



HEARING DATE: JUNE 16, 2016

ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0983 (Conditional Use Permit), P15-0984 (Design Review)	
<i>Request</i>	To consider a Conditional Use Permit and Design Review for the construction of a 10,000 square foot child day care center ("The Learning Experience") and 13,050 square foot secured outdoor play area.	
<i>Applicant</i>	Mark Rubin of Regional Properties, Inc.	
<i>Project Location</i>	515 Alessandro Boulevard, located at the northwest corner of Mission Village Drive, and Northrop Drive	
<i>APN</i>	276-370-012	
<i>Project area</i>	Approximately 1.42 acres	
<i>Ward</i>	4	
<i>Neighborhood</i>	Mission Grove	
<i>Specific Plan</i>	Mission Grove Specific Plan	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review) is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects); and
2. **RECOMMEND APPROVAL** of Planning Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The approximately 1.42-acre site is currently vacant. It consists of one parcel within the approximate 26-acre Mission Village shopping center which is developed with various retail and restaurant uses, fitness center, vehicle fuel station, and a grocery store. The subject site is adjacent to commercial uses to the north and west, single-family residences to the south, across Mission Village Drive, and multi-family residential to the east, across from Northrop Drive.

PROPOSAL

The applicant requests approval of a Conditional Use Permit and Design Review application to permit a 10,000 square foot child day care center ("The Learning Experience") and 13,050 square foot secured outdoor play area. The day care center would serve up to 167 children ranging in age from 6 weeks to 5 years old. The business would have 23 employees.

The day care facility includes curriculum designed to provide experiences for children that promote academic competency along with a mastery of developmental tasks. Children are taught to engage in a variety of controlled and safe activities that encourage them to adopt a healthy and active lifestyle.

The floor plan consists of ten classrooms, a play village (Make Believe Boulevard), and support services such as a management office, reception area, staff lounge, pantry, and restroom facilities. Each classroom and age group will comply with the State of California's Community Care Licensing teacher to child ratio requirements.

The proposed 13,050 square feet outdoor play area is located on the southern portion of the site adjacent to Mission Village Drive. It will be enclosed by a 6-foot high PVC perimeter fence. The applicant has indicated that although the fence is shown on the plans as a white PVC fence, it will be painted a tan color to blend with color of the building. The outdoor play area will be divided into four play areas separated by a 4-foot high chain link fence to provide a basketball court, infant/toddler playground, preschool playground, and soccer area. The playground schedule for the infant/ toddlers will be from 10:00 a.m. to 11:00 a.m. and from 3:30 p.m. to 4:30 p.m. daily. The playground schedule for the preschoolers will be from 10:00 a.m. to 11:30 a.m. and from 3:00 p.m. to 4:30 p.m. daily.

The proposed hours of operation of the facility are from 6:30 a.m. to 6:30 p.m., Monday through Friday, with activities such as open houses, curriculum nights, holiday parties, and birthday parties on nights and weekends.

All children will be required to be signed in and out at the reception counter by parents or guardians and then walked to their designated classroom; thus, a passenger loading area is not required. It is anticipated that the average drop-off will take five minutes, whereas the average pick-up will take eight minutes. The Learning Experience will be served by the proposed 41 space parking lot, served by two driveways, one from Northrop Drive and the second from Mission Village Drive.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<p><i>General Plan 2025</i> The project site is designated as C - Commercial pursuant to the Land Use Element of the General Plan. The Commercial designation is intended for retail shops, services and other similar commercial development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Specific Plan</i> The subject site is within the Mission Grove Specific Plan area, and is designated as "Retail Business and Office". Among other objectives, this land use category is intended to provide goods and services for the daily needs of all people within the Mission Grove Specific Plan area. The proposed use is consistent with the Retail Business and Office designation.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code Land Use Consistency (Title 19)</i> The underlying CR - Commercial Retail Zone conditionally permits child day care centers subject to the standards set forth in Section 19.290 (Day Care Centers - Child) of the Zoning Code. The proposal complies with all the standards applicable to Day Care Centers and the underlying zone.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with Citywide Design & Sign Guidelines</i> The proposed child day care center meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

Standard		Proposed	Consistent	Inconsistent	
Max. Floor Area Ratio	0.50	0.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Min. Setbacks	Front (East, adjacent to Northrop Drive)	0 feet	44.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North)	0 feet	105 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (South, adjacent to Mission Village Drive)	0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	0 feet	64 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Max. Height	75 feet	26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Min. Parking	1 space/employee, plus 1 space /facility vehicle, plus 1 space/10 persons at facility capacity	40 spaces minimum	41 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking

Based on a total of 23 staff and a maximum occupancy of 167 children, 40 parking spaces are required, and 41 parking spaces are proposed. The proposed day care center will be over parked by one parking space, which would allow for The Learning Experience to provide a facility vehicle in the future, if so desired.

Architecture

The proposed building elevations reflect a contemporary education building. The stucco-clad building will be painted with two complimentary beige colors (Monastery Brown and Manor White), while the cornice will be painted a neutral white (Natural White) to further accentuate the building. Decorative brick pilasters will be used to support the gable roof elements, which provides for articulation and visual interest. Additionally, two canvas shade structures will be attached to the rear of the building within the outdoor play area.

Per the Citywide Design Guidelines, the scale and mass of the proposed child day care center is consistent with the development within the Mission Village shopping center. Staff supports the building elevations as described above, subject to the recommended conditions of approval.

Conceptual Landscaping

Conceptual landscape plans have been designed to provide a variety of landscape materials throughout the project site, including trees, shrubs, and groundcovers, which creates an inviting environment from within the Mission Village shopping center and from the public right-of-way. Therefore, Staff supports the conceptual landscape plans, and recommends a condition of approval requiring the formal submittal of detailed landscape and irrigation plans prior to building permit issuance.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).

NEIGHBORHOOD COMPATIBILITY

The proposed project is located in a predominantly commercial area. Residential uses currently exist south of the project site across Mission Village Drive, as well as east of the project site across from Northrop Drive. The project has been designed in a manner that is sensitive to surrounding uses and that is consistent with the development quality of the surrounding area. To further ensure the proposed use will be compatible with the surrounding residential uses, a condition of approval is recommended requiring additional evergreen trees to be planted along the southern side of the site, adjacent to Mission Village Drive. Moreover, the proposed use compliments the Mission Village Shopping Center and will provide the surrounding community with a neighborhood-serving use that does not currently exist in the area. No detrimental impacts are anticipated in conjunction with this use and the proposed project can be supported subject to the recommended conditions of approval.

As a matter of information, the proposed child day care center was considered by the Airport Land Use Commission (ALUC) on January 14, 2016 and found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300-feet of the site. As of the writing of this report one response has been received by Staff in opposition to the project. The letter was received from a property owner to the southeast of the project site, and is opposed to the project due to impacts associated with traffic. Public Works Traffic Engineering reviewed the anticipated traffic trips generated by the child day care center and found that the project was exempt from a Traffic Impact Analysis because the project is located within an existing shopping center and the surrounding roadway system has been built out in accordance with the General Plan 2025.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Conceptual Grading Plan, Floor Plan, Roof Plan, Colored Building Elevations, Trash Enclosure Elevations, Conceptual Landscape Plan, Preliminary Photometric Plan, Construction Details, Canopy at Main Entrance Details, Playground Area Details, Signage Details)
7. The Learning Experience Operations Description
8. Playground Schedule
9. Existing Site Photos
10. ALUC Correspondence
11. Correspondence Received

(Color/Material Board to be available at the City Planning Commission Meeting)

Prepared by: Candice Assadzadeh, Assistant Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0983 (Conditional Use Permit)
 P15-0984 (Design Review)

FINDINGS

Conditional Use Permit Findings pursuant to Chapter 19.760:

- a. The proposed child day care center is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, design, site design, traffic characteristics and environmental impacts;
- b. The proposed child day care center will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- c. The proposed child day care center use, as conditioned, will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: **P15-0983** (Conditional Use Permit)
P15-0984 (Design Review)

Meeting Date: June 16, 2016

CONDITIONS

Case Specific

• **Planning**

1. A maximum of 167 children and 23 employees shall be permitted in conjunction with this Conditional Use Permit.
2. All conditions of Riverside County Airport Land Use Commission case ZAP1169MA15 shall apply.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
 - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
- ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- iii. Wash off trucks and other equipment leaving the site;
- iv. Replace ground cover in disturbed areas immediately after construction;
- v. Keep disturbed/loose soil moist at all times;
- vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
- vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction Activities:

5. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
6. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
7. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
9. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

10. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
11. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

12. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
13. **Building Elevation Conditions:** Revise the submitted building elevations such that the plan provided for building permit plan check incorporates the following changes:
 - a. Specify all building materials and colors to match the materials and colors as approved by the City Planning Commission, as applicable; and
 - b. All mechanical equipment shall be screened from view on all sides by architectural features compatible in color and design with the building to the satisfaction of staff.
14. **Fence/Wall Conditions:** Revise the submitted fence/wall plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. The PVC perimeter fence shall be painted a tan color, to the satisfaction of Staff.
15. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscape and irrigation plans shall include the following:
 - a. Additional trees shall be planted within the landscape setback along Mission Village Drive, to the satisfaction of Staff.
16. **Photometric/Lighting Plan:** An exterior photometric study and manufacturer's cut sheets of all exterior lighting shall be submitted with building permit plans for review and approval. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways.

If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.

Prior to Release of Utilities and/or Occupancy:

17. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Candice Assadzadeh at (951) 826-5667 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Operational Conditions:

18. A copy of the Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
19. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
20. The outdoor play area shall comply with the City's noise regulations, as set forth in Chapter 19.590 (Performance Standards) and Title 7 of the Riverside Municipal Code to minimize noise impacts.

Standard Conditions

• **Planning**

21. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
22. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
23. The Project must be completed per the Conditional Use Permit approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
24. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the

Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

25. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
26. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
27. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
28. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
29. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
30. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
31. Failure to abide by all conditions of this permit shall be cause for revocation.
32. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
33. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
34. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION UNLESS OTHERWISE NOTED:

35. Installation of sewers/sewer laterals to serve this project to Public Works specifications.
36. No new driveway approaches will be allowed to serve this property. Utilization of existing drive approaches required.
37. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

38. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
39. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or

Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

40. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
41. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding Fire conditions or corrections.

The following to be met prior to construction permit issuance:

42. All required fire hydrants shall be in service and fire flow available prior to building permit release by the fire department. Violation of this requirement may result in citations that require a court appearance to be issued.
43. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
44. Fire Department access is required to be maintained during all phases of construction.
45. Group E occupancies having an occupant load of 50 or more shall be provided with an approved manual and automatic fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. Submit plans and obtain approvals

from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

A Fire Safety and Evacuation Plan shall be provided for Group E occupancies. The Fire Safety and Evacuation Plan shall be submitted to the Fire Department for review prior to final for occupancy. 2013 California Fire Code, Chapter 4

An evacuation drill shall be conducted not less than once every calendar month at the elementary and intermediate levels, and not less than twice at every school year at the secondary level. 2013 California Fire Code, Chapter 4.

- **Public Utilities – Electric**

Contact Summer Ayala at 951-826-2129 for questions regarding Public Utilities (Electric) conditions/corrections listed below.

46. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
47. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

- **Public Works – Street Trees**

Contact Guy Tanaka at gtanaka@riversideca.gov or 951-351-6313 for questions regarding Street Tree conditions or corrections.

48. Protect in place existing Cinnamomum camphora (camphor trees) along Mission Village Drive.
49. All other trees in public right-of-way to be removed.

Prior to Occupancy Release:

50. 24" box size trees required; species, placement, and quantity to be determined at time of site inspection after fine grading is complete and hardscape has been installed.

- **Parks and Recreation**

Prior to Building Permit Issuance:

51. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.

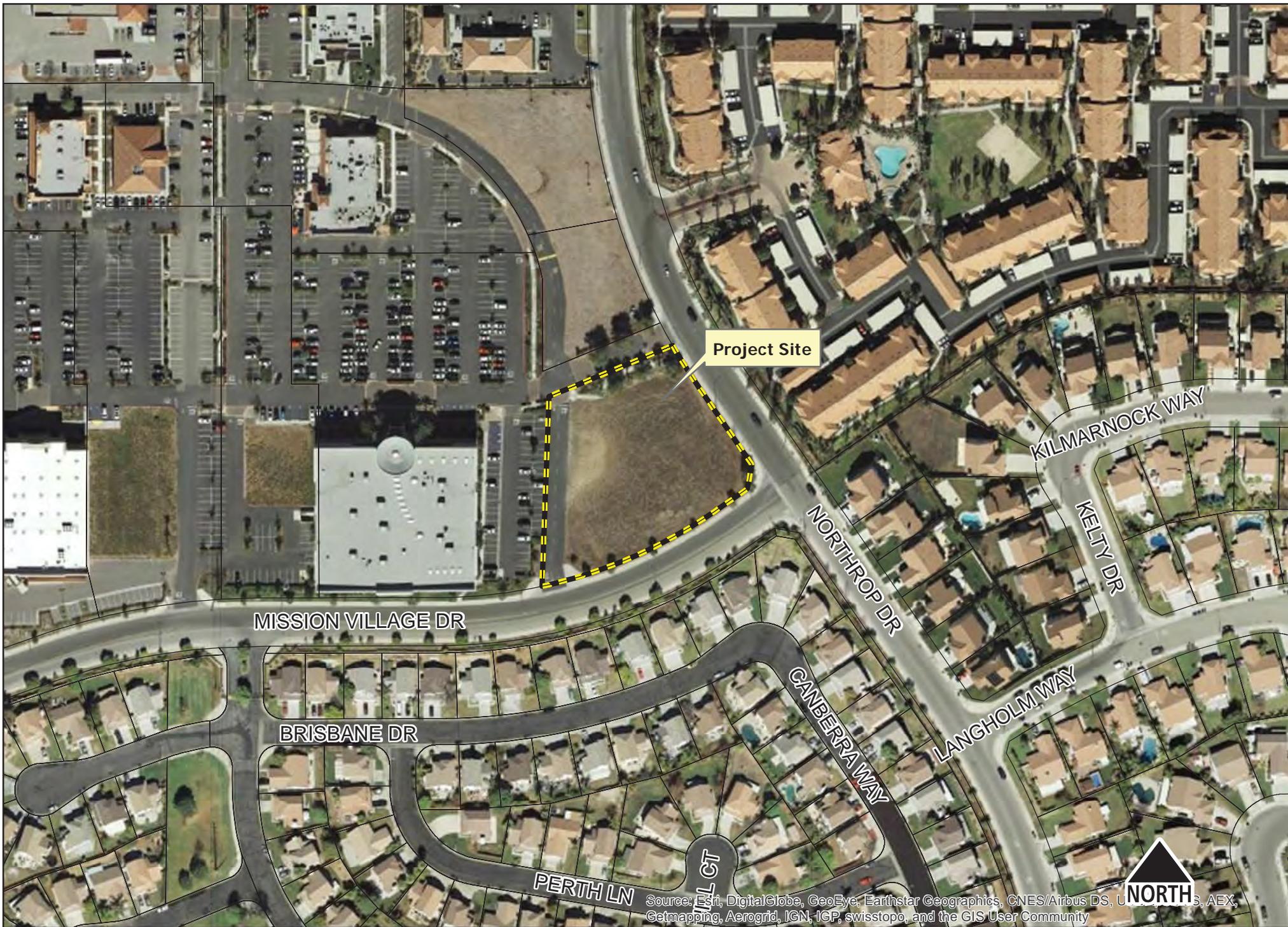


Exhibit 3, Aerial Photo/Location



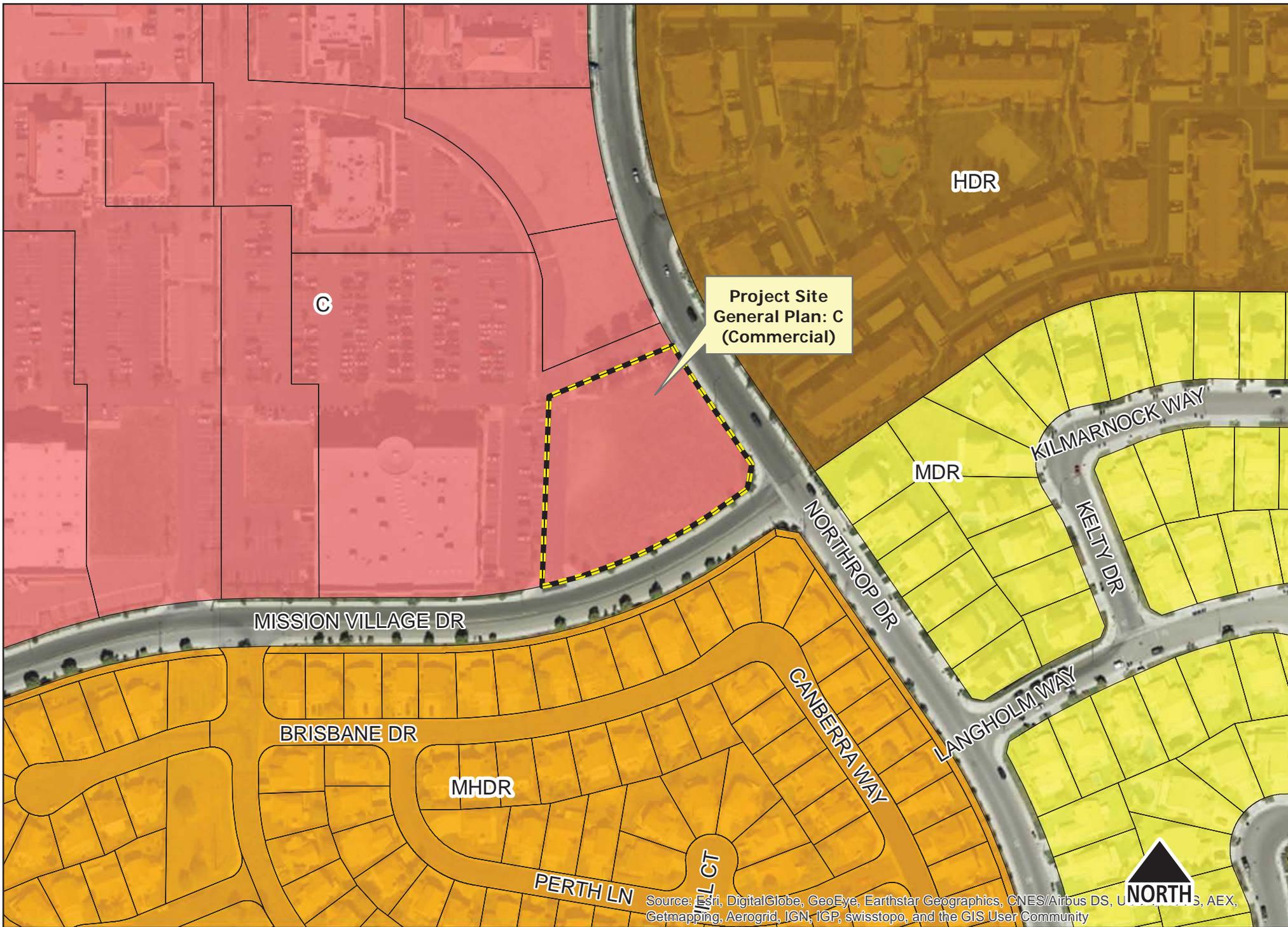


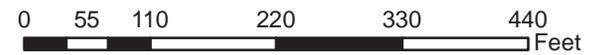
Exhibit 4, General Plan Map



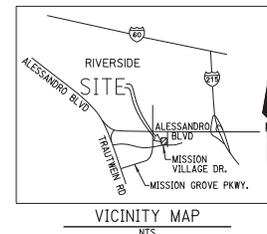
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



