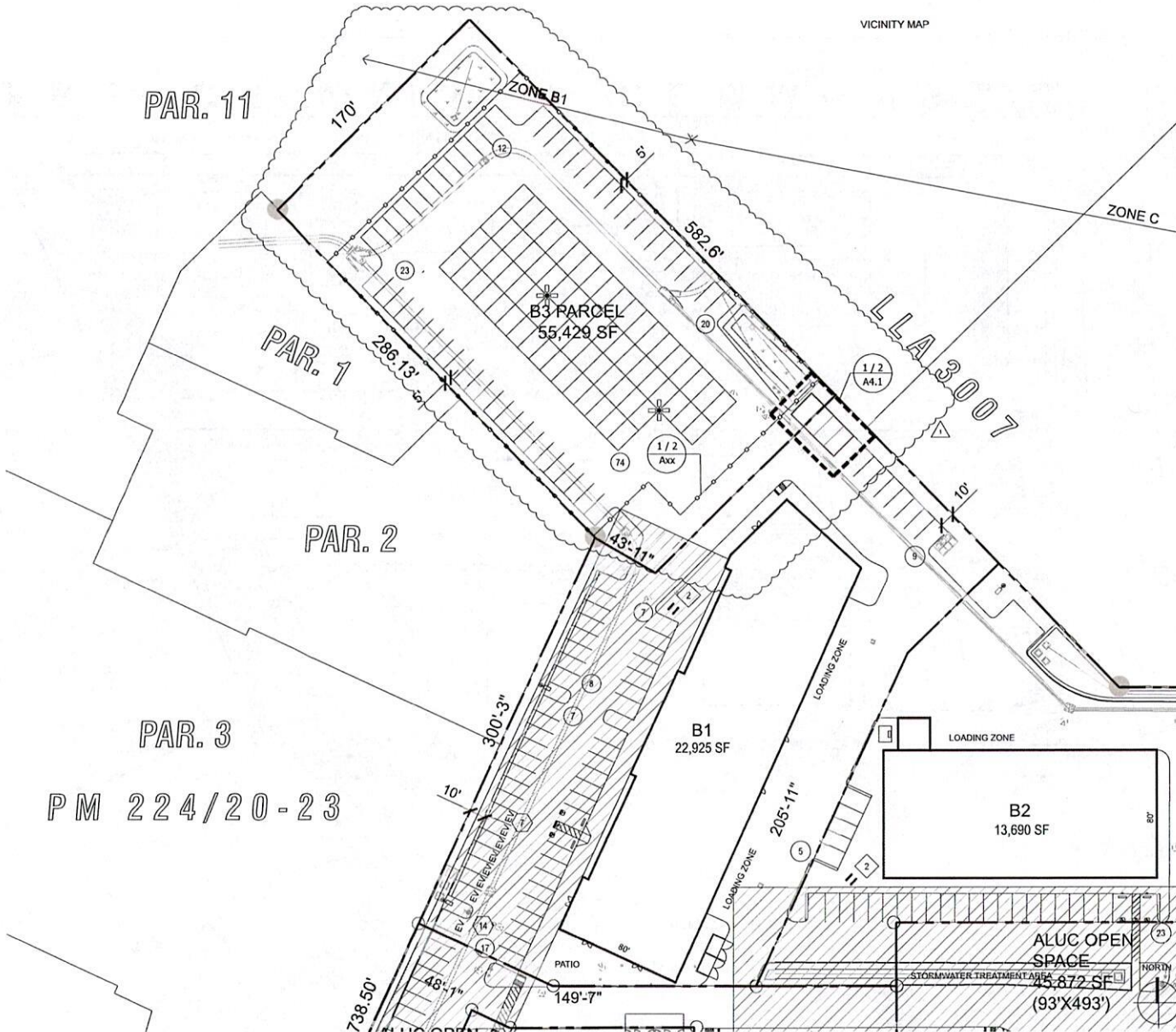


VICINITY MAP

Building/ Parking Data

BUSINESS PARK PHASE 1:

Building	Area (SF)	Required Parking	Provided Parking	Parking Ratio (per 1,000)	Parcel (SF)	Max. Office
B1	22,925	11	53	2.3	76,400	12,400
B3	0	0	123	0	55,429	
Totals	22,925	11	182	7.9	131,832	12400



FRENCH VALLEY COMMONS
ENLARGED B1/B3 SITE PLAN

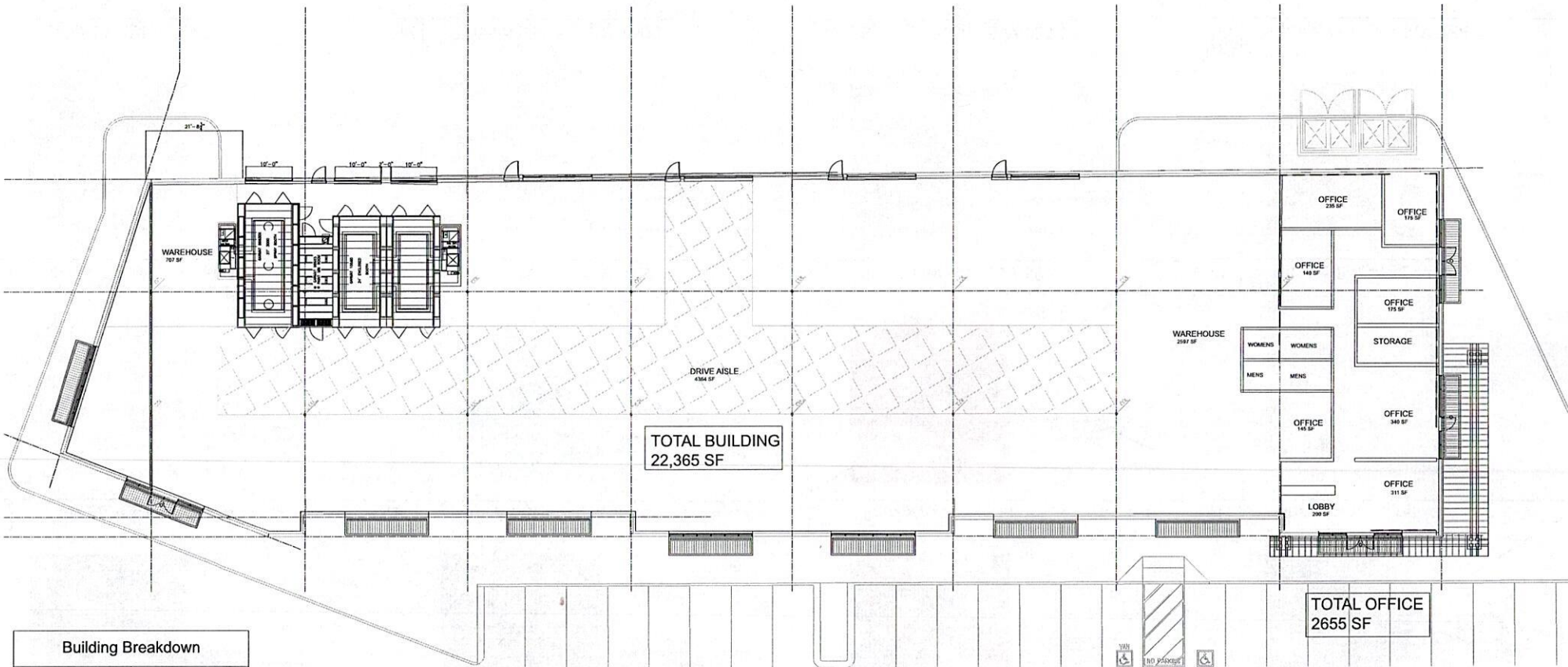
FRENCH VALLEY,
CALIFORNIA



W DEVELOPMENT
PARTNERS OF
TEMECULA, LLC

DWG: OF 38
DATE: July 20, 2020
SCALE: 1"= 50'