Exhibit 5, Zoning Map



IN THE CITY OF RIVERSIDE, CALIFORNIA
PLOT PLAN
 THE LEARNING EXPERIENCE

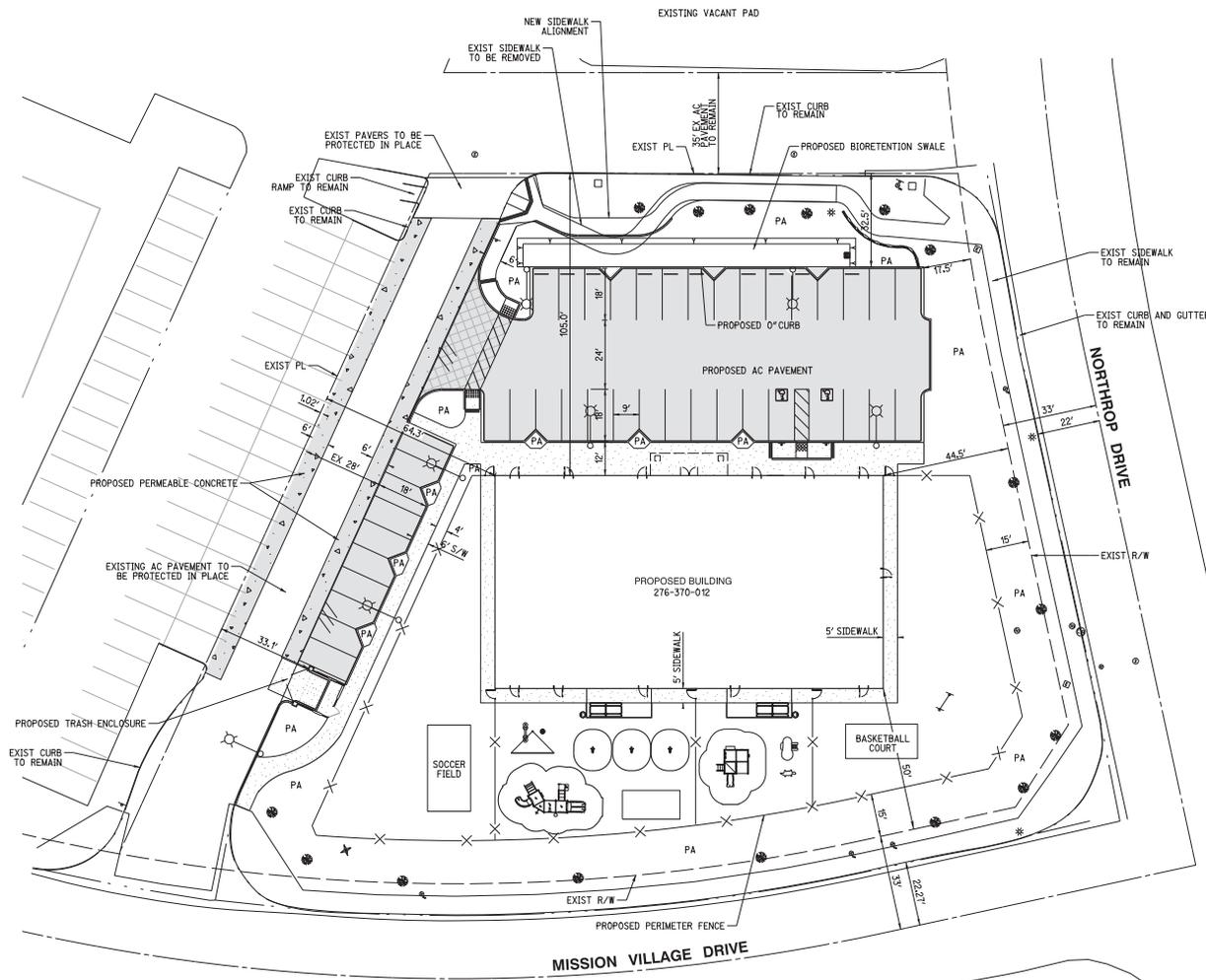


ABBREVIATIONS

EXISTING	.....	EXIST
PLANTING AREA	.....	PA
PROPERTY LINE	.....	PL
RIGHT-OF-WAY	.....	R/W

LEGEND

PROPOSED AC PAVEMENT	.....
PROPOSED CURB AND GUTTER	.....
PROPOSED FENCE	.....
PROPOSED CONCRETE	.....
PROPOSED PAVERS	.....
DIRECTION OF FLOW	.....
EXISTING SANITARY SEWER MANHOLE	.....
EXISTING STORM DRAIN MANHOLE	.....
EXISTING TELEPHONE VAULT	.....
EXISTING WATER METER	.....
EXISTING FIRE HYDRANT	.....
EXISTING PROPERTY LINE	.....
EXISTING RIGHT-OF-WAY	.....



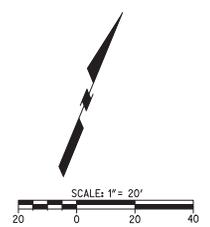
APPLICANT/OWNER/DEVELOPER
 REGIONAL PROPERTIES
 9201 MILBURN BLVD, SUITE 103
 BEVERLY HILLS, CA 90210
 ATTN: MARK RUBIN
 (310) 515-1776

BENCHMARK
 CITY OF RIVERSIDE BENCHMARK F8-G3 - ELEV 1604.806 - NAVD88
 P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE
 WESTERLY WELL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE
 FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.,
 EASTERLY OF MISSION GROVE PARKWAY.

ASSESSOR'S PARCEL NUMBER
 276-370-012

ENGINEER/CONTACT PERSON
 RICK ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0707
 ATT: KRISTIN WERKSMAN

PARKING
 PARKING REQUIRED:
 23 STAFF AT 1 SPACE/STAFF 23
 167 CHILDREN AT 1 SPACE/10 CHILDREN 17
 TOTAL REQUIRED 40
 TOTAL PARKING PROVIDED:
 (9' X18' TYP UNLESS NOTED OTHERWISE) 41



PLOT PLAN
THE LEARNING EXPERIENCE
 CITY OF RIVERSIDE
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA

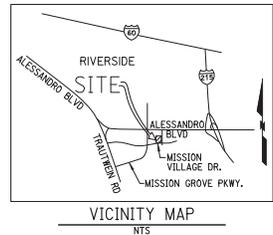
RICK
 ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 (951) 782-0707
 FAX (951) 782-0707
 WWW.RICKENGINEERING.COM

G:\163101\163101\Dayone_Plan\City\163101\Heb02.plt plot.dgn

PLOT DATE: 20-MAY-2016 11:43:05AM

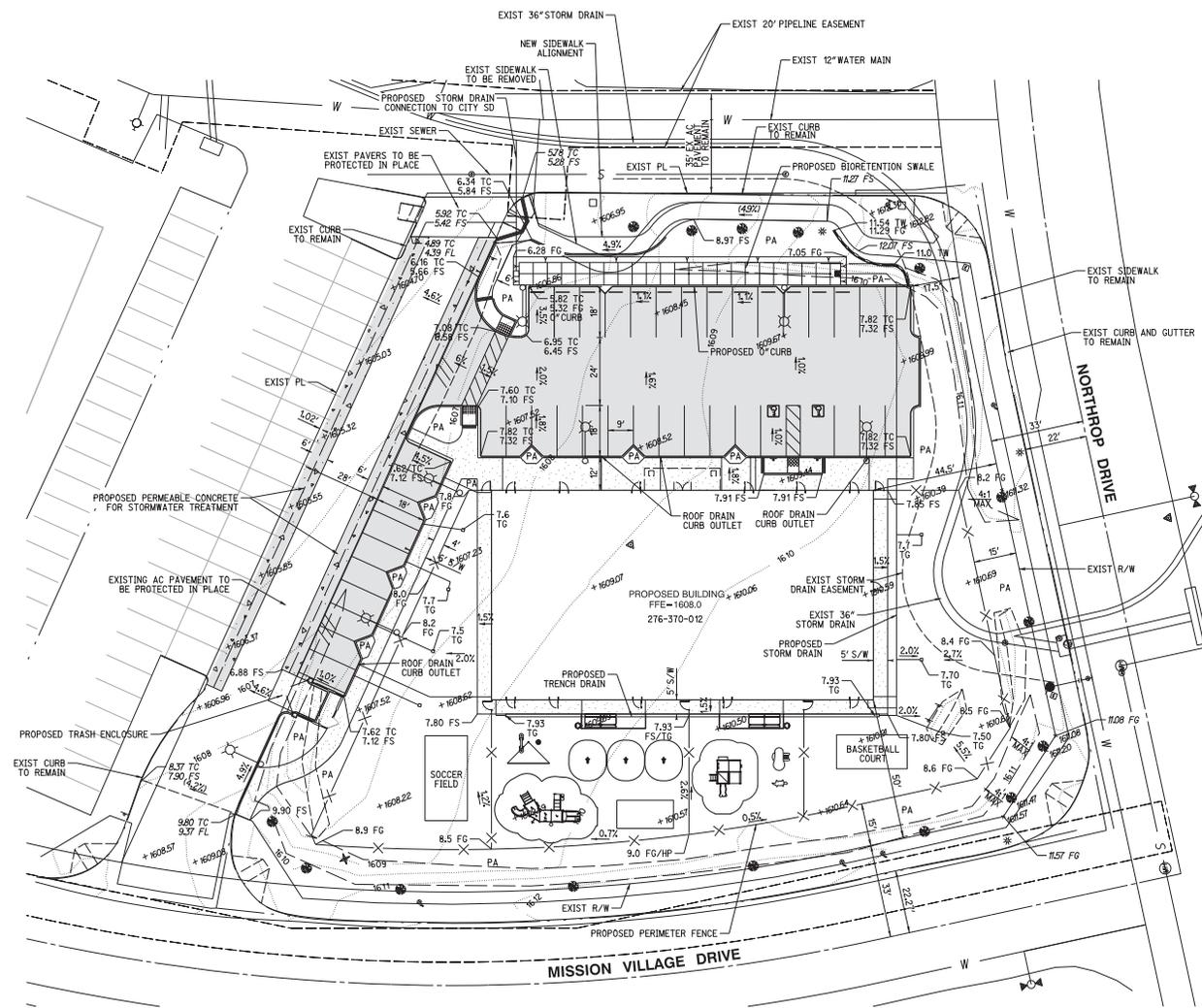
Exhibit 6, Project Plans

IN THE CITY OF RIVERSIDE, CALIFORNIA
PRELIMINARY GRADING EXHIBIT
 THE LEARNING EXPERIENCE



- ABBREVIATIONS**
- EXISTING EXIST
 - FINISHED FLOOR ELEVATION FFE
 - FINISHED GRADE ELEVATION FG
 - FLOW LINE ELEVATION FL
 - FINISHED SURFACE ELEVATION FS
 - GRADE BREAK GB
 - PLANTING AREA PA
 - PROPERTY LINE PL
 - RIGHT-OF-WAY R/W
 - TOP OF CURB ELEVATION TC
 - TOP OF GRATE ELEVATION TG

- LEGEND**
- PROPOSED AC PAVEMENT [Symbol]
 - PROPOSED FENCE AND GUTTER [Symbol]
 - PROPOSED FENCE [Symbol]
 - PROPOSED CONCRETE [Symbol]
 - PROPOSED PAVERS [Symbol]
 - DIRECTION OF FLOW [Symbol]
 - EXISTING SANITARY SEWER MANHOLE [Symbol]
 - EXISTING STORM DRAIN MANHOLE [Symbol]
 - EXISTING TELEPHONE VAULT [Symbol]
 - EXISTING WATER METER [Symbol]
 - EXISTING FIRE HYDRANT [Symbol]



APPLICANT/OWNER/DEVELOPER

REGIONAL PROPERTIES
 9201 MILSHIRE BLVD, SUITE 103
 BEVERLY HILLS, CA 90210
 ATTN: MARK RUBIN
 (310) 515-1176

BENCHMARK

CITY OF RIVERSIDE BENCHMARK FB-G3 - ELEV 1604.806 - NAVD88
 P.X. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE
 WESTERLY WELL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE
 FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.,
 EASTERLY OF MISSION GROVE PARKWAY.

ASSESSOR'S PARCEL NUMBER

276-370-012

ENGINEER/CONTACT PERSON

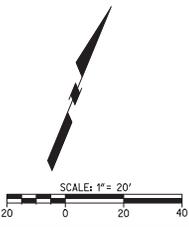
RICK ENGINEERING COMPANY
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PHONE: (951) 782-0707
 FAX: (951) 782-0701
 ATTN: KRISTIN WERKSMAN

ESTIMATED GRADING QUANTITIES

TOTAL AREA:	1.42 AC
DISTURBED AREA:	1.20 AC
ESTIMATED EXCAVATION:	2,480 C.Y.
ESTIMATED EMBANKMENT:	134 C.Y.
NET EXPORT:	2,346 C.Y.

PARKING

PARKING REQUIRED:	
23 STAFF AT 1 SPACE/STAFF	23
161 CHILDREN AT 1 SPACE/10 CHILDREN	17
TOTAL REQUIRED	40
TOTAL PARKING PROVIDED:	41
(9' X 18' TYP UNLESS NOTED OTHERWISE)	



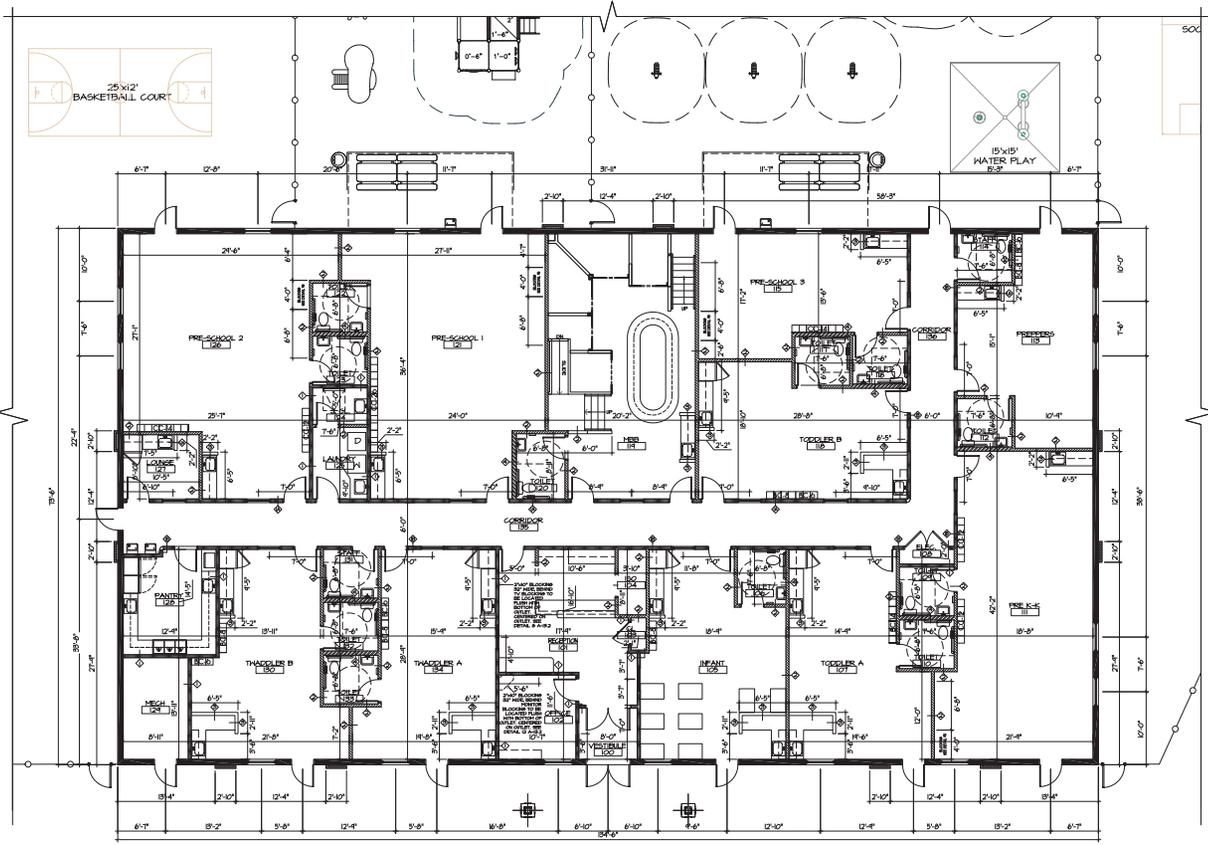
**PRELIMINARY GRADING EXHIBIT
 THE LEARNING EXPERIENCE**

CITY OF RIVERSIDE
 IN THE COUNTY OF RIVERSIDE, CALIFORNIA



Exhibit 6, Project Plans

PROJECT: THE LEARNING EXPERIENCE - CONSTRUCTION DRAWING - ANAS - NOTED: 04/10/2015
 PROJECT: THE LEARNING EXPERIENCE - CONSTRUCTION DRAWING - ANAS - NOTED: 04/10/2015



1 DIMENSION PLAN
 scale: 1/8" = 1'-0"

LEGEND:

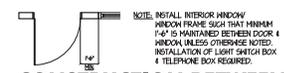
- FULL HEIGHT INTERIOR PARTITION
- INTERIOR PARTITION
- LGH INTERIOR PARTITION
- FLIPPING HALL

GENERAL NOTES:

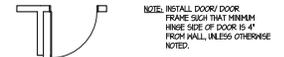
1. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF FINISH GYPSUM BOARD.
2. ALL WALLS ARE 5" THICK UNLESS OTHERWISE NOTED.



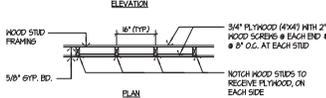
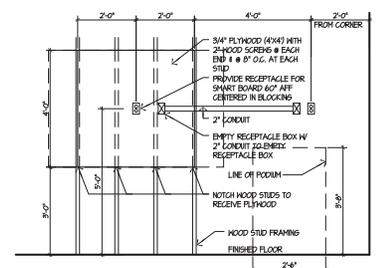
2 HINGE SIDE DOOR TO WALL
 SCALE: NTS



3 CONSTRUCTION BETWEEN DOOR & INTERIOR WINDOW
 SCALE: NTS



4 TOILET ROOM DOORS
 SCALE: NTS



5 SMART BOARD BLOCKING
 scale: 1/2" = 1'-0"

ARCHITECT
 Jerome Leslie Eben,
AIA
ARCHITECT
 26 WALKER ROAD
 WEST ORANGE, NEW JERSEY 07052
 973-903-4900
 jeben@aia.com
 CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT

Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 42 CORNER PARKWAY
 LIVINGSTON, NEW JERSEY 07039
 TEL: 973-994-9669
 FAX: 973-994-4839
 www.jarmelkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	4/27/15	FOR REVIEW	MBJ
2.	4/27/15	REVISED PER CLIENT COMMENT	MBJ
3.	4/10/15	REVISED PER CLIENT COMMENT	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS - ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE OFFICE OF THE GC.
2. MERAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TEL FOR APPROVAL.

Project: **THE LEARNING EXPERIENCE NORTHROP & HANSON VILLAGE DRIVE REVERSIDE, CALIFORNIA**

Project Number: **TLEP-514-236** Scale: **1/8" = 1'-0"**

Drawn By: **FAA** Approved By: **MBJ**

Drawing Name:

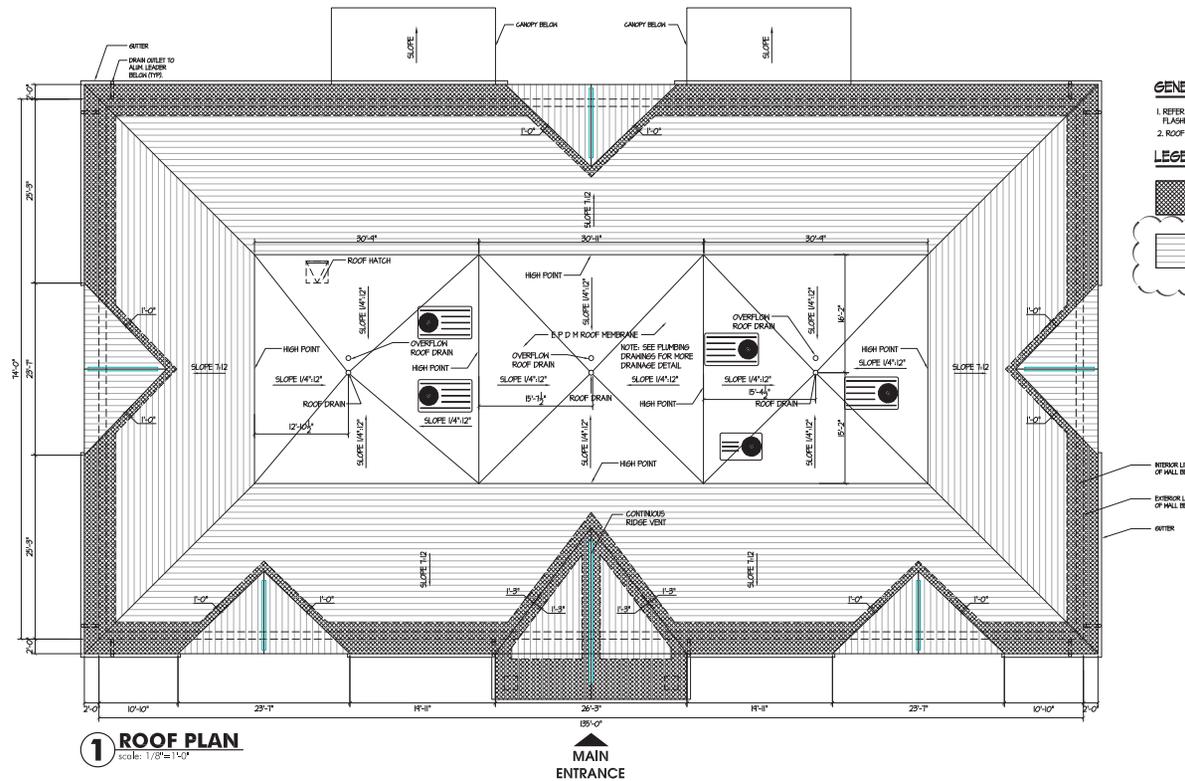
DIMENSION PLAN

Drawing Number:

A-1.2

Issued Date: 3/11/15

H:\DRAWINGS\TEL-THE LEARNING EXPERIENCE\CADD\REVISED\CD\LIBR-4-1-236-A3 ROOF PLAN.DWG - CHULSIANE - PLOTTED: 03/22/2016



ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
jlebens@aia.com
CALIFORNIA LICENSE # C-17673
EXPIRATION DATE 7-31-2017

DESIGN CONSULTANT



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CHERRY PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL 973-994-9669
FAX 973-994-4089
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	4/21/15	FOR REVIEW	REMAN
2	4/21/15	REVISED PER CLIENT COMMENTS	REMAN
3	4/10/15	REVISED PER CLIENT COMMENTS	REMAN

REVISION

NO.	DATE	DESCRIPTION	INT.
1	2/22/15	REVISED PER CODE COMMENTS	REMAN
2	3/22/14	REVISED AS NOTED	REMAN

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE DESIGN CONSULTANT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REVOKED AT THE EXPENSE OF THE GC.

2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED BY WRITING TO THE DESIGN CONSULTANT & BE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
515 ALESSANDRO BLVD
RIVERSIDE, CALIFORNIA

Project Number: TLERPs-14-236
Scale: 1/8"=1'-0"

Drawn By: FAA
Approved By: JLE

ROOF PLAN

Drawing Number: A-3



Issue Date: 3/11/15

PLANT PALETTE:

- PARKING LOT SHADE TREES**
 - Magnolia 'Little Gem' • Little Gem Magnolia
- ACCENT TREES**
 - Lagerstroemia 'Muskogee' • Crape Myrtle
- NEW STREET TREE REPLACEMENTS**
 - Cinnamomum camphor • Camphor Tree
 - Liquidambar styraciflua • Sweetgum

- EXISTING TREES AND PALMS TO REMAIN**
 - Schinus molle • California Pepper Tree
 - Washingtonia filifera • Mexican Fan Palm
 - Cinnamomum camphora • Camphor Tree
 - Olea europaea • Fruitless Olive
 - Citrus spp • Orange Tree

- SHRUBS & GROUNDCOVERS**
 - Nandina d. 'Nana' • Dwarf Heavenly Bamboo
 - Oenanthe frugans • Sweet Olive
 - Phormium 'Tom Thumb' • New Zealand Flax
 - Podocarpus m. 'Maki' • Shrubby Yew Pine
 - Callistemon v. 'Little John' • Dwarf Bottlebrush
 - Rosmarinus spp. • Rosemary
 - Lavandula s. 'Otto Quast' • Spanish Lavender
 - Manisotina d. 'Compacta' • Compact Heavenly Bamboo
 - Grevillea 'Noellii' • Noel's Grevillea
 - Rosmarinus 'Huntington Carpet' • Huntington Carpet Rosemary
 - Lantana 'New Gold' • New Gold Lantana

- BIORETENTION SHRUBS**
 - Carex divisa • Berkeley Sedge
 - Juncus textilis • Basket Rush
 - Muhlenbergia rigens • Deergrass

- GROUNDCOVER**
 - Marathon II • Turf

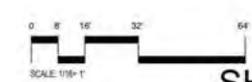


LEGEND:

- 1 Colored concrete with diagonal scoring to match center's color/style.
- 2 Colored concrete accent bands to match center's color/style.
- 3 Natural color concrete walkway.
- 4 New plaza entry natural color concrete walkway.
- 5 Bioretention basin with low growing planting, accent landscape boulders and curbing. See above for plant varieties.
- 6 Low water use shrub and groundcover area's.
- 7 Entry monument sign per Architect Plan's.
- 8 Turf planted sports area per Architect's Plan's.
- 9 Trash receptacle w/ decorative overhead trellis to match existing plaza.
- 10 Concrete tree wells w/ groundcover planting.
- 11 Handicap parking stalls and signage Per Civil Engineer's Plan's.
- 12 Concrete pole light wells / pole light Locations.
- 13 6' High vinyl perimeter fence per Architects Plans.
- 14 4' High chain link fence per Architects Plans.
- 15 Outdoor play equipment per Architects Plan's.
- 16 Asphalt parking lot per Civil Engineer's Plan's.
- 17 Handicap access ramp per Civil Engineer's Plan's.
- 18 Existing sidewalk to remain.
- 19 Existing vehicular accent paving to remain.
- 20 Existing light poles to remain.
- 21 Existing trees to remain.
- 22 Retaining wall per Civil Engineer's Plan's.
- 23 Color interlocking pavers to match existing Plaza.
- 24 Pour-in-place basketball court per Architect's Plan's.
- 25 Outdoor picnic tables per Architect's Plan's.
- 26 Designated turf soccer field area per Architect's Plan's.



REGIONAL PROPERTIES, INC.
CONCEPTUAL LANDSCAPE MASTER PLAN
THE LEARNING EXPERIENCE
 Mission Village Shopping Center, Riverside CA
 Regional Properties
 Exhibit 6, Project Plans



SHEET L-1



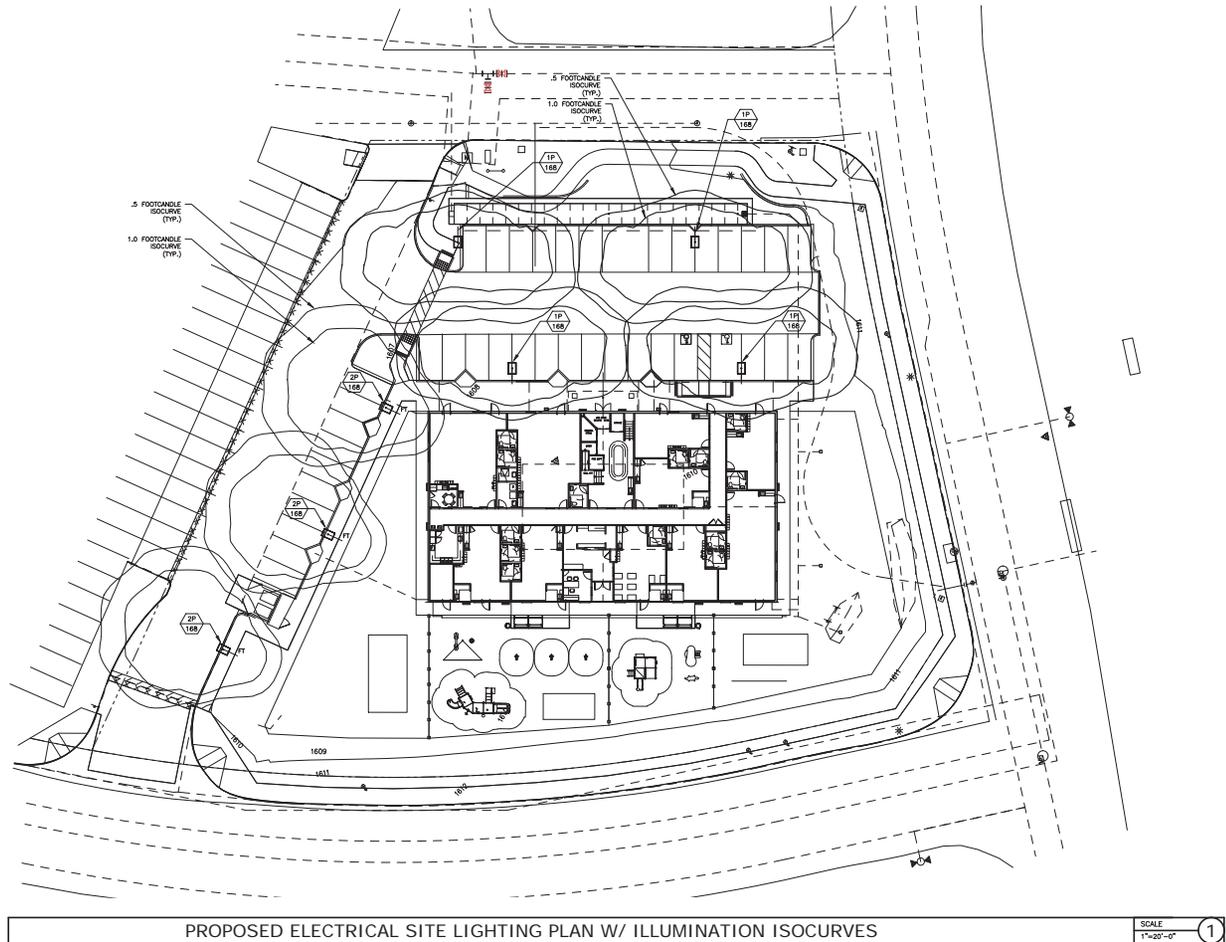
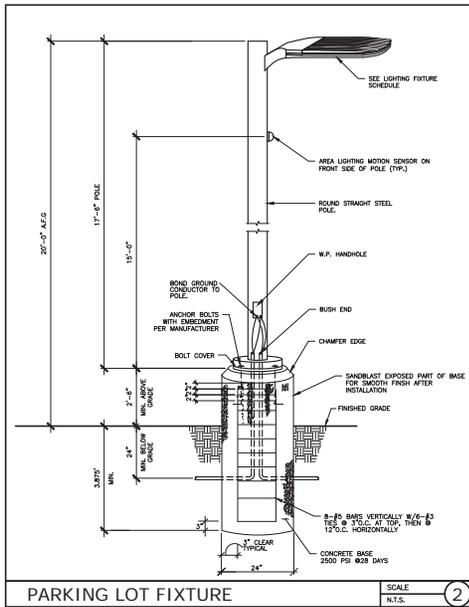
ARCHITERRA
 DESIGN GROUP
 LANDSCAPE ARCHITECTURE AND PLANNING

ADG 208K 1802
 DATE: 10/01/16

LIGHTING FIXTURE SCHEDULE

REFER TO DIVISION 1, GENERAL REQUIREMENTS REGARDING PRODUCT OPTIONS AND SUBSTITUTION. WHERE THREE OR MORE MANUFACTURERS ARE LISTED IN THE FOLLOWING LIGHTING FIXTURE SCHEDULE, SUBSTITUTION WILL NOT BE CONSIDERED. WHERE PRODUCTS ARE LISTED BY NAMING ONE OR MORE MANUFACTURERS, WITHOUT "OR EQUAL" PROVISION FOR SUBSTITUTION, CONTRACTOR SHALL INCLUDE ONLY SPECIFIED PRODUCTS IN HIS REQUEST FOR SUBSTITUTION WITHIN 35 DAYS FROM THE DATE OF THE NOTICE TO PROCEED. ONLY BE CONSIDERED IN ACCORDANCE WITH DIVISION 1 OF THESE CONTRACT DOCUMENTS.

DESCRIPTION	LAMPS (2)		VOLTS	MOUNTING
	WATTS	TYPE		
1P 168 SINGLE HEAD L.E.D. PARKING LOT FIXTURE WITH TYPE 3 REFLECTOR AND MOTION SENSOR ON POLE AT 15'-0" CREE OSO-A-NM-SSH-A-40K-IL-RZ/OSD-DA POLE: 401-4011-17.5-01-CDB-MOTION	168	LED 4000K	308	POLE Ø 3.00'-0" A.F.S.
2P 168 SINGLE HEAD L.E.D. PARKING LOT FIXTURE WITH TYPE 5 REFLECTOR AND MOTION SENSOR ON POLE AT 15'-0" CREE OSO-A-NM-SSH-A-40K-IL-RZ/OSD-DA POLE: 401-4011-17.5-01-CDB-MOTION	168	LED 4000K	308	POLE Ø 3.00'-0" A.F.S.



PRELIMINARY ELECTRICAL SITE LIGHTING PLAN
THE LEARNING EXPERIENCE
 Mission Village Shopping Center, Riverside CA
 Regional Properties
 Exhibit 6, Project Plans



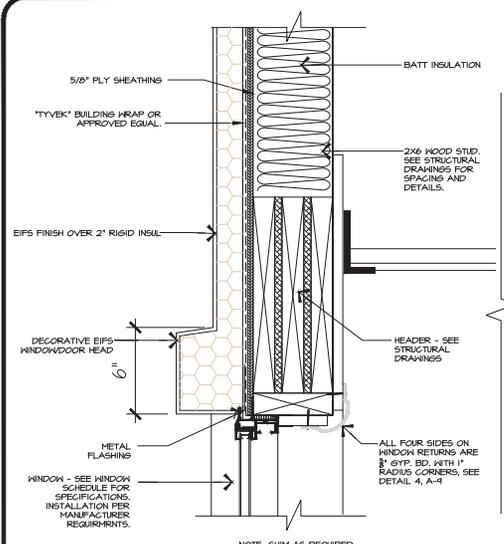
ADG JOB# 1602
 DATE: 02/04/16

SHEET L-3

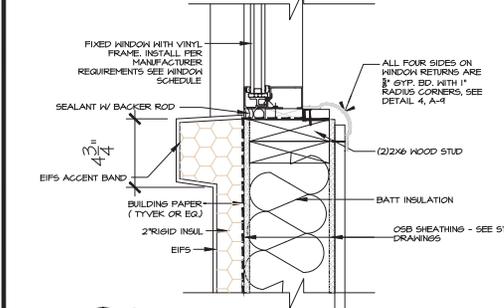


ARCHITERRA
 DESIGN GROUP
 LANDSCAPE ARCHITECTURE AND PLANNING

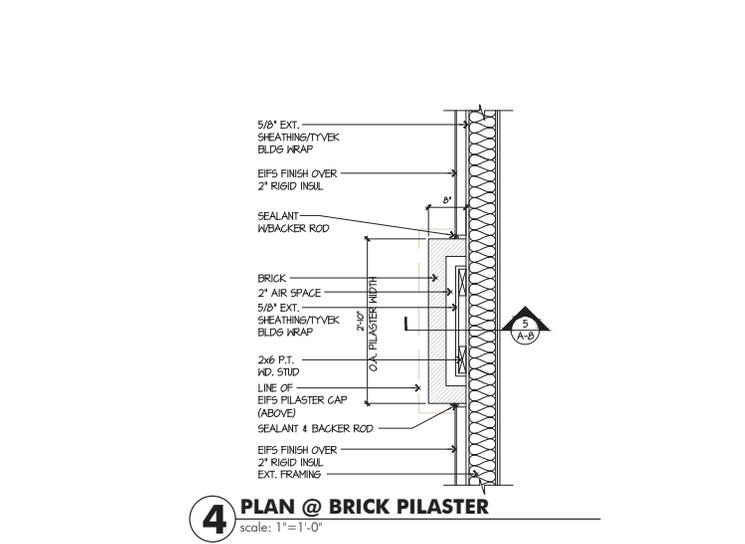
H:\DRAWINGS\TITLE - THE LEARNING EXPERIENCE - CALIFORNIA\THE LEARNING EXPERIENCE - RIVERSIDE\CD\TLEPCAL\220A-A4 DETAILS.DWG - REVISED 04/21/2016 - REVISED 04/21/2016