A1.1



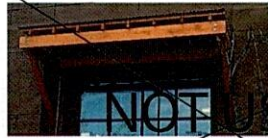
Building Breakdown	
	SF
Office	1,411
Lobby	200
Drive Ailse	4,364
Service	12,042
Warehouse	3,304



Standing Seam Metal Roof
Manufacturer: Berridge
Manufacturing or Equal
Color Name: Charcoal Grey



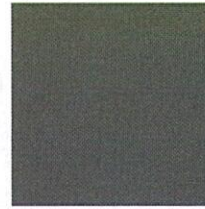
A Metal Seam Roof



Heavy Timber/ Glu-lam
Beam 4x Timber
Color: Natural Stain

Precedent Image

B Heavy Timber Pop-out



Foam with Sheet Metal Cap
Paint:
Brand: Sherwin Williams
Brand Number: SW 2849
Color Name: Westchester
Gray

C Foam Cornice with Sheet Metal Cap



Precedent Imagery

D Corrugated Metal Awning



Faux Stone Wainscot 'A'
Manufacturer: Cultured
Stone by Boral
Product: Country ledgestone
Color: Aspen

E Faux Stone Wainscot 'A'



Faux Stone Wainscot 'B'
Manufacturer: Cultured
Stone by Boral
Product: Country ledgestone
Color: Chardonnay

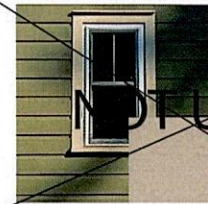
F Faux Stone Wainscot 'B'



Faux Wood Slat Panel
System
Manufacturer: Nichiha
Product: Vintage Wood
Color: Cedar

Precedent Image

G Faux Wood Slat Panel System



Horizontal Siding
Manufacturer: Boral
Product: Channel Siding
Paint
Brand: Sherwin Williams
Brand Number: SW 7641
Color Name: Colonnade Gray

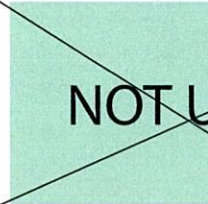
Precedent Image

H Horizontal Siding



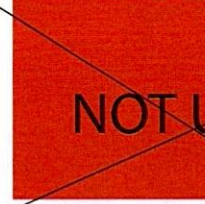
Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 6000
Color Name: Snowfall

I Stucco Finish - SW 6000



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 6750
Color Name: Waterfall

J Stucco Finish - SW 6750



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 6868
Color Name: Reef Red

K Stucco Finish - SW 6868



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 7006
Color Name: Extra White

L Stucco Finish - SW 7006



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 7016
Color Name: Mindful Gray

M Stucco Finish - SW 7016



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 7103
Color Name: Whitetail

N Stucco Finish - SW 7103



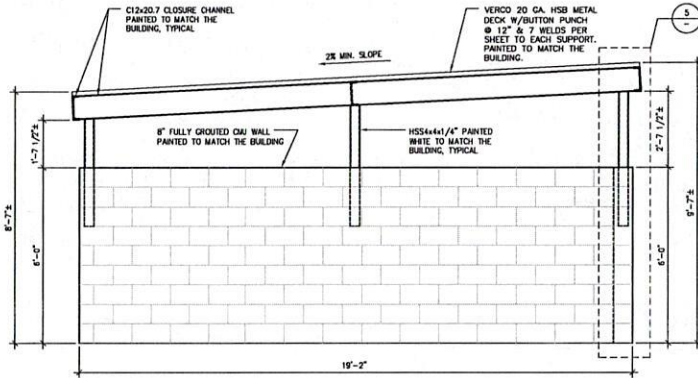
Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 7516
Color Name: Kestrel White