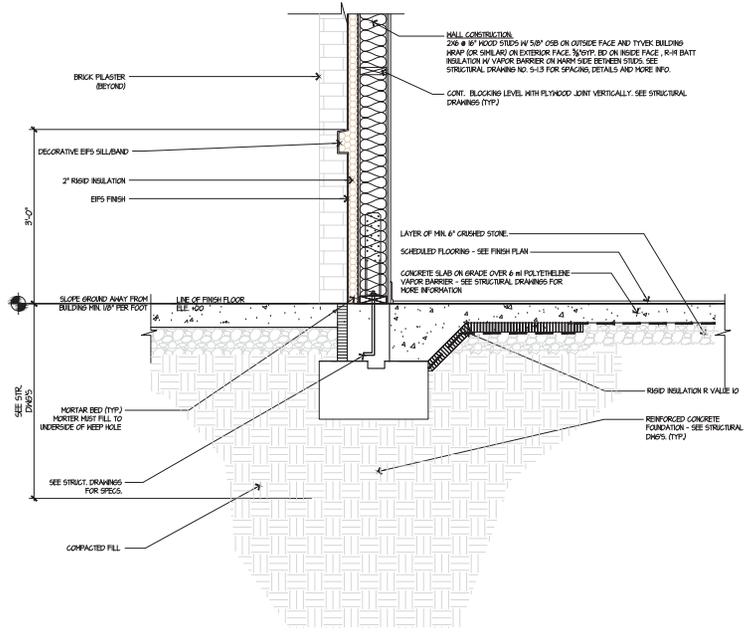
1 SECTION THRU WINDOW HEAD
scale: 3/8"=1'-0"



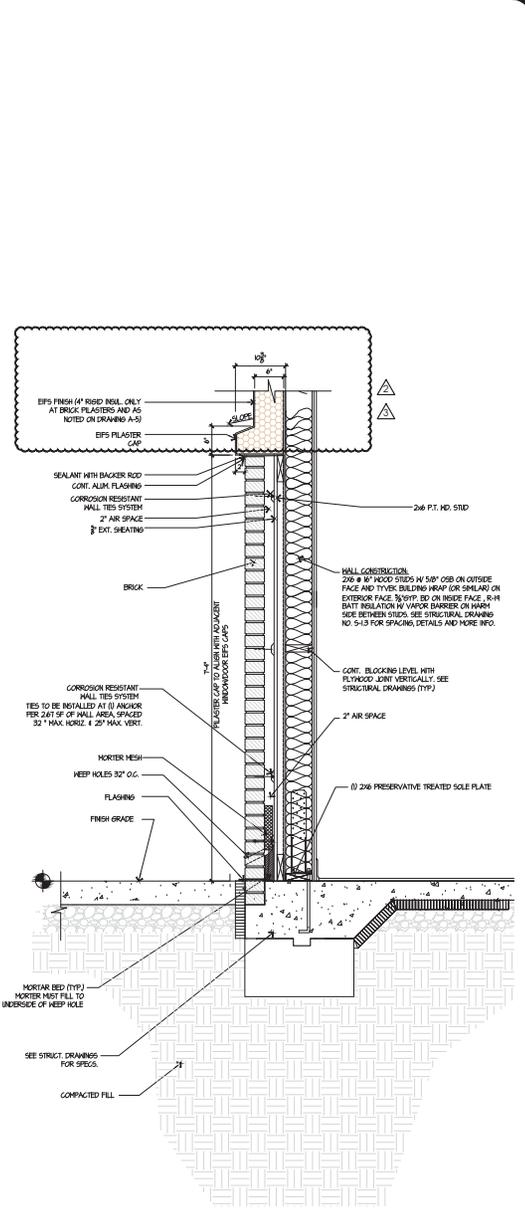
2 SILL DETAIL
scale: 3/8"=1'-0"



4 PLAN @ BRICK PILASTER
scale: 1"=1'-0"



3 TYPICAL SECTION @ FOUNDATION
scale: 1"=1'-0"



5 SECTION @ BRICK PILASTER
scale: 1"=1'-0"

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
jeben@jmkizel.com
CALIFORNIA LICENSE # C-17473
EXPIRATION DATE 7-31-2017

DESIGN CONSULTANT
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
142 CONKER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4059
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/23/16	FOR REVIEW	AE/MB
2	4/27/16	REVISED PER CLIENT COMMENTS	AE/MB
3	4/20/16	REVISED PER CLIENT COMMENTS	AE/MB
4	4/27/16	PER PLANNING BRD. COMMENTS	AE/MB
5	4/27/16	PER PLANNING BRD. COMMENTS	AE/MB

REVISION

NO.	DATE	DESCRIPTION	BY
1	7/22/15	REVISED PER CODE COMMENTS	AE/MB
2	4/12/16	PER PLANNING BRD. COMMENTS	AE/MB
3	4/21/16	PER PLANNING BRD. COMMENTS	AE/MB

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE EXPENSE OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE DESIGN CONSULTANT & NO FOR APPROVAL.

Project
THE LEARNING EXPERIENCE
215 ALESSANDRO BLVD
RIVERSIDE, CALIFORNIA

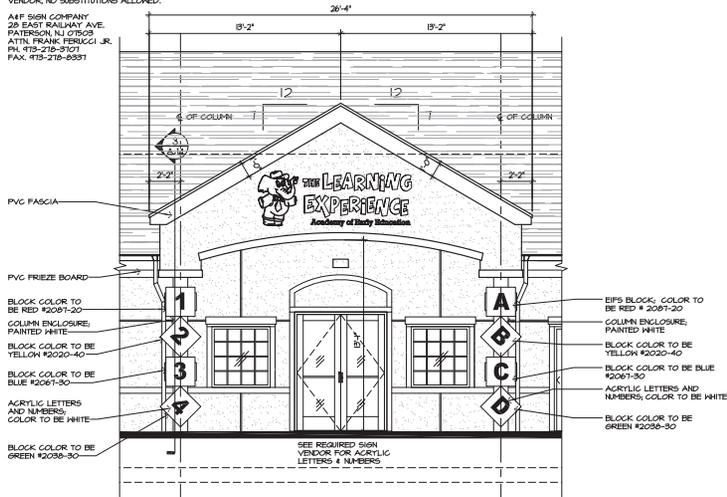
Project Number: **TLEXP-5-14-236** Scale: **1/8"=1'-0"**
Drawn By: **FAA** Approved By: **AE/MB**
Drawing Name:

DETAILS

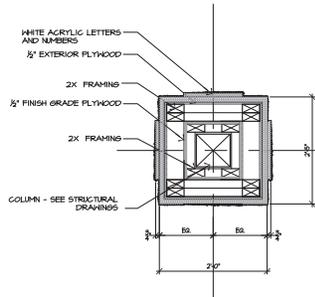
Drawing Number:
A-8
Sheet Date: 3/11/15

NOTE:
THE LEARNING EXPERIENCE' LOGO SIGN IS TO BE BY REQUIRED
VENDOR, NO SUBSTITUTIONS ALLOWED.

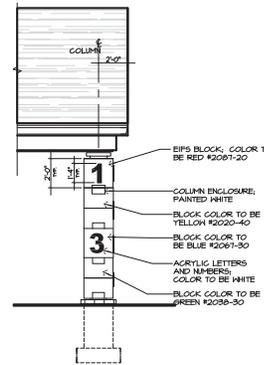
A1F SIGN COMPANY
25 EAST RAILWAY AVE.
PATERSON, NJ 07650
ATTN: FRANK FERUGGI JR.
PH: 973-276-3101
FAX: 973-276-6881



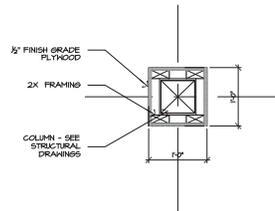
1 FRONT ELEVATIONS AT CANOPY
scale: 1/4" = 1'-0"



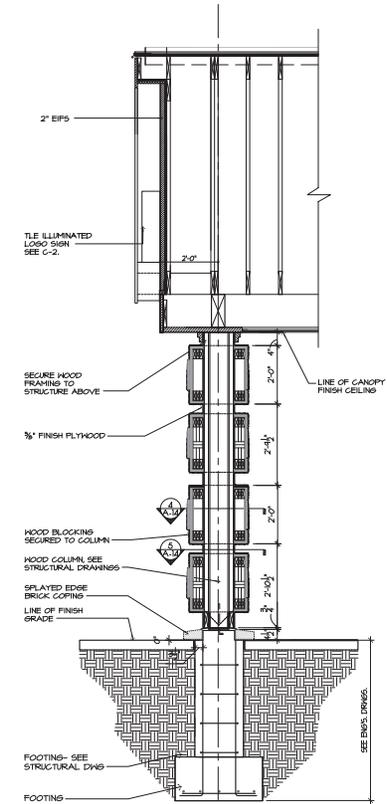
4 PLAN DETAIL
scale: 1" = 1'-0"



2 SIDE ELEVATIONS AT CANOPY
scale: 1/4" = 1'-0"



5 PLAN DETAIL
scale: 1" = 1'-0"



3 SECTION THROUGH COLUMN COVER
scale: 1/2" = 1'-0"

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-924-4900
jeben@psd@aol.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CHERRY PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	4/21/15	FOR REVIEW	NBL
2.	4/21/15	REVISED PER CLIENT COMMENT	NBL
3.	4/10/15	REVISED PER CLIENT COMMENT	NBL

REVISION

NO.	DATE	DISCUSSION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. QUALITY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, SHALL BE SUBMITTED BY WRITING TO THE ARCHITECT & TIE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & MISSION VILLAGE DRIVE
RIVERSIDE, CALIFORNIA

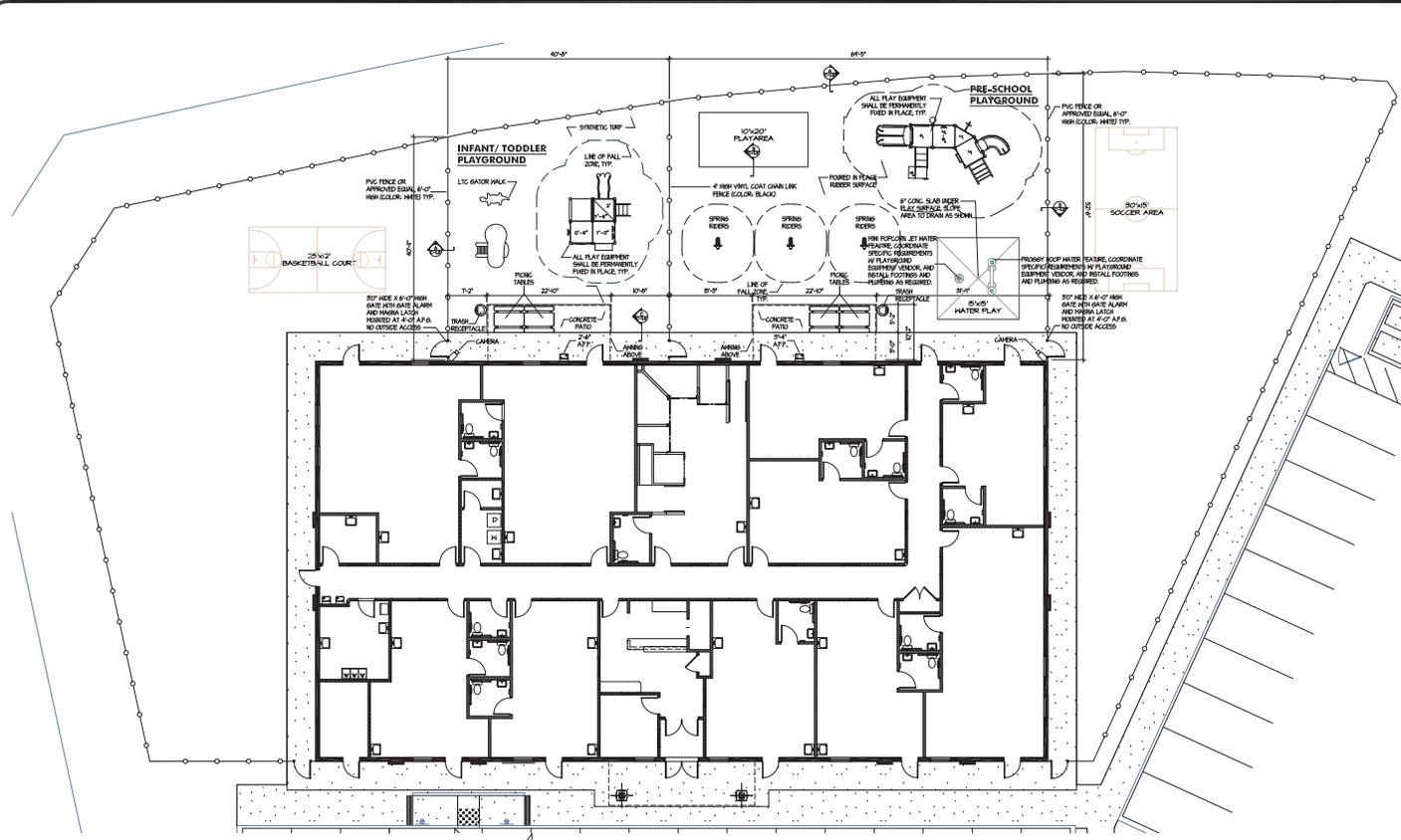
Project Number: **TLERP-2-14-236** Scale: **1/8" = 1'-0"**
Drawn by: **CM FAA** Approved by: **MBJ**

Drawing Name:
CANOPY AT MAIN ENTRANCE DETAILS

Drawing Number:
A-14.1

Printed Date: 3/11/15

H:\DRAWINGS\THE LEARNING EXPERIENCE\CA\CONCRETE LEARNING EXPERIENCE - REVERSE COILERS-14236-C1- PLAYGROUND AREA DETAILS.DWG - JUNG - PLOTTED: 04/10/2015



- GENERAL NOTES:**
- SEE SPECIFICATIONS FOR PLAY GROUND EQUIPMENT REQUIREMENTS. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR FOR ALL PLAYGROUND EQUIPMENT INCLUDING BUT NOT LIMITED TO RIGGERS, CLIMBERS, LARGE SCALE PLAY APPARATUS, PICNIC TABLES, TRASH RECEPTACLES & PLAY SURFACE. SEE REQUIRED VENDOR, PAGE T-3 FOR PLAYGROUND INFORMATION.
 - PROVIDE 3" THICK CONCRETE PAD FOR PICNIC TABLES, AS SHOWN ON PLAN.
 - COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
 - PROVIDE 6'-0" HIGH "MANSIE" STYLE FENCE MAX 6'-0" WIDE BETWEEN POSTS. VINYL PVC BOARD ON BOARD; NO GAPS, NO CROSS OR MIDDLE RAIL-MOUNTED AROUND PERIMETER OF PLAYGROUND AND WHEREVER ELSE SHOWN ON PLANS. PROVIDE 2-2" WIDE MESH GATES WITH MAGNA LATCH OR APPROVED EQUAL LATCH TO THE CHILD SAFETY INSTALLED ON THE INTERIOR OF THE PLAYGROUND GATE. NO ACCESS FROM OUTSIDE. SEE DETAIL #4 FOR MOUNTING HEIGHT. PROVIDE AND INSTALL POOL/GUARD GATE ALARM, GAFF, ON ALL PLAYGROUND PERIMETER GATES.
 - PROVIDE 4'-0" HIGH VINYL COATED CHAIN LINK FENCE BETWEEN THE INFANT & PRE-SCHOOL PLAYGROUNDS. PROVIDE MIN 3'-0" WIDE GATE AS SHOWN.
 - GATEWAYS SHOWN HERE ARE ALSO SHOWN ON THE CONSTRUCTION PLAN. EXACT NUMBER AND LOCATION TO BE COORDINATED WITH THE LEARNING EXPERIENCE.
 - CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA. 50 BELOW GRADE "POUNDING" SHALL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 60" TO 140" PER FOOT SLOPE. PROVIDE DRYWELL, CORRUGATED PIPE, FRENCH DRAIN, ETC IF NEEDED. NO ROOF DRAINS TO EMPTY DIRECTLY INTO PLAYGROUND.

- ANNING NOTES:**
- FRAME TO BE CONSTRUCTED OF GALVANIZED STRUCTURAL STEEL TUBING ASTM A513 GRADE S40 WITH 50000 PSI TENSILE STRENGTH DESIGN IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
 - ALL ANNING/CANOPY FRAMES ARE DESIGNED TO RESIST WIND PRESSURES IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
 - ALL ANNING/CANOPY FRAMES ARE DESIGNED TO WITHSTAND WIND LOAD IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
 - ALL ANCHORS, BRACKETS AND BOLTS TO BE ZINC PLATED.
 - ANNING AND PIPING ARE TO BE EXTERIOR GRADE. VERIFY ALL DIMENSIONS IN FIELD.
 - GC TO SUBMIT SHOP DRAWINGS OF CANOPY FRAME TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. DRAWINGS TO INDICATE ALL CONNECTIONS, HELDS AND ANCHORING. DRAWINGS SHALL BE SEALED BY A LICENSED ENGINEER. SEE REQUIRED VENDOR.
 - REFER TO RECOMMENDED ANNING VENDOR, SHEET T-3 SPECIFICATIONS.

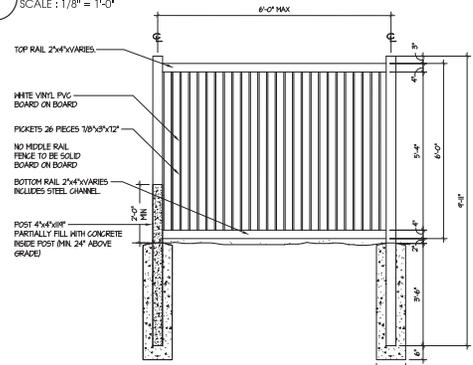
NOTE:
PLAYGROUND EQUIPMENT AND SURFACES TO BE PROVIDED AND INSTALLED BY REQUIRED VENDOR. NO SUBSTITUTIONS ALLOWED.

HORIZON CONCEPTS
59 WEST MILLS ROAD
HARTINGTON STATION, NY 11746
ATTN: JAMES HINES
PH: 631-211-863
FAX: 631-211-875

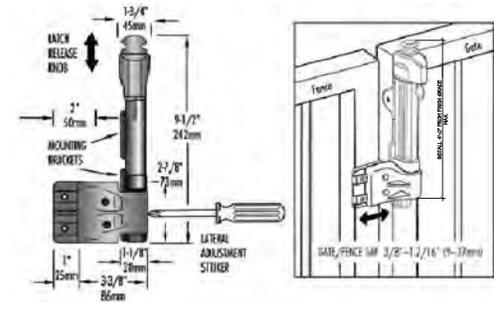
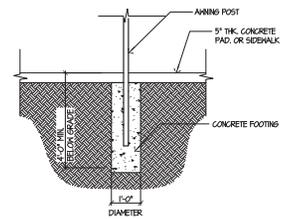
PLAYGROUND ANNINGS TO BE PROVIDED AND INSTALLED BY RECOMMENDED VENDOR. NO SUBSTITUTIONS ALLOWED.

HEDSON ANNINGS 4 SERR CO.
21 COTTAGE STREET
BAYONNE, NJ 07002
ATTN: ED BURAK
PH: 800-624-1032

1 PLAYGROUND AREA
SCALE: 1/8" = 1'-0"



3 TYPICAL POST FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



4 MAGNA LATCH DETAIL
SCALE: N.T.S.

2 TYPICAL PVC FENCE DETAIL
SCALE: 1/2" = 1'-0"

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07075
973-392-4100
jebens@aia.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CHAMBER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-7669
FAX: 973-994-4059
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NO.	DATE	DESCRIPTION	INT.
1	4/21/15	FOR REVIEW	MEL
2	4/21/15	REVISED PER CLIENT COMMENT	MEL
3	4/17/15	REVISED PER CLIENT COMMENT	MEL

REVISION		
NO.	DATE	DESCRIPTION

GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. QUALITY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.

VERBAL REPRESENTATION HAS NO VALUE AND ALL PRODUCTS TO BE SUBMITTED BY GC TO BE SUBMITTED BY WRITING TO THE ARCHITECT'S OFFICE FOR APPROVAL.

Project: **THE LEARNING EXPERIENCE**
NORTHROP 6 HEDSON VILLAGE DRIVE
REVERSDALE, CALIFORNIA

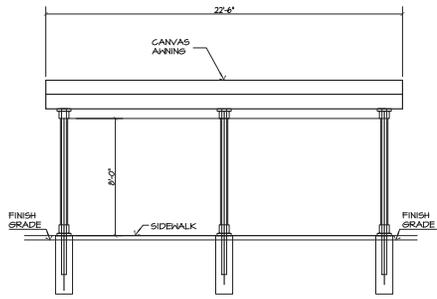
Project Number: **TLEP-14-236** Scale: **1/8" = 1'-0"**

Drawn By: **FAA** Approved By: **MBJ**

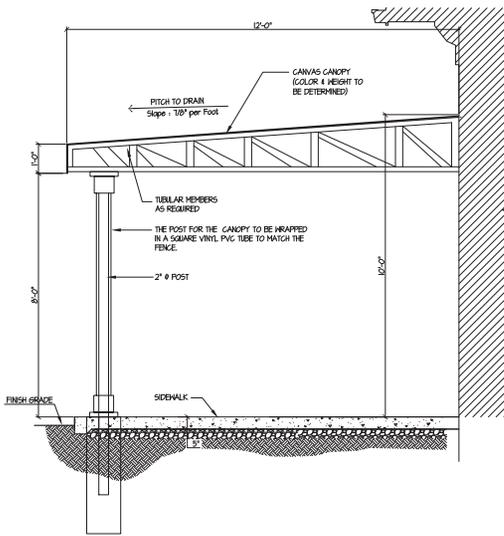
Drawing Name: **PLAYGROUND AREA DETAILS**

Drawing Number: **C-1.1**

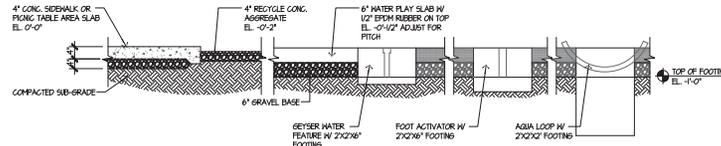
Print Date: 3/11/15



5 PICNIC TABLES AWNING ELEVATION
SCALE: 1/4" = 1'-0"



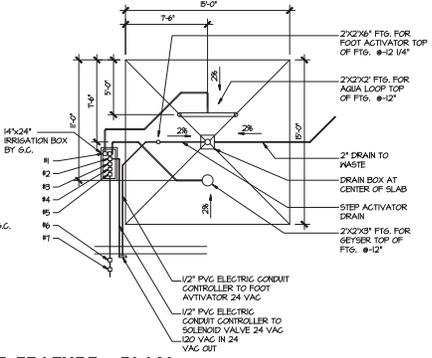
6 PICNIC TABLES AWNING CROSS SECTION
SCALE: 1/2" = 1'-0"



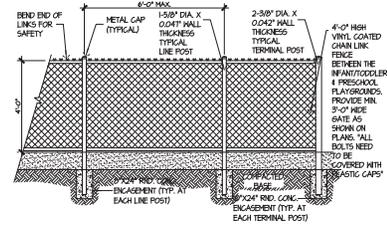
7 PLUMBING AT WATER FEATURE - SECTION
SCALE: 1/2" = 1'-0"

NOTE:
THE WATER PLAY SLAB NEEDS TO BE 6" THICK OVER 6" OF COMPACTED GRAVEL WITH INDIVIDUAL FOOTINGS FOR BOTH WATER PLAY ELEMENTS AND FOOT ACTIVATOR PITCHED AT 1/8" PER FOOT TO A CENTRAL DRAIN, 1/2" EPDM WITH ALPHATIC BINDER ON THAT SLAB TOP RUBBER TO BE FLUSH TO SIDE OF SIDE WALK. CONCRETE SLAB, DRAIN AND WATER TO BE PROVIDED BY GC.

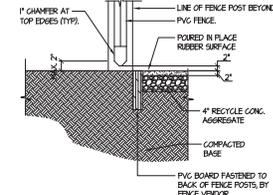
- #1. (2) ISOLATION VALVES FOR (BY GC.) THE TWO SUPPLIES TO ELEMENTS
- #2. SOLENOID VALVE (SUPPLIED BY HCU)
- #3. PRESSURE REGULATING VALVE SUPPLIED BY GC.
- #4. CHECK, OR FLOW VALVE SUPPLIED BY GC.
- #5. ISOLATION VALVE SUPPLIED BY GC.
- #6. INTRINSICALLY SAFE 1" SOLID DRAIN
- #7. ISOLATION VALVE 1" BALL VALVE
- #8. LOW VOLTAGE REQUIREMENTS "BY GC."



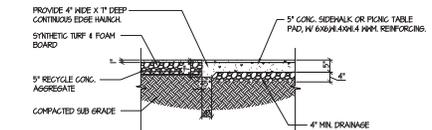
8 PLUMBING AT WATER FEATURE - PLAN
SCALE: 1/8" = 1'-0"



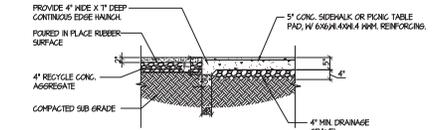
9 4'-0" CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"



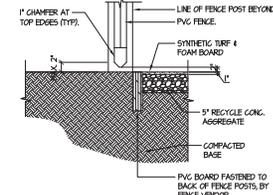
A PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"



B SIDEWALK EDGE DETAIL @ TURF SURFACE
SCALE: 1/2" = 1'-0"



C SIDEWALK EDGE DETAIL @ PLAY SURFACE
SCALE: 1/2" = 1'-0"



D PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-702-4950
jeb@jleeb.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT
JK
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
422 GONNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-954-9569
FAX: 973-954-4859
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	4/27/15	FOR REVIEW	MRJ
2	4/27/15	REVISED PER CLIENT COMMENT	MRJ
3	4/10/15	REVISED PER CLIENT COMMENT	MRJ

REVISION			
NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & ICE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
HORTHROP & HISSON VILLAGE DRIVE
REVERSIDE, CALIFORNIA
Project Number:
TLEPP-5-14-236
Scale:
1/8" = 1'-0"
Drawn By:
FAA
Approved By:
MRJ
Drawing Name:

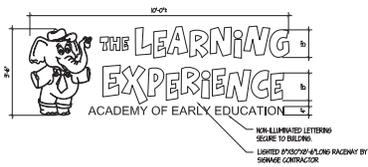
PLAYGROUND AREA DETAILS

Drawing Number:

C-1.2

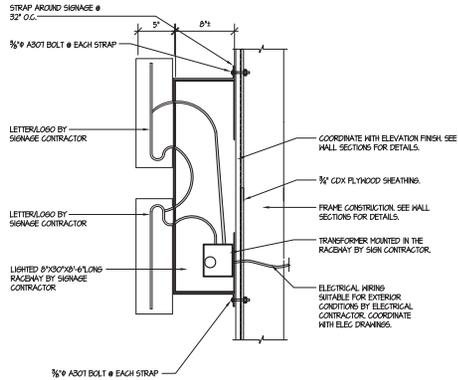
Issued Date: 3/11/15

H:\DRAWINGS\TEL - THE LEARNING EXPERIENCE\TEL - CALIFORNIA\THE LEARNING EXPERIENCE - RIVERSIDE\CD\TLER-CA-14-236-AC-2 SIGNAGE DETAIL.DWG - JUNG PLOTTED: 04/10/2015



1 SIGNAGE ELEVATION

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



2 SIGNAGE MOUNTING DETAIL

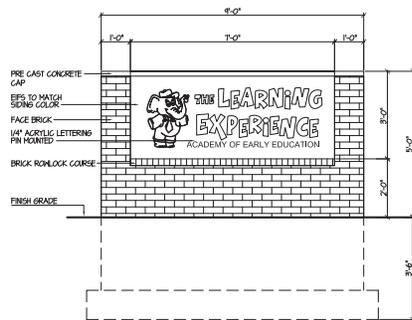
scale: 1 1/2" = 1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE OFFICE OF THE ARCHITECT.
- SIGNAGE CONTRACTOR TO SUPPLY & INSTALL, LIGHTED, THE LEARNING EXPERIENCE SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PIN CHANNEL LETTERING RAFTERSHED MOUNTED WITH 120V INTERNAL FLUORESCENT LIGHTING. PROVIDE 1/2" ACRYLIC CAP WITH BLACK, JEWELITE TRIM AND TRANSLUCENT VINYL FILM APPLIED AS PER SPECIFIED COLORS.
- ANCHORAGE SIGN COMPLES WITH 2006 IBC, NEW JERSEY EDITION CHAPTER 16 AND APPENDIX 1605.2 AND 1605.3 FOR WITHSTANDING WIND LOADS PRODUCED BY 90 MPH WIND FOR 3 SECOND GUST.

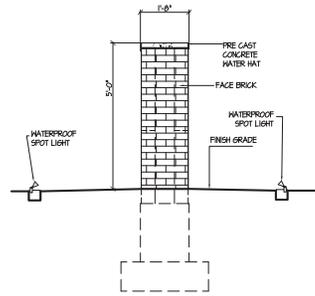
NOTE:
THE LEARNING EXPERIENCE LOGO SIGN IS TO BE BY REQUIRED VENDOR, NO SUBSTITUTIONS ALLOWED.

AJF SIGN COMPANY
28 EAST RAILWAY AVE.
PATERSON, NJ 07650
ATTN: FRANK FERRECCI, JR.
TEL: 973-276-3321
FAX: 973-276-8591



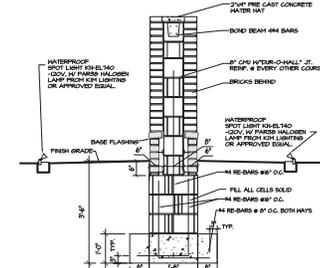
3 MONUMENT SIGNAGE ELEVATION

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



4 MONUMENT SIGNAGE ELEVATION

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



5 MONUMENT SIGNAGE SECTION

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

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-924-4900
jebenes@aia.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CHAMBER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1.	4/21/15	FOR REVIEW	MBJ
2.	4/21/15	REVISED PER CLIENT COMMENT	MBJ
3.	4/10/15	REVISED PER CLIENT COMMENT	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. QUALITY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE PERFORMER OR THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, SHALL BE SUBMITTED BY WRITING TO THE ARCHITECT'S OFFICE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & WESSON VILLAGE DRIVE
RIVERSIDE, CALIFORNIA

Project Number: TLER-P-14-236
Scale: 1/8" = 1'-0"

Drawn By: FAA
Approved By: MBJ

Drawing Name:

SIGNAGE DETAILS

Drawing Number:

C-2

Print Date: 3/11/15



From: Cheryl Hanenberg
Vice President of Center Development

As per your inquiry, following is information regarding The Learning Experience and our operations. If you have any questions, please contact me.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of your child.

You want the best for your child... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business.

learn. play. grow.

Exhibit 7, The Learning Experience Operations Description

THE LEARNING EXPERIENCE® | 4855 TECHNOLOGY WAY, SUITE 700 | BOCA RATON, FL 33431 | (561) 886-6400



Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

learn. play. grow.

Exhibit 7, The Learning Experience Operations Description



Traffic – Each parent parks their vehicle within the TLE parking area and brings their child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.

- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Outline of Estimated Traffic

Traffic during drop off (average 5 minutes):

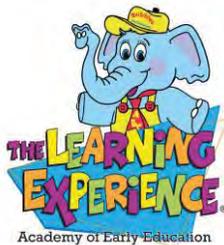
- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183



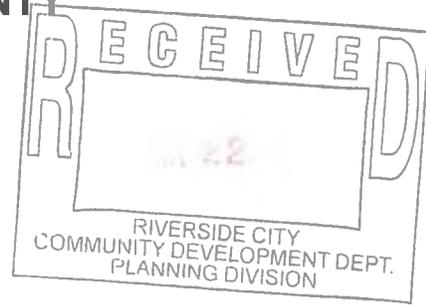
Playground Schedules

Small Playground	A.M.	P.M.
Infants		
Toddlers	10:00 - 10:30	4:00 - 4:30
Twaddlers	10:30 - 11:00	3:30 - 4:00

Big Playground	A.M.	P.M.
Preppers	10:30 - 11:00	4:00 - 4:30
Preschool 1	10:00 - 10:30	3:30 - 4:00
Preschool 2	11:00 - 11:30	3:00 - 3:30

Make Believe Boulevard	
Preschool 1	8:30 - 9:00
Preschool 2	8:00 - 8:30

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

January 19, 2016

Ms. Candice Assadzadeh, Assistant Planner
City of Riverside Community Development Department, Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1169MA15
Related File No.: P15-0983 (Conditional Use Permit) and P15-0984 (Design Review)
APNs: 276-370-012

Dear Ms. Assadzadeh:

On January 14, 2016, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review), relating to a proposal to construct and operate a 10,000 square foot child care center (day care/preschool facility) with a 13,050 square foot secured outdoor play area on a 1.42 net (1.87 gross) acre site within a shopping center located at the northwesterly corner of Mission Village Drive and Northrop Drive, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 5. Any new detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

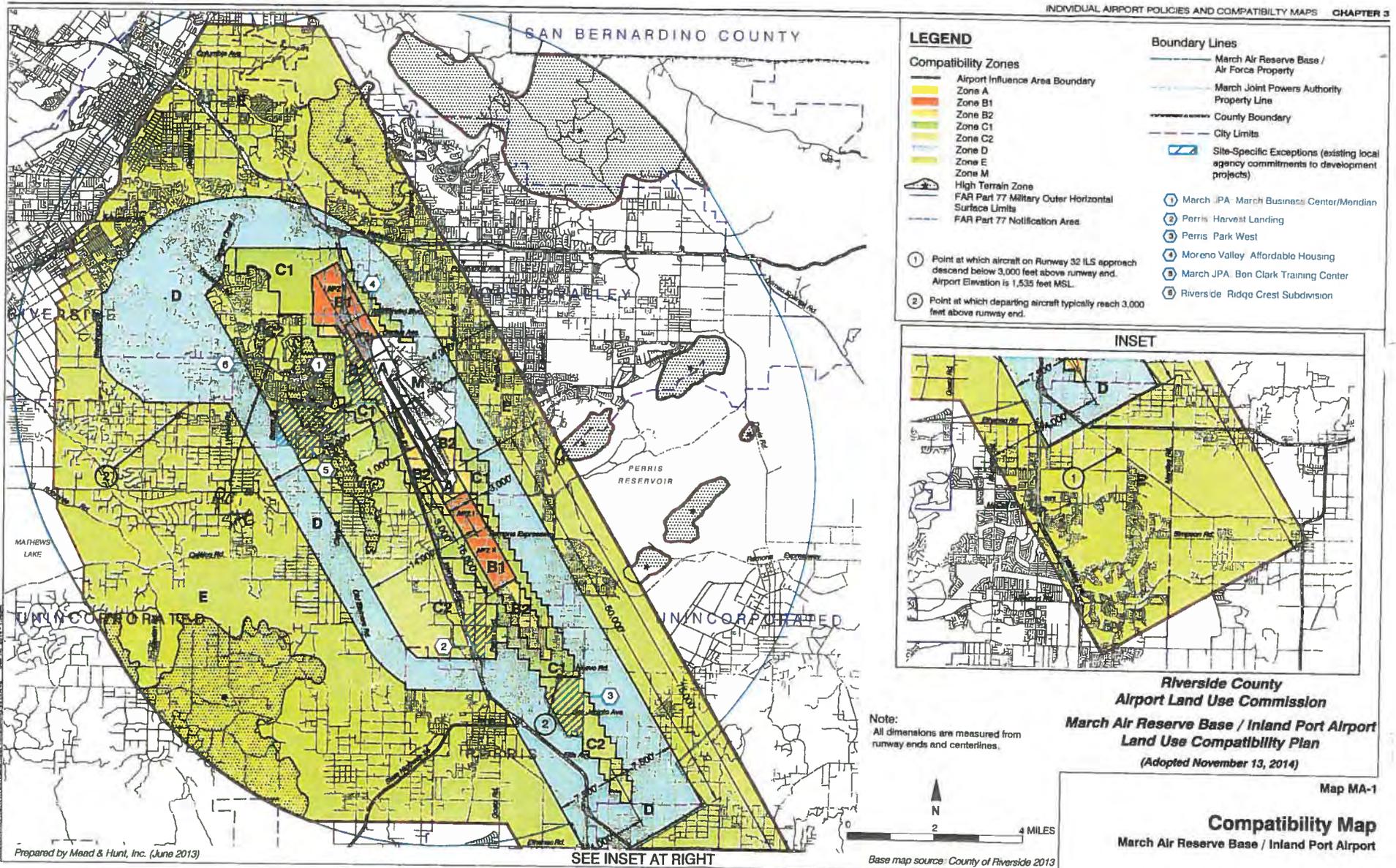
Attachment: Notice of Airport in Vicinity

cc: Mark Rubin, Regional Properties, Inc. (applicant)
Cathy Tong, Mission Village Shopping Center, LP (landowner/payee)
Kristin Werksman, Rick Engineering (representative)
Altamonte Brewer (neighboring landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonya Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1169MA15\ZAP1169MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

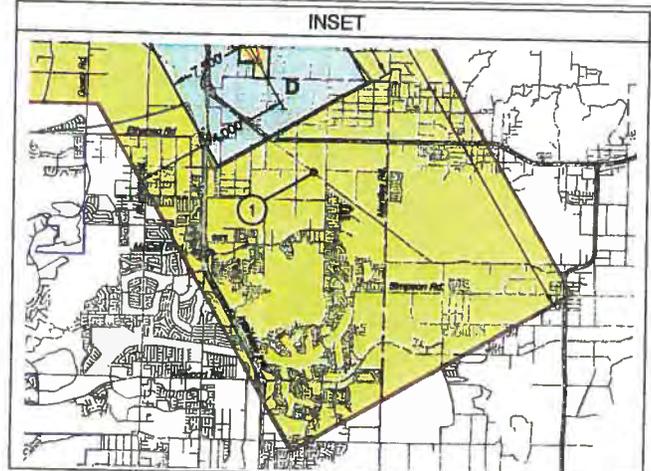
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

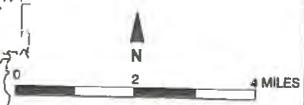
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

② Point at which departing aircraft typically reach 3,000 feet above runway end.