O Stucco Finish - SW 7516



Stucco Finish
Paint
Brand: Sherwin Williams
Brand Number: SW 7567
Color Name: Nantucket Dune

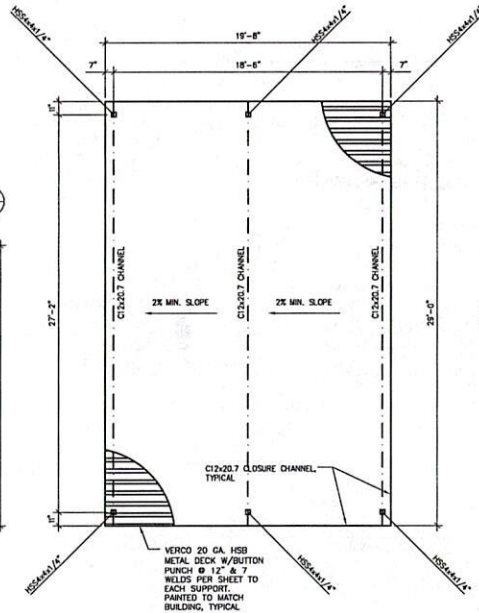
P Stucco Finish - SW 7567



WASH BAY ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"

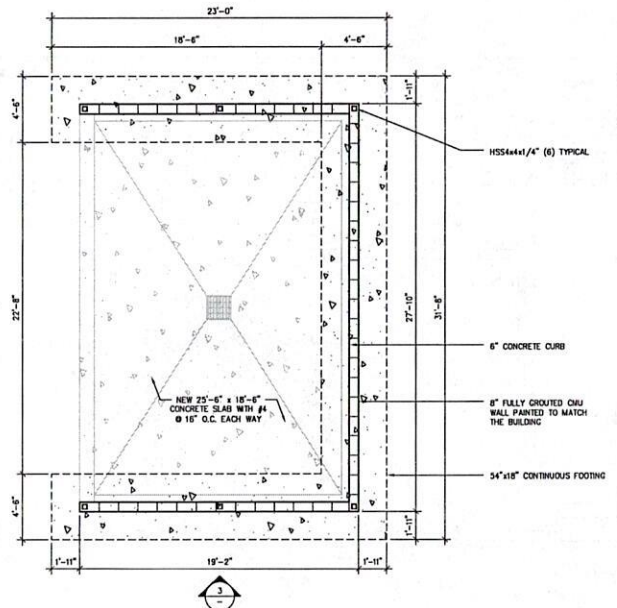
3



WASH BAY ENCLOSURE ROOF PLAN

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

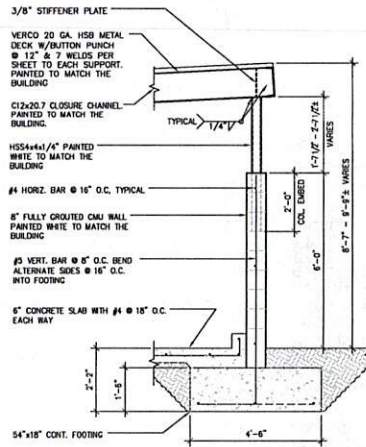
2



WASH BAY ENCLOSURE PLAN

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

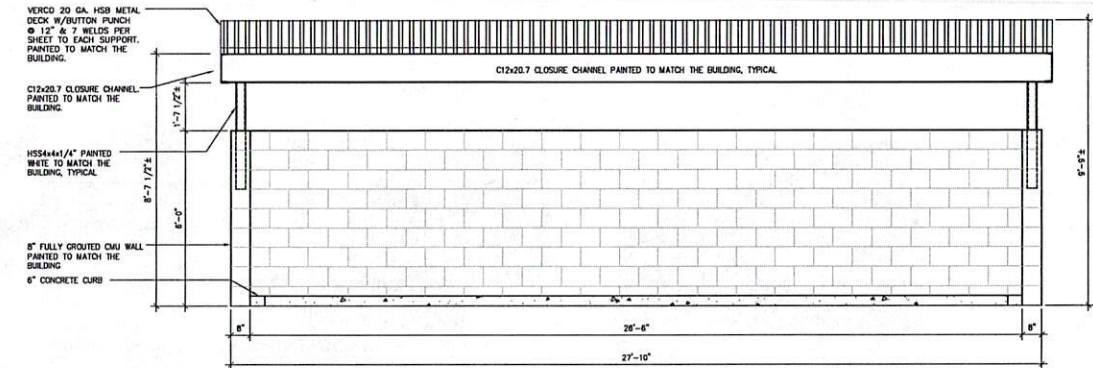
1