Note: All dimensions are measured from runway ends and centerlines.



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Map MA-1

**Compatibility Map
March Air Reserve Base / Inland Port Airport**

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

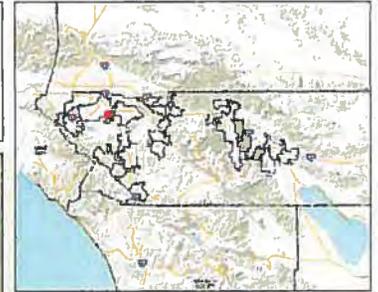
Base map source: County of Riverside 2013

Exhibit 10, ALUC Correspondence



Exhibit 10, ALUC Correspondence

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 912 1,824 Feet



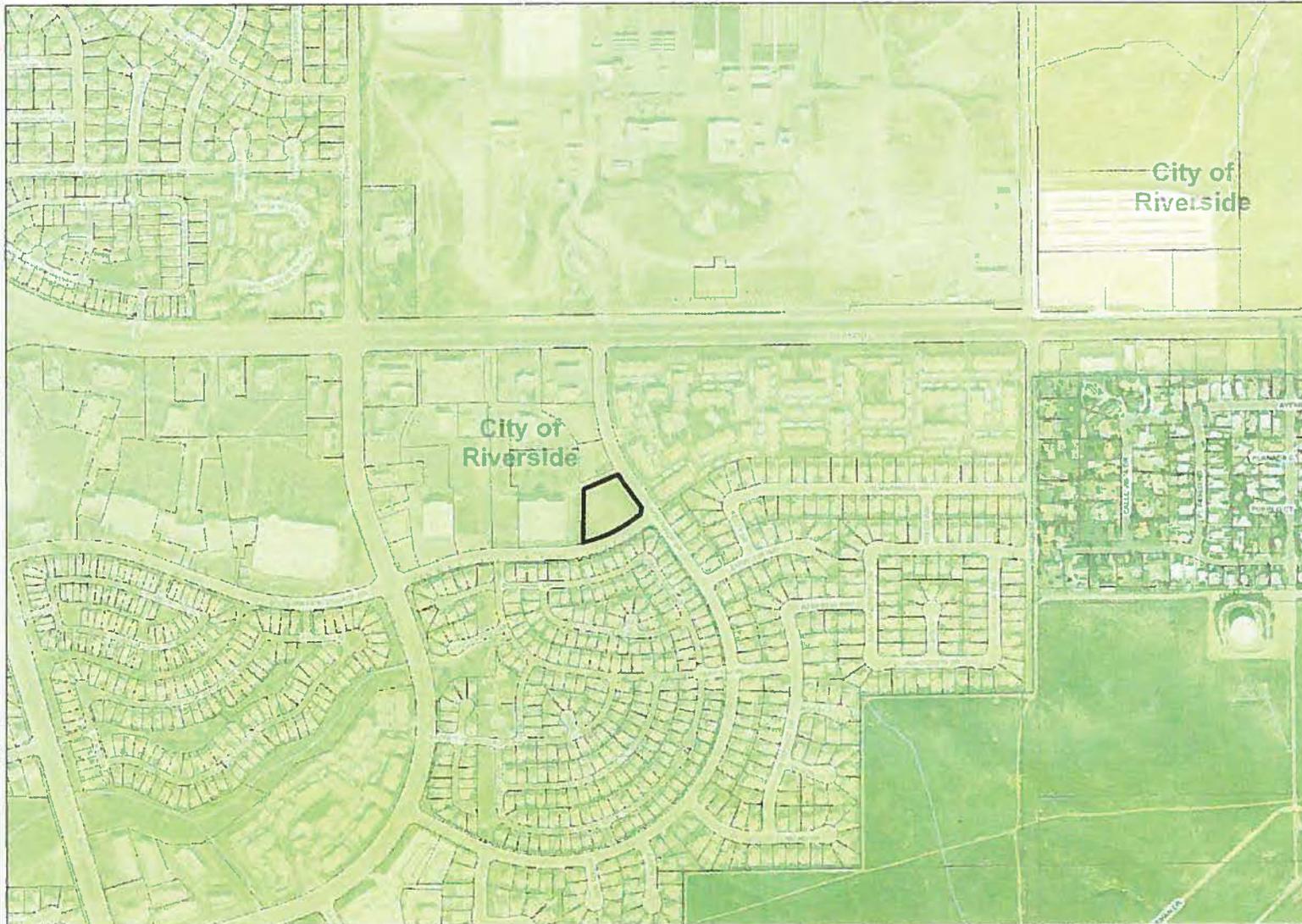
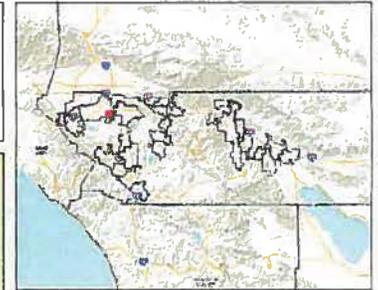
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 12/3/2015 9:05:28 AM

© Riverside County TLMA GIS

Notes

My Map



Legend

- Display Parcels
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1



0 912 1,824 Feet



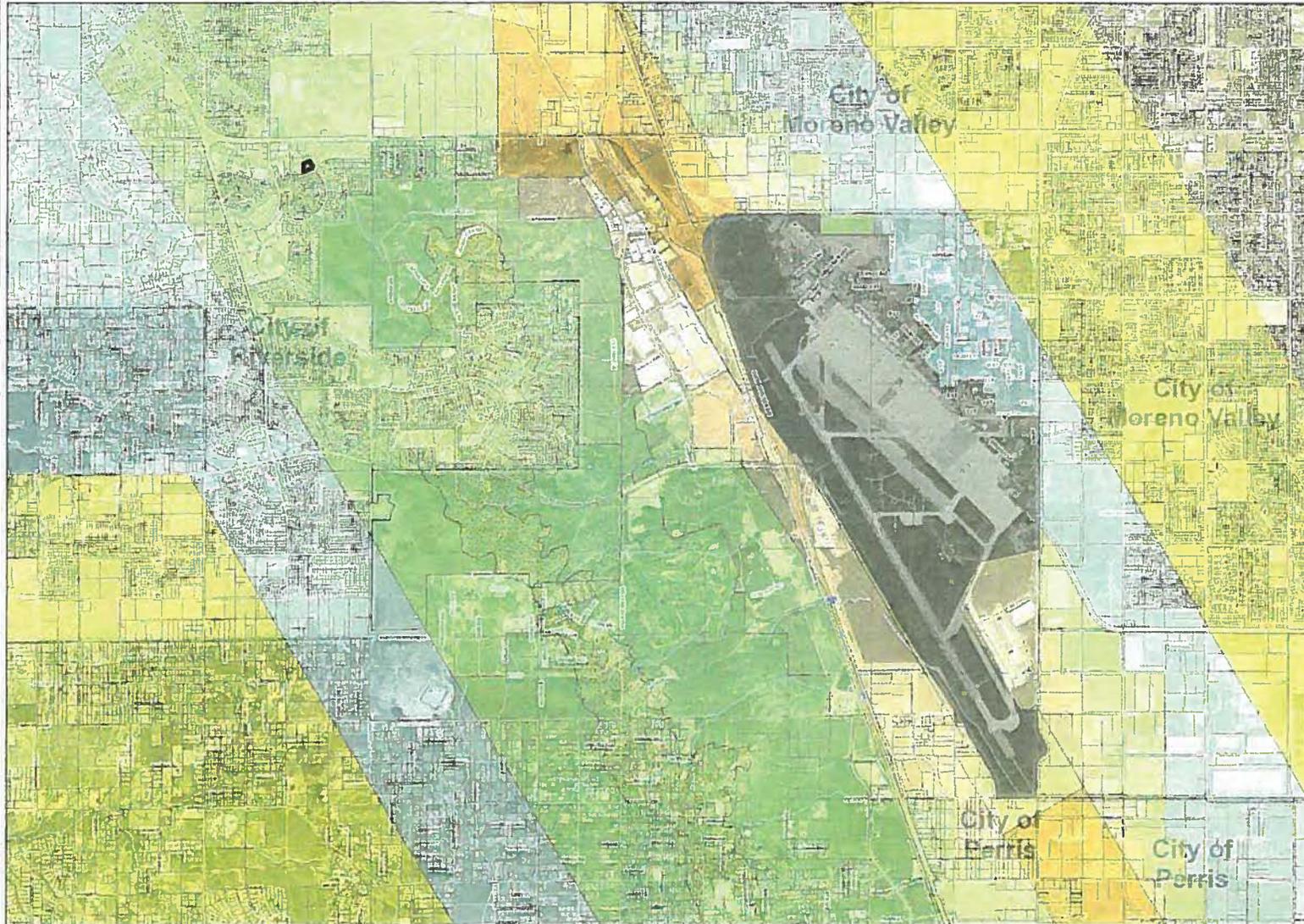
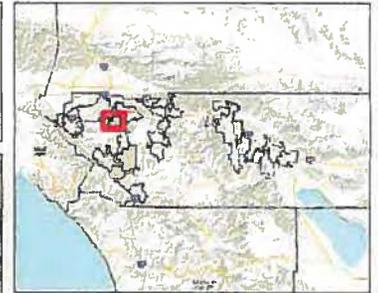
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 12/3/2015 9:47:33 AM

© Riverside County TLMA GIS

Notes

My Map



Legend

Airport Compatibility

-  OTHER ZONE
-  A
-  A-EXC1
-  B1
-  B1-APZ I
-  B1-APZ I-EXC1
-  B1-APZ II
-  B1-APZ II-EXC1
-  B1-EXC1
-  B2
-  B2-EXC1
-  C
-  C1
-  C1-EXC1
-  C1-EXC3
-  C1-EXC4
-  C1-HIGHT
-  C2
-  C2-EXC1
-  C2-EXC2
-  C2-EXC3
-  C2-EXC5
-  C2-EXC6
-  C2-HIGHT
-  C2-HIGHT-EXC1
-  C2-HIGHT-EXC5

Notes

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



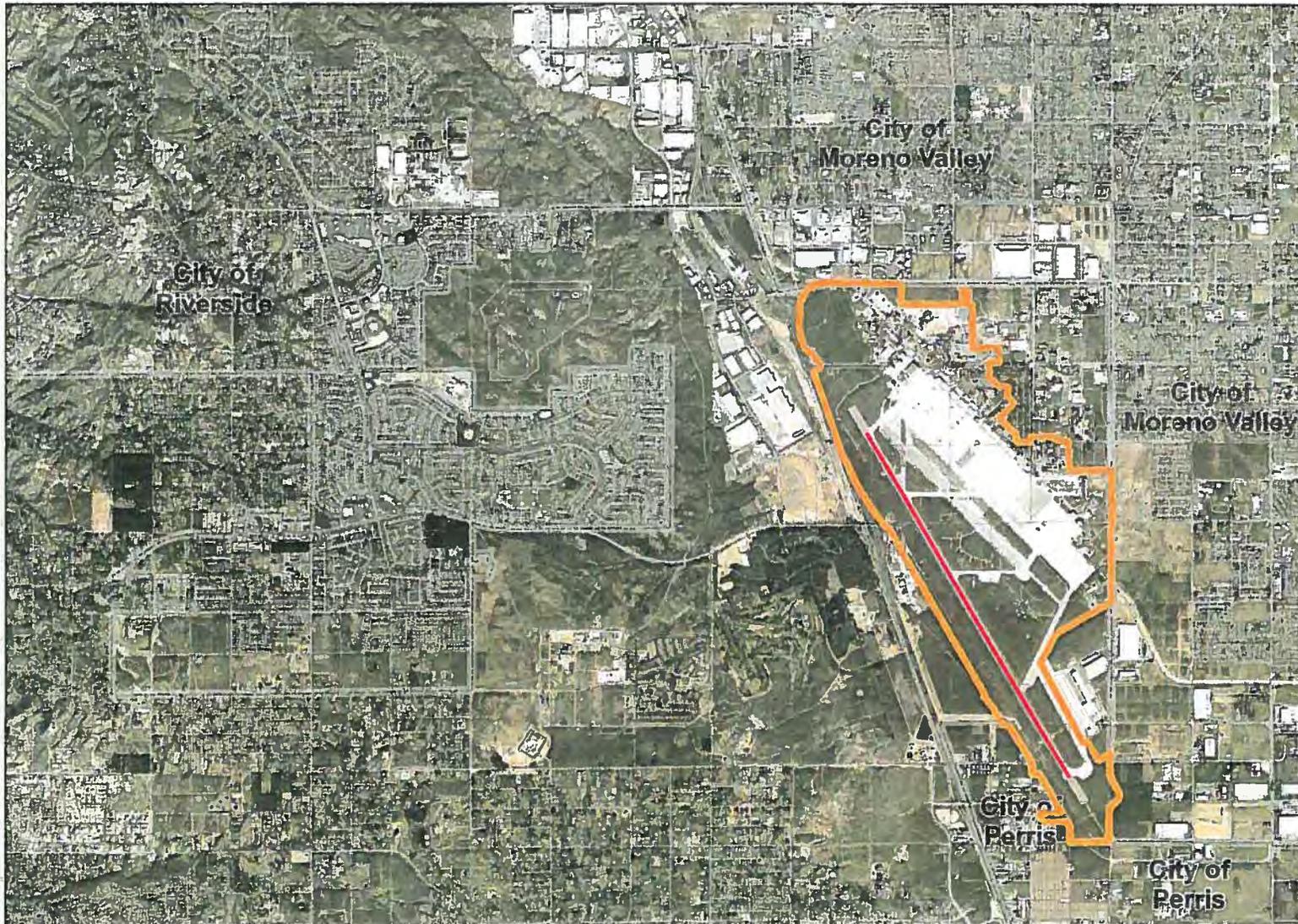
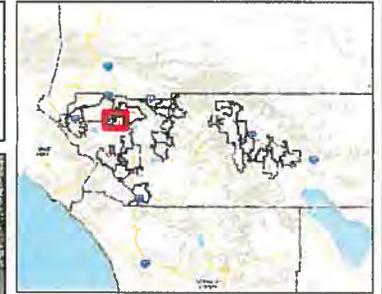
0 5,980 11,960 Feet



REPORT PRINTED ON... 12/3/2015 9:54:47 AM

© Riverside County TLMA GIS

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- City Boundaries



0 6,224 12,449 Feet



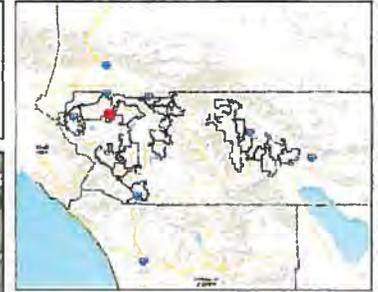
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 12/15/2015 3:37:25 PM

© Riverside County TLMA GIS

Notes

My Map



Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



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

0 1,556 3,112 Feet



REPORT PRINTED ON... 12/15/2015 3:38:57 PM

© Riverside County TLMA GIS

Notes

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- City Boundaries



0 389 778 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... 12/15/2015 3:40:02 PM

© Riverside County TLMA GIS

Notes

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- City Boundaries



0 195 389 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... 12/15/2015 3:41:06 PM

© Riverside County TLMA GIS

Notes

CODE DATA

APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA DWENTY CODE 2013 CALIFORNIA FIRE CODE CHILD CARE CENTER LICENSING REQUIREMENTS (TITLE 22)	
GENERAL DESCRIPTION:	CHILD CARE USE, 1 STORY BUILDING	
BUILDING USE GROUPS:	14-E (DAY CARE) NON SEPARATED MIXED USE	
CONSTRUCTION CLASSIFICATION:	8B (INTERNATIONAL BUILDING CODE, SECTION 603, TABLE 603)	
AREAS:	ALLOWABLE (CALIFORNIA BUILDING CODE SECTION 601, TABLE 602)	PROPOSED
	10,000 SQ FT	10,000 SQ FT
BUILDING HEIGHTS:	ALLOWABLE (CALIFORNIA BUILDING CODE TABLE 602)	PROPOSED
	1 STORY, 35'	1 STORY, 28'-6" TO TOP OF ROOF
FIRE SPRINKLERS:	FULLY SPRINKLED	
REQUIRED FIRE RESISTANCE RATINGS:	BUILDING ELEMENT REQUIRED RATING (CALIFORNIA BUILDING CODE TABLE 601, TYPE V II)	PROPOSED
	STRUCTURAL FRAMING 8 HOUR	8 HOUR
	BEARING WALLS 8 HOUR	8 HOUR
	NON-BEARING WALLS 8 HOUR	8 HOUR
	FLOOR CONCT 8 HOUR	8 HOUR
	ROOF CONCT 8 HOUR	8 HOUR
	EXTERIOR WALLS 8 HOUR	8 HOUR
CONDOOR FIRE-RESISTANT RATINGS:	REQUIRED (CALIFORNIA BUILDING CODE 1916.1, WITH SPRINKLER)	PROPOSED
	1 HOUR	1 HOUR
EXIT:	REQUIRED (CALIFORNIA BUILDING CODE 10B)	PROPOSED
	2	3
MAXIMUM COMMON PATH OF EGRESS TRAVEL:	REQUIRED (CALIFORNIA BUILDING CODE 1014.2)	PROPOSED
	75 FT	LESS THAN 75 FT
EGRESS WIDTH CALCULATIONS:	REQUIRED (CALIFORNIA BUILDING CODE TABLE 1014.2)	PROPOSED
	72" CORR. WIDTH	77" CORR. WIDTH
EXIT ACCESS TRAVEL DISTANCE:	REQUIRED STATE BUILDING CODE 1916.1, FOR D USE)	PROPOSED
	200 FT	< 200 FT
MAXIMUM ALLOWABLE OCCUPANCIES AS PER MANUAL OF REQUIREMENTS FOR CHILD CARE CENTERS:	157 CHILDREN 21 - TEACHERS 2 - OFFICE STAFF 100 - OCCUPANTS	

THE LEARNING EXPERIENCE ACADEMY OF EARLY EDUCATION NORTHURP & MISSION VILLAGE DRIVE RIVERSIDE, CALIFORNIA

LICENSING CALCULATIONS
Learning Experience Riverside, California

ROOM	STATE REQUIRED S.F. (S.F. PER CHILD)	NET S.F.	ACRUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT	440	440	300	1/55	9	2	1/4	6-18 MO
TODDLER A	430	430	460	1/50	12	2	1/6	18-24 MO
TODDLER B	430	430	460	1/50	12	2	1/6	24-30 MO
TRANGOLER A	430	430	460	1/50	12	2	1/6	30-36 MO
TRANGOLER B	430	430	460	1/50	12	2	1/6	36-48 MO
PRE-SCHOOL	430	430	460	1/50	12	2	1/6	50-66 MO
PRE-SCHOOL W	840	840	865	1/59	24	3	1/3	3-5 YRS.
PRE-SCHOOL W2	840	840	865	1/59	24	3	1/3	4-6 YRS.
PRE-SCHOOL W3	430	430	460	1/50	12	1	1/12	3-5 YRS.
PRE-K-K	808	808	816	1/59	28	2	1/4	3-6 YRS.
MAKE BELIEVE BOULEVARD (PLAY YARD)	560	560	75	1/50	16	2	VARIES	VARIES
TOTALS	6,020	6,022	6,320	--	167	28	--	--

* CALCULATED LESS BUILT-UP AREAS
* 20000 AREA BLOOD S.P.
* PLAY AREA BLOOD S.P.

SYMBOLS

NOTE: REFER TO DIMENSION DRAWINGS FOR DIMENSION SYMBOL LISTS

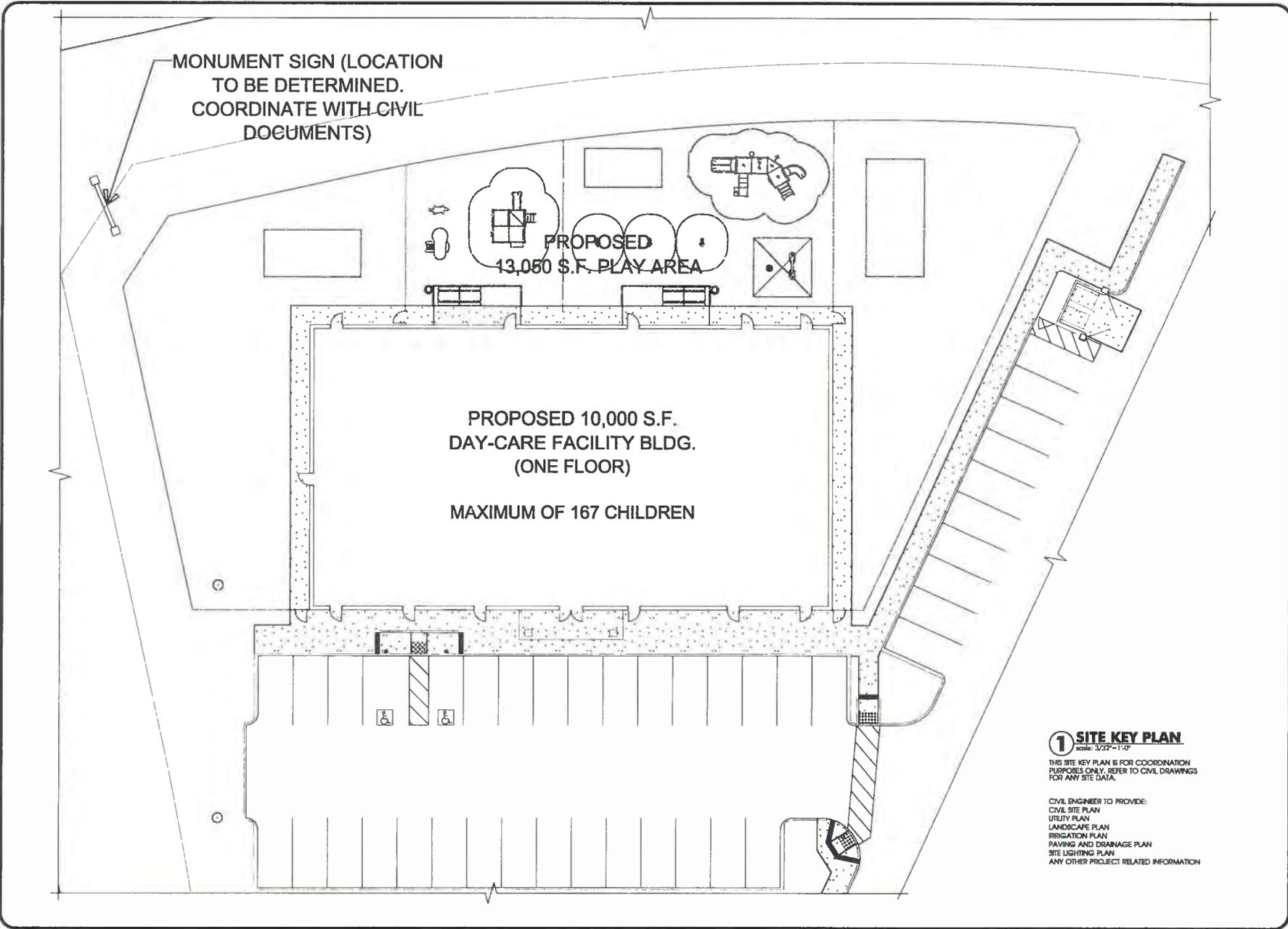
MATERIAL DESIGNATIONS	GRAPHIC SYMBOLS
CONCRETE	CONCRETE
PRECAST CONCRETE	PRECAST CONCRETE
STEEL	STEEL
GLASS	GLASS
WOOD	WOOD
INSULATION	INSULATION
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING

ABBREVIATIONS

NOTE: REFER TO DIMENSION DRAWINGS FOR DIMENSION SYMBOL LISTS

STANDARD ABBREVIATIONS	ABBREVIATIONS
AC	AC
AD	AD
AE	AE
AF	AF
AG	AG
AH	AH
AI	AI
AJ	AJ
AK	AK
AL	AL
AM	AM
AN	AN
AO	AO
AP	AP
AQ	AQ
AR	AR
AS	AS
AT	AT
AU	AU
AV	AV
AW	AW
AX	AX
AY	AY
AZ	AZ
BA	BA
BB	BB
BC	BC
BD	BD
BE	BE
BF	BF
BG	BG
BH	BH
BI	BI
BJ	BJ
BK	BK
BL	BL
BM	BM
BN	BN
BO	BO
BP	BP
BQ	BQ
BR	BR
BS	BS
BT	BT
BU	BU
BV	BV
BW	BW
BX	BX
BY	BY
BZ	BZ
CA	CA
CB	CB
CC	CC
CD	CD
CE	CE
CF	CF
CG	CG
CH	CH
CI	CI
CJ	CJ
CK	CK
CL	CL
CM	CM
CN	CN
CO	CO
CP	CP
CQ	CQ
CR	CR
CS	CS
CT	CT
CU	CU
CV	CV
CW	CW
CX	CX
CY	CY
CZ	CZ
DA	DA
DB	DB
DC	DC
DD	DD
DE	DE
DF	DF
DG	DG
DH	DH
DI	DI
DJ	DJ
DK	DK
DL	DL
DM	DM
DN	DN
DO	DO
DP	DP
DQ	DQ
DR	DR
DS	DS
DT	DT
DU	DU
DV	DV
DW	DW
DX	DX
DY	DY
DZ	DZ
EA	EA
EB	EB
EC	EC
ED	ED
EE	EE
EF	EF
EG	EG
EH	EH
EI	EI
EJ	EJ
EK	EK
EL	EL
EM	EM
EN	EN
EO	EO
EP	EP
EQ	EQ
ER	ER
ES	ES
ET	ET
EU	EU
EV	EV
EW	EW
EX	EX
EY	EY
EZ	EZ
FA	FA
FB	FB
FC	FC
FD	FD
FE	FE
FF	FF
FG	FG
FH	FH
FI	FI
FJ	FJ
FK	FK
FL	FL
FM	FM
FN	FN
FO	FO
FP	FP
FQ	FQ
FR	FR
FS	FS
FT	FT
FU	FU
FV	FV
FW	FW
FX	FX
FY	FY
FZ	FZ
GA	GA
GB	GB
GC	GC
GD	GD
GE	GE
GF	GF
GG	GG
GH	GH
GI	GI
GJ	GJ
GK	GK
GL	GL
GM	GM
GN	GN
GO	GO
GP	GP
GQ	GQ
GR	GR
GS	GS
GT	GT
GU	GU
GV	GV
GW	GW
GX	GX
GY	GY
GZ	GZ
HA	HA
HB	HB
HC	HC
HD	HD
HE	HE
HF	HF
HG	HG
HH	HH
HI	HI
HJ	HJ
HK	HK
HL	HL
HM	HM
HN	HN
HO	HO
HP	HP
HQ	HQ
HR	HR
HS	HS
HT	HT
HU	HU
HV	HV
HW	HW
HX	HX
HY	HY
HZ	HZ
IA	IA
IB	IB
IC	IC
ID	ID
IE	IE
IF	IF
IG	IG
IH	IH
II	II
IJ	IJ
IK	IK
IL	IL
IM	IM
IN	IN
IO	IO
IP	IP
IQ	IQ
IR	IR
IS	IS
IT	IT
IU	IU
IV	IV
IW	IW
IX	IX
IY	IY
IZ	IZ
JA	JA
JB	JB
JC	JC
JD	JD
JE	JE
JF	JF
JG	JG
JH	JH
JI	JI
JJ	JJ
JK	JK
JL	JL
JM	JM
JN	JN
JO	JO
JP	JP
JQ	JQ
JR	JR
JS	JS
JT	JT
JU	JU
JV	JV
JW	JW
JX	JX
JY	JY
JZ	JZ
KA	KA
KB	KB
KC	KC
KD	KD
KE	KE
KF	KF
KG	KG
KH	KH
KI	KI
KJ	KJ
KK	KK
KL	KL
KM	KM
KN	KN
KO	KO
KP	KP
KQ	KQ
KR	KR
KS	KS
KT	KT
KU	KU
KV	KV
KW	KW
KX	KX
KY	KY
KZ	KZ
LA	LA
LB	LB
LC	LC
LD	LD
LE	LE
LF	LF
LG	LG
LH	LH
LI	LI
LJ	LJ
LK	LK
LL	LL
LM	LM
LN	LN
LO	LO
LP	LP
LQ	LQ
LR	LR
LS	LS
LT	LT
LU	LU
LV	LV
LW	LW
LX	LX
LY	LY
LZ	LZ
MA	MA
MB	MB
MC	MC
MD	MD
ME	ME
MF	MF
MG	MG
MH	MH
MI	MI
MJ	MJ
MK	MK
ML	ML
MM	MM
MN	MN
MO	MO
MP	MP
MQ	MQ
MR	MR
MS	MS
MT	MT
MU	MU
MV	MV
MW	MW
MX	MX
MY	MY
MZ	MZ
NA	NA
NB	NB
NC	NC
ND	ND
NE	NE
NF	NF
NG	NG
NH	NH
NI	NI
NJ	NJ
NK	NK
NL	NL
NM	NM
NN	NN
NO	NO
NP	NP
NQ	NQ
NR	NR
NS	NS
NT	NT
NU	NU
NV	NV
NW	NW
NX	NX
NY	NY
NZ	NZ
OA	OA
OB	OB
OC	OC
OD	OD
OE	OE
OF	OF
OG	OG
OH	OH
OI	OI
OJ	OJ
OK	OK
OL	OL
OM	OM
ON	ON
OO	OO
OP	OP
OQ	OQ
OR	OR
OS	OS
OT	OT
OU	OU
OV	OV
OW	OW
OX	OX
OY	OY
OZ	OZ
PA	PA
PB	PB
PC	PC
PD	PD
PE	PE
PF	PF
PG	PG
PH	PH
PI	PI
PJ	PJ
PK	PK
PL	PL
PM	PM
PN	PN
PO	PO
PP	PP
PQ	PQ
PR	PR
PS	PS
PT	PT
PU	PU
PV	PV
PW	PW
PX	PX
PY	PY
PZ	PZ
QA	QA
QB	QB
QC	QC
QD	QD
QE	QE
QF	QF
QG	QG
QH	QH
QI	QI
QJ	QJ
QK	QK
QL	QL
QM	QM
QN	QN
QO	QO
QP	QP
QQ	QQ
QR	QR
QS	QS
QT	QT
QU	QU
QV	QV
QW	QW
QX	QX
QY	

H:\DRAWINGS\THE LEARNING EXPERIENCES MONITORSHIP & MASHON VILLAGE DRIVE INTERSECTIONS-11-28-11 2 SITE PLAN.DWG .JLWG PLOTTED: 04/10/2013



ARCHITECT
Jerome Leslie Eben,
AIA
 ARCHITECT
 26 WALKER ROAD
 WEST ORANGE, NEW JERSEY 07052
 TEL: 973-994-4900
 jeben@ljab.com
 CALIFORNIA LICENSE # C17473

DESIGN CONSULTANT



Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 42 OJIVER PARKWAY
 LIVINGSTON, NEW JERSEY 07035
 TEL: 973-994-4669
 FAX: 973-994-4069
 www.jarmelkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/25/13	FOR REVIEW	MB
2	4/27/13	REVISED PER CLIENT COMMENT	MB
3	4/29/13	REVISED PER CLIENT COMMENT	MB

REVISION

NO.	DATE	DESCRIPTION	BY

1. ALL SHEET PROFILES & SERIAL ALL PRODUCTS PER NAME. ONLY SUBSTITUTES PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE EXPENSE OF THE GC.
 2. VISUAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER NAME, MUST BE SUBMITTED BY METHOD TO THE ARCHITECT & IS FOR APPROVAL.

Project:
THE LEARNING EXPERIENCES MONITORSHIP & MASHON VILLAGE DRIVE INTERSECTIONS, CALIFORNIA

Project Number: **TLRSP-11-6-236** Scale: **1/8" = 1'-0"**

Drawn By: **FAA** Approved By: **MBB**

Drawing Name:

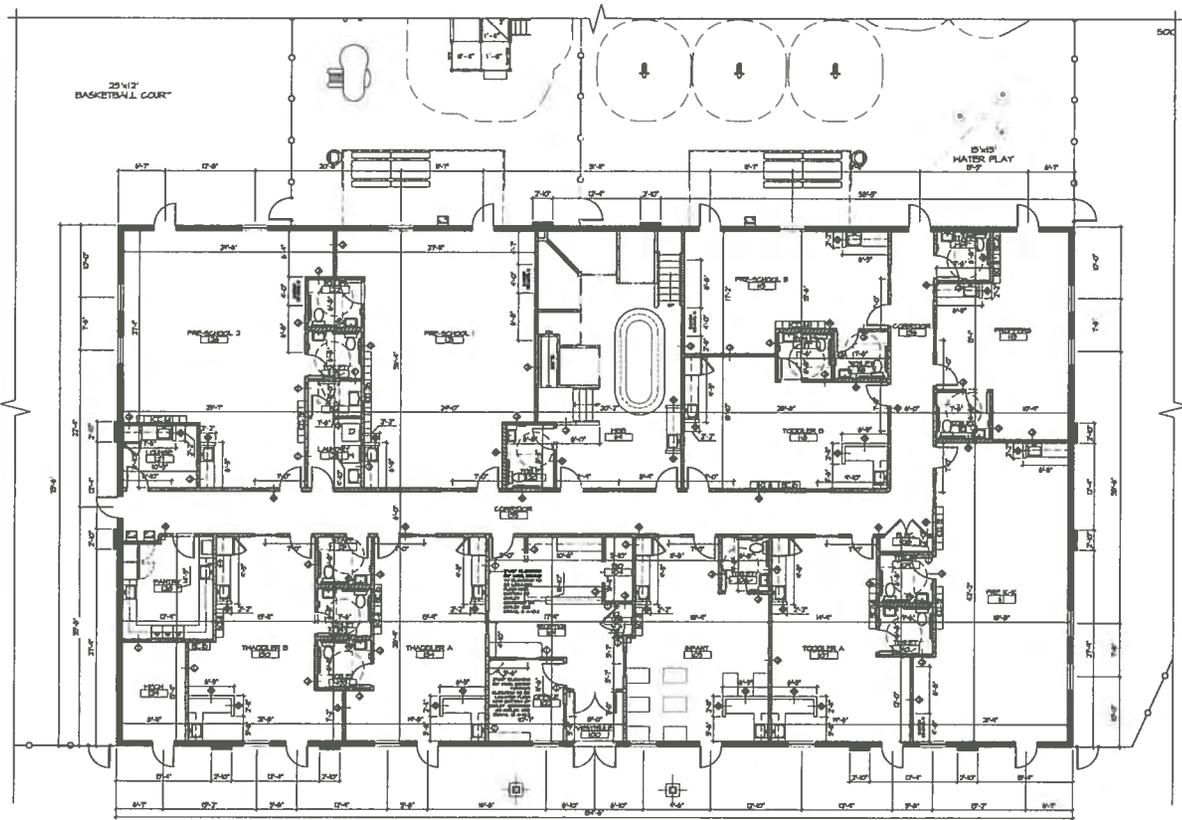
KEY PLAN

Drawing Number:
T-2

Issue Date: 3/11/13

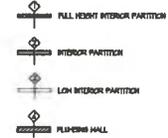
Exhibit 10, ALUC Correspondence

11/10/2016 10:52 AM THE DRAWING REPRESENTS THE LATEST REVISIONS. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING.



1 DIMENSION PLAN
scale: 1/8" = 1'-0"

LEGEND:



GENERAL NOTES:
 1. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF FINISH GYPSUM BOARD.
 2. ALL WALLS ARE 5" THICK UNLESS OTHERWISE NOTED.



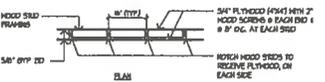
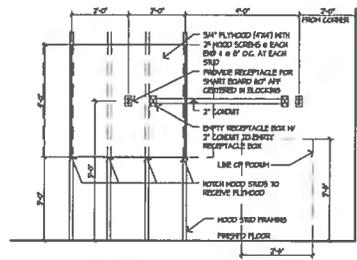
2 HINGE SIDE DOOR TO WALL
SCALE: NTS



3 CONSTRUCTION BETWEEN DOOR & INTERIOR WINDOW
SCALE: NTS



4 TOILET ROOM DOORS
SCALE: NTS



5 SMART BOARD BLOCKING
scale: 1/2" = 1'-0"

ARCHITECT
 Jerome Leslie Eben,
AIA
 ARCHITECT
 24 WALKER ROAD
 WEST ORANGE, NEW JERSEY 07052
 973-902-4900
 jeben@aia.com
 CALIFORNIA LICENSE # C-17473

DESIGN CONSULTANT

Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 47 CHERRY PARKWAY
 LIVINGSTON, NEW JERSEY 07039
 TEL: 973-994-9669
 FAX: 973-994-4069
 www.jarmelkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	REV.
1	4/25/16	FOR REVIEW	MSJ
2	4/27/16	REVISED PER CLIENT COMMENT	MSJ
3	6/7/16	REVISED PER CLIENT COMMENT	MSJ

REVISION

NO.	DATE	DESCRIPTION	REV.