WASH BAY ENCLOSURE WALL SECTION

SCALE: 1/2" = 1'-0"

5



WASH BAY ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"

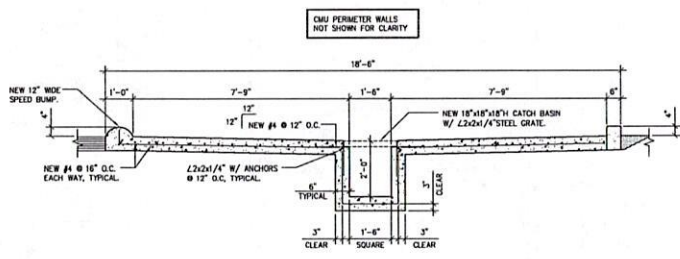
4

Design: Karl Tomaszovich, Kuhl+Imperial-Lighting.com, 760-436-0762		Jobname: Winchester Crossroads	
		Address: French Valley, CA. NW corner of Leon & Benton Roads	
Type	Qty	Product Reference #	Description
52	12	3-VUE2-T3-96L-1-40K-UNV-DPS-882-APS	Retail Buildings area - Double pole head, 2 316W LED, 4000K, 27 pole, 4" square straight steel pole, 1 lga, canopy for anchor bolts, on 30" high concrete pedestal by contractor

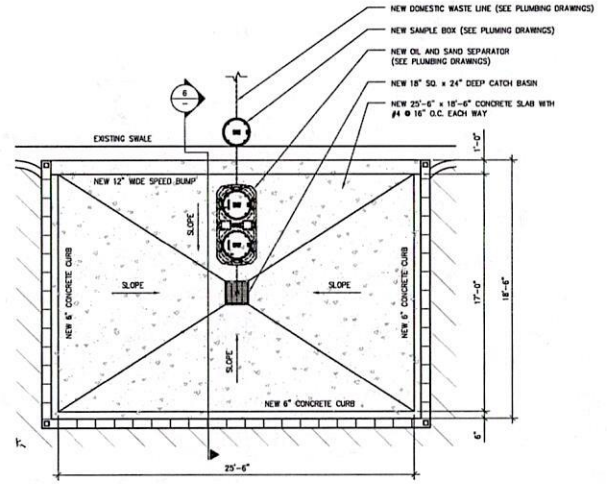
2 Pole Lights at Parcel B3



1 Metal Fence Imagery



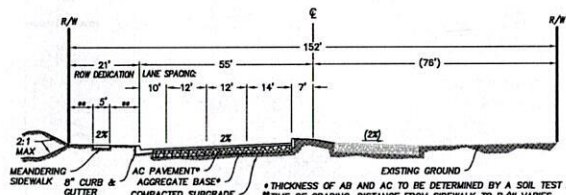
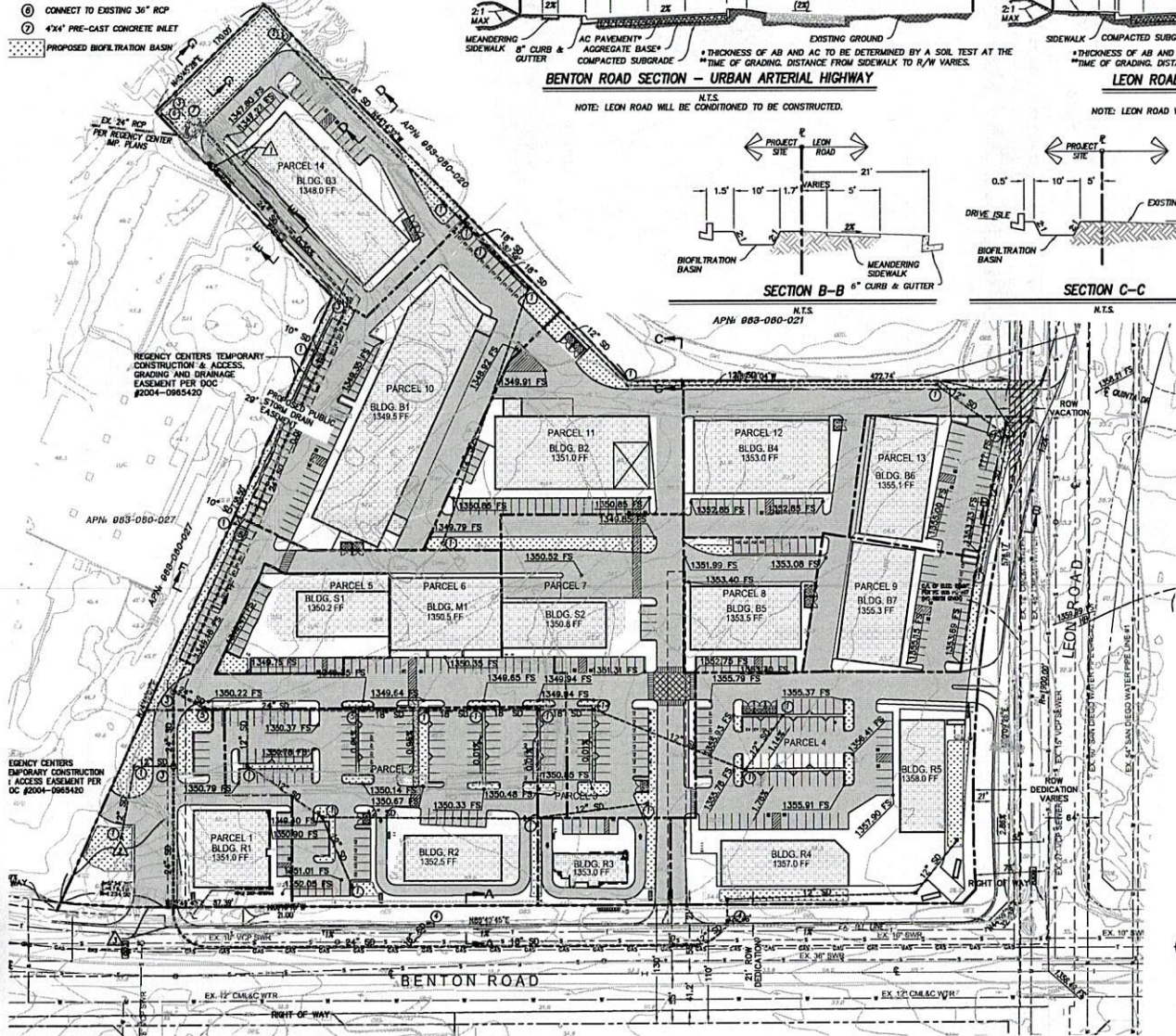
CAR WASH SECTION SCALE: 1/2" = 1'-0"



CAR WASH PLAN SCALE: 1/4" = 1'-0"