1. GC MUST PREVIEW & INSTALL ALL PRODUCTS PER PANEL. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. LEADWORKER'S SUBSTITUTIONS WILL BE REVIEWED AT THE DISCRETION OF THE GC.
 2. VISUAL REPRESENTATION HAS NO VALUE AND IS REQUIRED TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PANEL. MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & GC FOR APPROVAL.

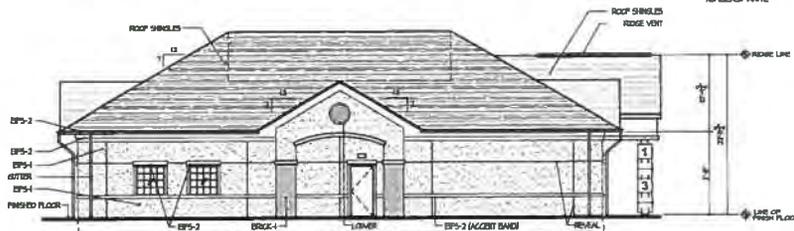
Project: THE LEARNERS EXPERIENCE HOSPITALITY & RESIDUAL VILLAGE ABOVE BREVARD, CALIFORNIA
 Project Number: TLEBP-0-14-326
 Date: 1/18/16
 Drawn By: FAA
 Approved By: MSJ

DIMENSION PLAN
 Drawing Number:
A-1.2
 Issue Date: 5/11/16

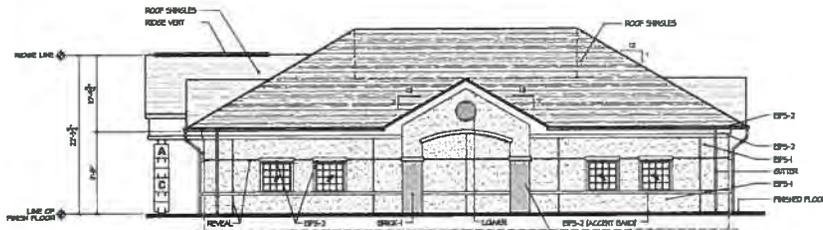


1 FRONT ELEVATION
Scale: 1/8"=1'-0"

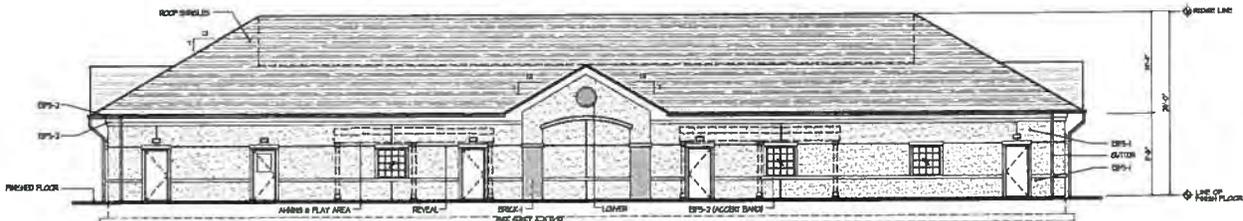
DECORATIVE COLUMN COVERS
EPS BY TOPVIEW
SEE DETAILS FOR CONSTRUCTION
COLORS: A 1 BLOCKS RED
B 4 3 BLOCKS YELLOW
C 1 3 BLOCKS BLUE
D 4 4 BLOCKS GREEN
HANDING: WHITE



2 LEFT ELEVATION
Scale: 1/8"=1'-0"



3 RIGHT ELEVATION
Scale: 1/8"=1'-0"



4 REAR ELEVATION
Scale: 1/8"=1'-0"

EXTERIOR PAINT FINISH SCHEDULE				
CODE	NATIONAL MANUFACTURER	STANDARD NO.	COLOR	FINISH
RED	BEHMAN MOORE	208-30	WATER WASH RED	2-1/4 GLOSS
BLU	BEHMAN MOORE	208-30	TRUESD BLUE	2-1/4 GLOSS
GRN	BEHMAN MOORE	208-30	PURE GRN	2-1/4 GLOSS
YEL	BEHMAN MOORE	208-30	TRUESD YEL	2-1/4 GLOSS

EXTERIOR MATERIAL SCHEDULE			
NAME	MANUFACTURER	SIZE / TYPE	COLOR
EPS-1	DRYVIT	-	COLOR: BUSHMAN MOORE, RED
EPS-2	DRYVIT	-	COLOR: BUSHMAN MOORE, YELLOW
EPS-3	DRYVIT	-	COLOR: BUSHMAN MOORE, BLUE
EPS-4	DRYVIT	-	COLOR: BUSHMAN MOORE, GREEN
COLUMN DILUORE	-	-	COLOR: BUSHMAN MOORE, WHITE
LETTERING	-	-	-
BRICK-1	LAURENCEVILLE BRICK	MODULAR, TONGUED STYLE	COLOR: RED RANGE BREAKOUT PRODUCT 10
EPS-1	EPS	-	COLOR: SANDSTONE EDGE
EPS-2	EPS	-	COLOR: WHITE
LOUVER	PYPON	36" DIA	COLOR: WHITE PRODUCT: PLY-2000
ROOF SHINGLES	GAF	TRUESDLE ULTRA APHANT 2 SHINGLES 30 YEAR WARRANTY	COLOR: BISCAYNE BLUE PRODUCT
STOREFRONT	-	-	-
FINISH SCHEDULE	SILVERLINE	-	-

ARCHITECT
Jerome Leslic Eben,
AIA
 ARCHITECT
 24 WALKER ROAD
 WEST ORANGE, NEW JERSEY 07052
 973.902.4900
 WWW.JEROMELESLICEBEN.COM
 CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT

Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 102 CHICKER PARKWAY
 LIVINGSTON, NEW JERSEY 07039
 TEL: 973.994.7669
 FAX: 973.994.4069
 www.jarmelkizel.com
 Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	BY
1	1/27/15	FINAL REVIEW	JMB
2	1/27/15	REVISED PER CLIENT COMMENTS	JMB
3	1/27/15	REVISED PER CLIENT COMMENTS	JMB

REVISION			
NO.	DATE	DESCRIPTION	BY

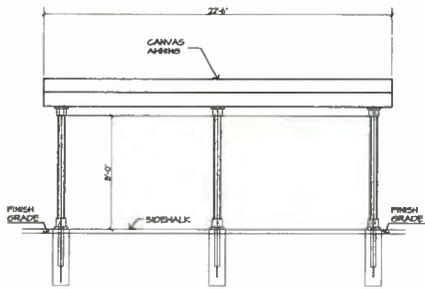
1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS PERMITTED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED BY THE ARCHITECT ON THE GC.
 2. NO FINAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PORTION OF SPECIFICATION PER PLANS, MUST BE SUBMITTED BY WRITING TO THE ARCHITECT IN WRITING FOR APPROVAL.

THE LEARNING EXPERIENCE
 NORTHROP & MASON VILLAGE DRIVE
 RIVERSIDE, CALIFORNIA

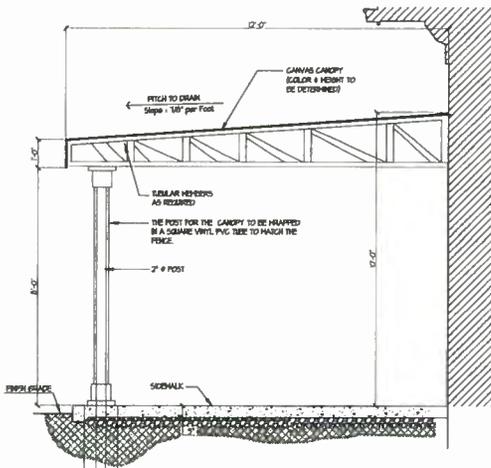
Project Number: **TLERP-18-226** Scale: **1/8"=1'-0"**
 Drawn By: **FAM** Approved By: **JMB**

Drawing Name:
PROPOSED ELEVATIONS

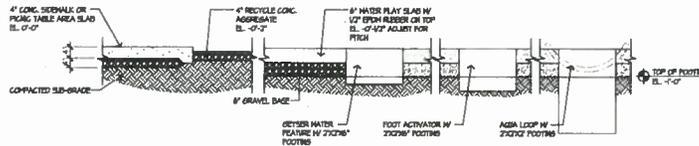
Sheet Number:
A-5



5 PICNIC TABLES AWNING ELEVATION
SCALE: 1/4" = 1'-0"



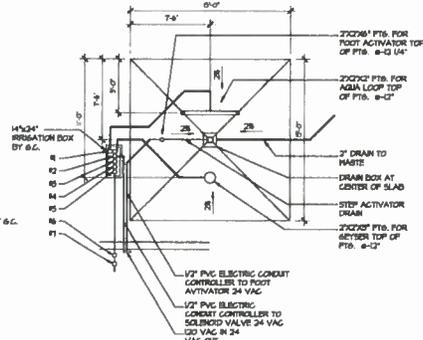
6 PICNIC TABLES AWNING CROSS SECTION
SCALE: 1/2" = 1'-0"



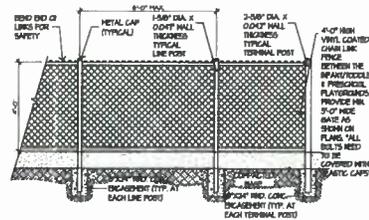
7 PLUMBING AT WATER FEATURE - SECTION
SCALE: 1/2" = 1'-0"

NOTE:
THE WATER PLAY SLAB NEEDS TO BE 4" THICK OVER 8" OF COMPACTED GRAVEL WITH INDIVIDUAL FOOTINGS FOR BOTH WATER PLAY ELEMENTS AND FOOT ACTIVATOR. FITTED AT 1/8" PER FOOT TO A CENTRAL DRAIN. 1/2" WITH ALPHATIC BRUSH ON THAT SLAB TOP RUBBER TO BE LAPPED TO SIDE OF SIDE WALK. CONCRETE SLAB DRAIN AND WATER TO BE PROVIDED BY GC.

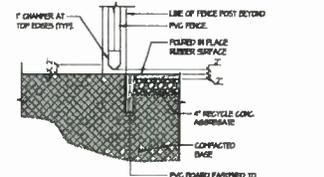
01. (2) ISOLATION VALVES FOR (BY G.C.)
02. THE TWO SUPPLIES TO ELEMENTS
03. SOLINOID VALVE (SUPPLIED BY G.C.)
04. CHECK 1/4" FLOOR VALVE SUPPLIED BY G.C.
05. ISOLATION VALVE SUPPLIED BY G.C.
06. INTERRUPTION VALVE IF SOLID DRAIN
07. ISOLATION VALVE 1" BALL VALVE
08. LOW VOLUME REQUIREMENTS 10Y GC.



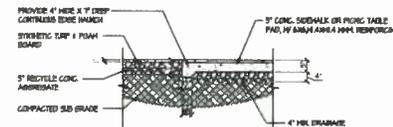
8 PLUMBING AT WATER FEATURE - PLAN
SCALE: 1/8" = 1'-0"



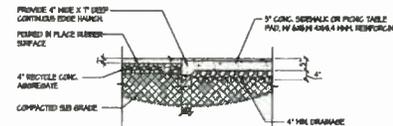
9 4'-0" CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"



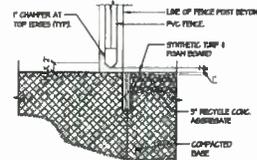
A PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"



B SIDEWALK EDGE DETAIL @ TURF SURFACE
SCALE: 1/2" = 1'-0"



C SIDEWALK EDGE DETAIL @ PLAY SURFACE
SCALE: 1/2" = 1'-0"



D PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"

ARCHITECT
Jerome Leslie Eben, AIA
ARCHITECT
24 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
jebenen@aol.com
CALIFORNIA LICENSE # C-17473

DESIGN CONSULTANT
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CORNER PARKWAY
LIVINGSTON, NEW JERSEY 07031
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE		
NO.	DATE	DESCRIPTION
1	4/21/14	FOR REVIEW
2	4/27/14	REVISED PER CLIENT COMMENT
3	4/28/14	REVISED PER CLIENT COMMENT

REVISION		
NO.	DATE	DESCRIPTION

GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE ARCHITECT'S DISCRETION.
2. VISUAL REPRESENTATION HAS NO VALUE AND IS REQUESTED TO CHANGE ANY PRODUCTS OR DIMENSIONS PER PLAN. MUST BE SUBMITTED WITHIN 10 DAYS OF ARCHITECT'S REVIEW FOR APPROVAL.

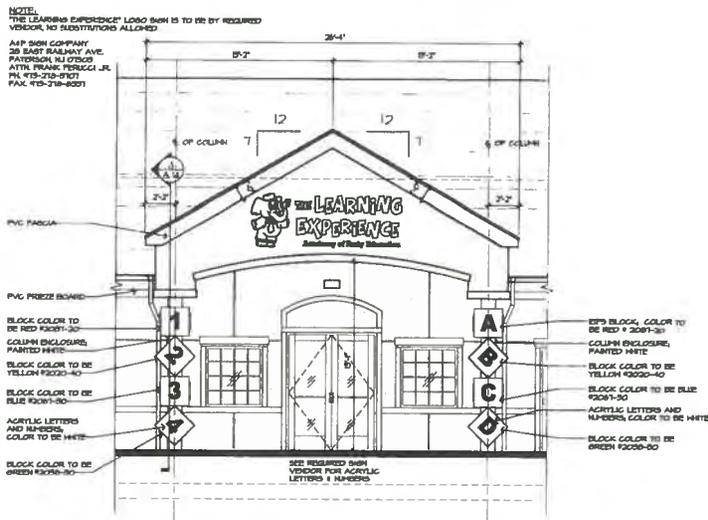
Project:
THE LEARNERS EXPERIENCE
FOOTPATH & BUSHING VILLAS DRIVE
EVANSELIA, CALIFORNIA
Project Number: TLEP-8-16-236
Scale: 1/8" = 1'-0"
Drawn By: PAA
Approved By: JEL

PLAYGROUND AREA DETAILS

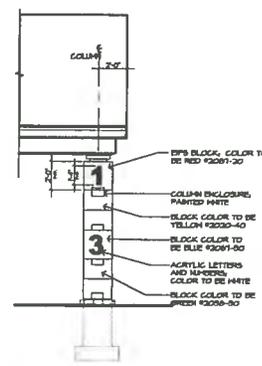
C-1.2

Issue Date: 5/7/18

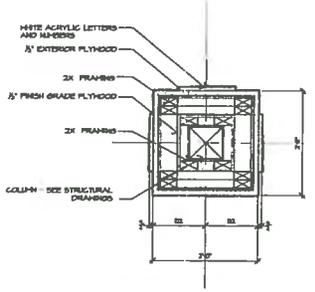
PLANNING/CONTRACTOR: THE LEARNING EXPERIENCE - BOSTON/CONTRACTOR: JAMES BECKWITH/ARCHITECT: JARMEL KIZEL ARCHITECTS AND ENGINEERS INC. - BOSTON/DATE: 11-11-2011/1:11 CANOPY DETAILS - J.M.B. - NOTED BY: 02/11/13



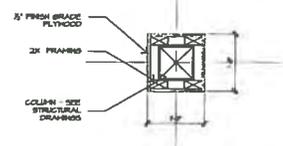
1 FRONT ELEVATIONS AT CANOPY
scale: 1/4"=1'-0"



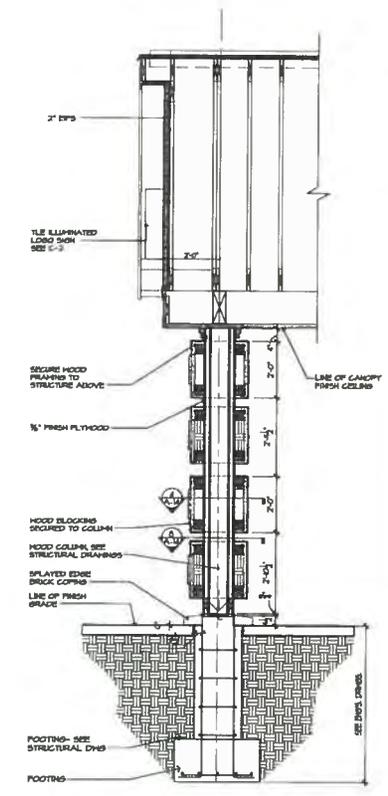
2 SIDE ELEVATIONS AT CANOPY
scale: 1/4"=1'-0"



4 PLAN DETAIL
scale: 1"=1'-0"



5 PLAN DETAIL
scale: 1"=1'-0"



3 SECTION THROUGH COLUMN COVER
scale: 1/2"=1'-0"

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT
JK
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CORDER PARKWAY
LIVINGSTON, NEW JERSEY 07033
TEL: 973-994-9649
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	BY
1	4/2/11	FOR REVIEW	MJM
2	4/7/11	REVISED PER CLIENT COMMENT	MJM
3	4/7/11	REVISED PER CLIENT COMMENT	MJM

REVISION			
NO.	DATE	DESCRIPTION	BY

1. GC MUST PROVIDE A METAL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
2. METAL REPRESENTATION HAS NO VALUE AND REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED WRITING TO THE ARCHITECT'S FIRM APPROVAL.

Project: **THE LEARNING EXPERIENCE NORTHROP & ASSASSOR VILLAGE DRIVE BOSTON, CALIFORNIA**
Project Number: **11EPP-0-16-236** Scale: **1/8"=1'-0"**
Drawn By: **DBE JEA** Approved By: **MJM**
Drawing Name: **CANOPY AT MAIN ENTRANCE DETAILS**
Drawing Number: **A-14.1**
Issue Date: **3/11/13**

January 21, 2016

Ms. Candice Assedjehed
Riverside County Admin. Center
City Hall
Planning Div. - 3rd Floor
3900 Main St
Riverside, Ca. 92522



Dear Candice,

I spoke to you on the phone re: the
Care Center proposed at Mission Villages Dr.
& Northrop Dr. I live at 7612 Northrop &
the traffic is already a problem.

I attended your meeting of Jan. 14
& stated I oppose this.

When you are sitting in an office
like members of the H.A.C. & not
impacted by this, it's not of as
much concern of as living in
the neighborhood.

I respectfully ask you to reconsider
this and relocate the Child Care
Center to another location. Sincerely,



M.B.