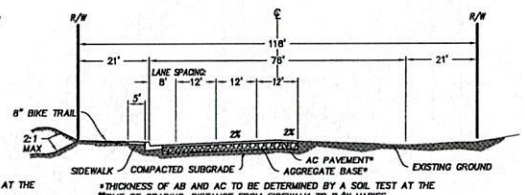
CONSTRUCTION NOTES

- ① 2'x2' PRE-CAST CONCRETE INLET
- ② CONCRETE HEADWALL
- ③ STORM DRAIN MANHOLE PER R/CFC M1251
- ④ CATCH BASIN #6 PER R/CFC C8102
- ⑤ 3'x5' PRE-CAST CONCRETE INLET
- ⑥ CONNECT TO EXISTING 36" RCP
- ⑦ 4'x4' PRE-CAST CONCRETE INLET



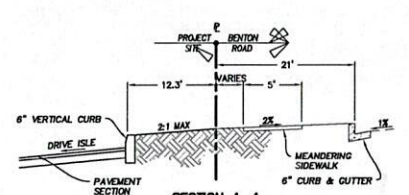
BENTON ROAD SECTION - URBAN ARTERIAL HIGHWAY

NOTE: LEON ROAD WILL BE CONDITIONED TO BE CONSTRUCTED.

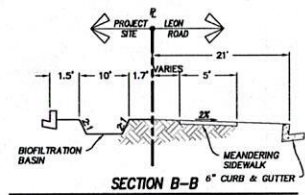


LEON ROAD SECTION - MAJOR HIGHWAY

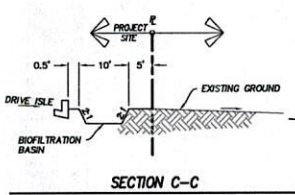
NOTE: LEON ROAD WILL BE CONDITIONED TO BE CONSTRUCTED.



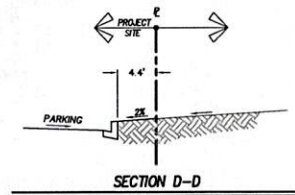
SECTION A-A



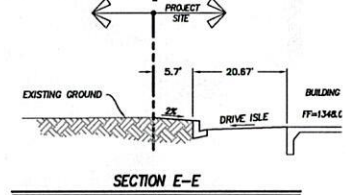
SECTION B-B



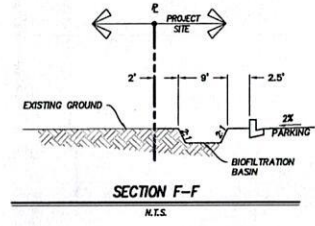
SECTION C-C



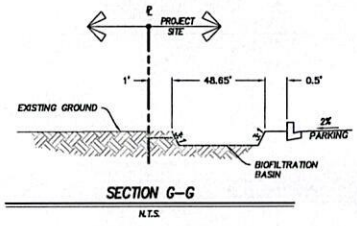
SECTION D-D



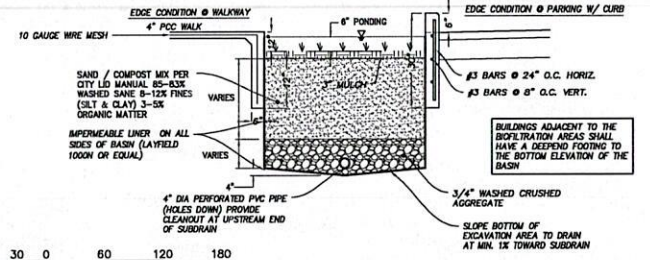
SECTION E-E



SECTION F-F



SECTION G-G



BIOFILTRATION BASIN DETAIL



EXISTING EASEMENTS

- ▲ REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. #2004-0985420
- ▲ REGENCY CENTERS TEMPORARY CONSTRUCTION & ACCESS, GRADING & DRAINAGE EASEMENT PER DOC. # 2004-0985420
- ▲ R/W DEDICATION PER DOC. # 2007-0758784

NOTES

1. DRIVEWAYS SHALL BE CONSTRUCTED TO COUNTY STANDARD NO. 207A.
2. THERE ARE CURRENTLY NO STREET LIGHTS ON BENTON ROAD ADJACENT TO THE PROJECT SITE.

PRELIMINARY EARTHWORK

CUT	11,739 CY
FILL	19,759 CY
IMPORT	8,020 CY

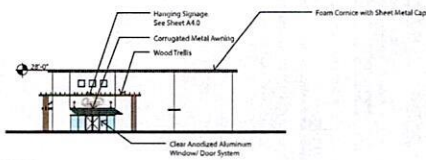


SWS ENGINEERING, INC.
 Civil, Mechanical, & Land Resources • San Ramon
 281 Avenida Delicio, Suite 115 | 10145 Tennessee Parkway, Suite 200
 San Ramon, CA 94583 | Temecula, CA 92592
 P: 925-244-0011 F: 925-244-0044 P: 951-261-3087 F: 951-947-9451

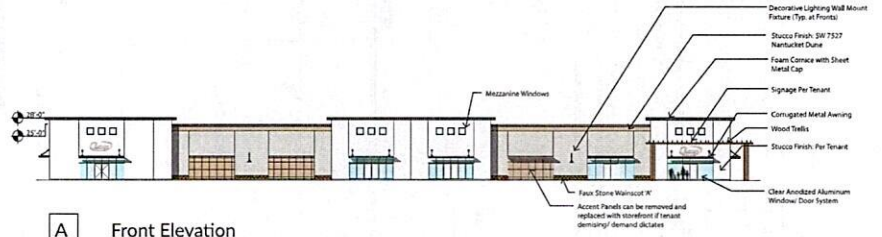
FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 PRELIMINARY GRADING PLAN

W DEVELOPMENT PARTNERS OF TEMECULA, LLC

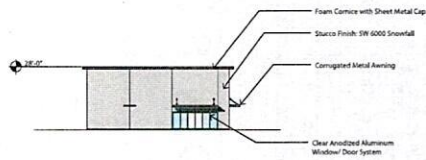
DWG: 04 OF 38
 DATE: May 02, 2018
 SCALE: NTS
C1.0



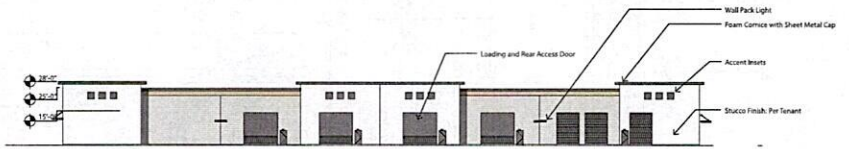
C Right Side Elevation



A Front Elevation

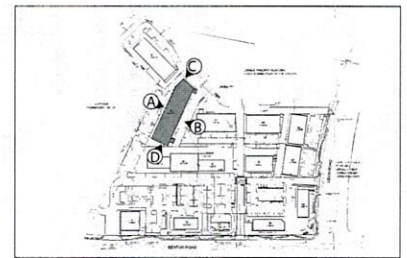


D Left Side Elevation



B Back Elevation

NOTES:
 SEE SHEET A4.1 COLOR AND MATERIALS BOARD, FOR ADDITIONAL INFORMATION.



KEY MAP

FRENCH VALLEY COMMONS FRENCH VALLEY, CALIFORNIA
 B 1 BUILDING ELEVATIONS



W DEVELOPMENT PARTNERS OF TEMECULA, LLC

DWG:
 DATE: MAY 1, 2020
 SCALE: 1" = 20'-0"

A3.0

Maxwell, Sue

From: cob@rivco.org
Sent: Monday, September 21, 2020 6:15 PM
To: COB; erin@ejrgroup.com
Subject: Board comments web submission

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First Name: Erin
Last Name: Jackson
Address (Street, City and Zip): 344 20th Street
Phone: 4152546571
Email: erin@ejrgroup.com
Agenda Date: 09/22/2020
Agenda Item # or Public Comment: 13454 TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CUP200008, FIND THAT NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED BASED ON STATE CEQA GUIDELINES SECTION 15162

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864-4411-6015. Password is 444777. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.